

Shelton 06484

ZIP code · CT · Connecticut > Naugatuck Valley > Shelton

BALANCED MARKET

\$585K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

426

SALES (12 MO)

\$576K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



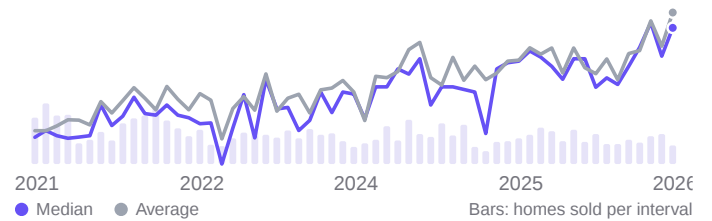
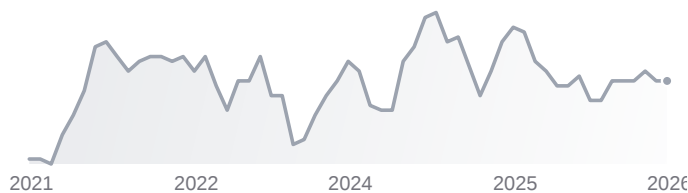
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$600K · Average \$630K

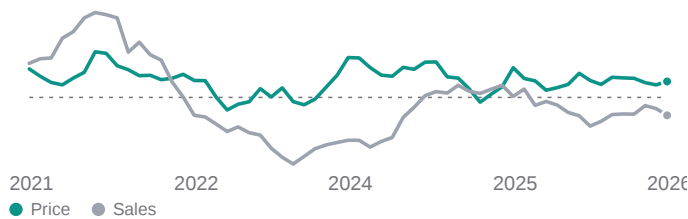


Growth (year over year)

Price +7.5% · Sales -8.4%

Price per square foot

\$340/ft²

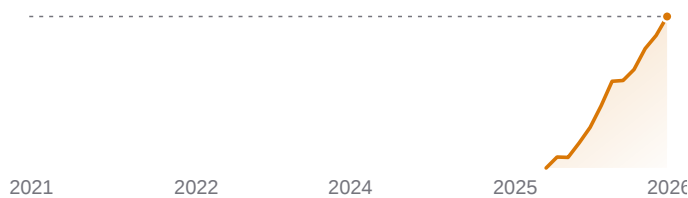


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

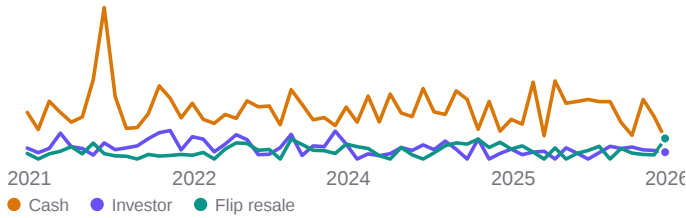
2.9%



BUYERS & OUTCOMES

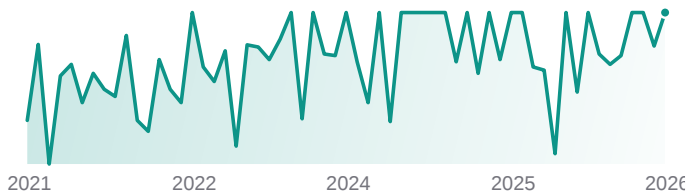
Buyer mix

Cash 12% · Investor 3.8% · Flip resale 12%



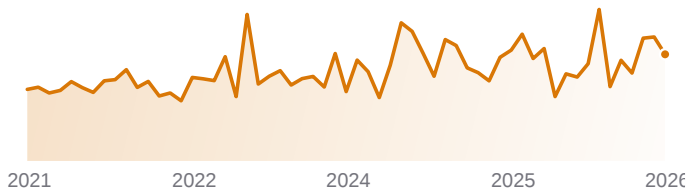
Sellers who sold at a gain

100%

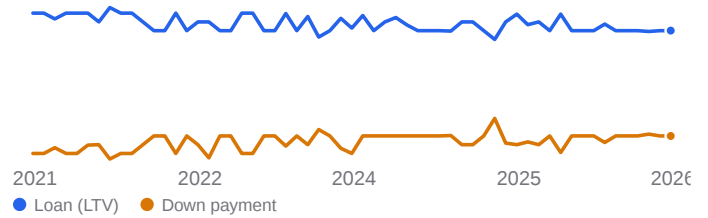


Median annualized return at resale

+4.5%

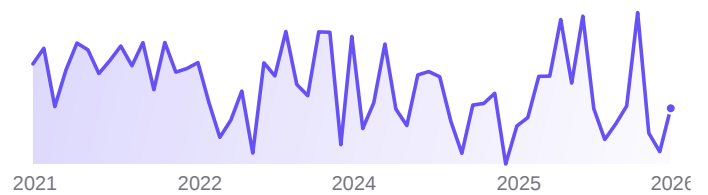


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



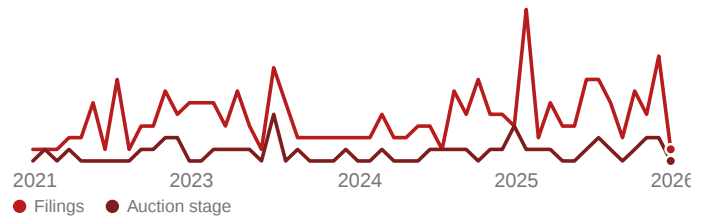
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	14,545
Median value (AVM)	\$576K
Median size	1,690 ft²
Median bedrooms	3
Median year built	1976
Single family	75%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.8%
Owner occupied	86%
Company owned	7.1%
Median loan-to-value	43%

Typical ownership tenure

19.6 yrs

COMMUNITY

Population	42,361
Density	1,325 / mi²
Median household income	\$115K
Average household income	\$134K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	68
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	6.2%
Unemployment	1.0%
Average temp	51°F
Annual precip	51 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.