

Southbury 06488

ZIP code · CT · Connecticut > Naugatuck Valley

BALANCED MARKET

\$425K

MEDIAN SALE PRICE

+16.8%

1-YR CHANGE

357

SALES (12 MO)

\$472K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

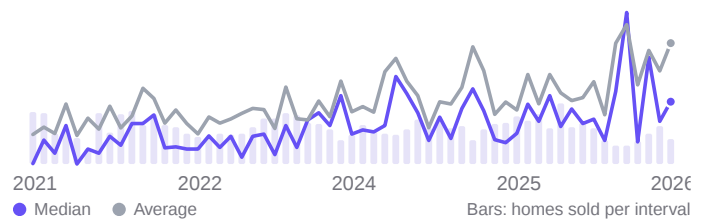
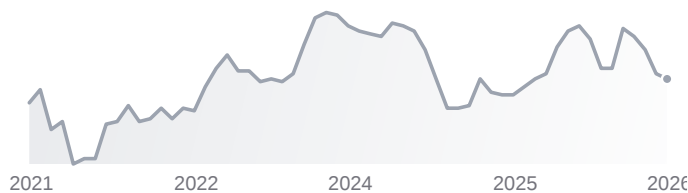
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$406K · Average \$543K

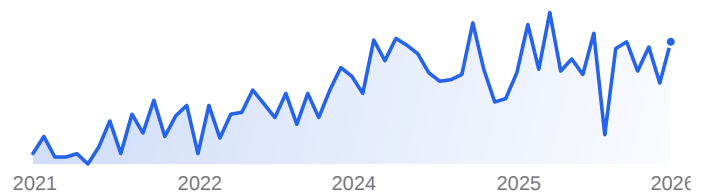
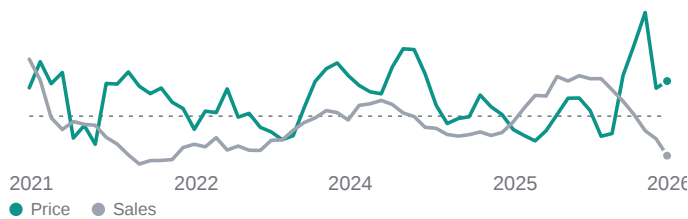


Growth (year over year)

Price +16.8% · Sales -19.0%

Price per square foot

\$260/ft²

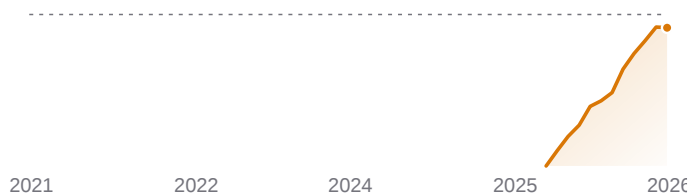


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

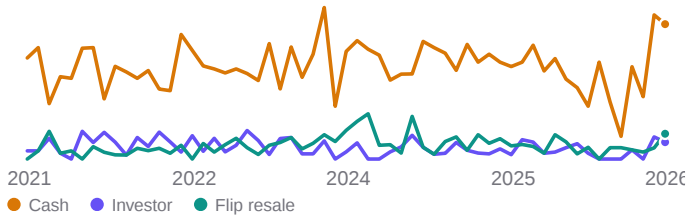
4.3%



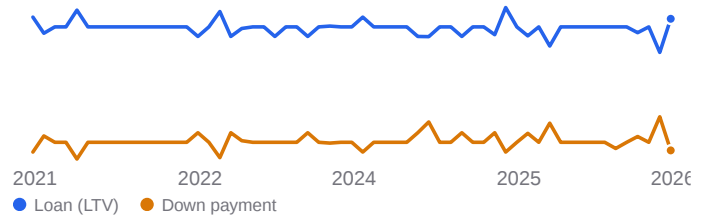
BUYERS & OUTCOMES

Buyer mix

Cash 70% · Investor 8.7% · Flip resale 13%

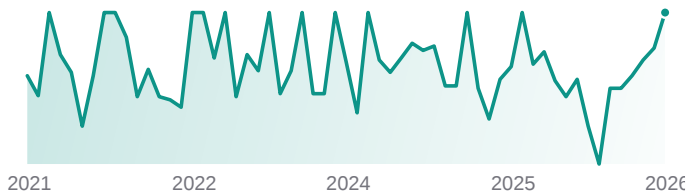


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



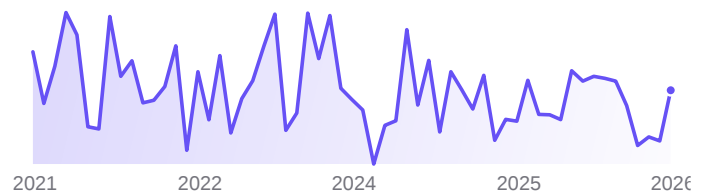
Sellers who sold at a gain

100%



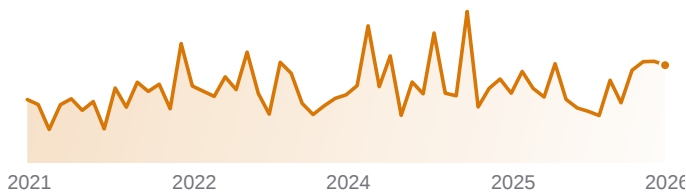
Typical hold before selling

11.1 yrs



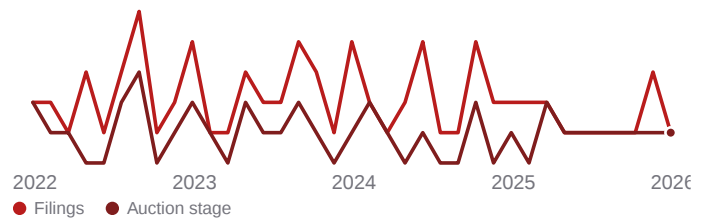
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,285
Median value (AVM)	\$472K
Median size	1,634 ft²
Median bedrooms	3
Median year built	1974
Single family	59%
Condos	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	5.8%
Median loan-to-value	41%

Typical ownership tenure

12.5 yrs

COMMUNITY

Population	20,305
Density	511 / mi²
Median household income	\$107K
Average household income	\$124K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	75
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	4.0%
Unemployment	0.9%
Average temp	50°F
Annual precip	52 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.