

Waterbury 06702

ZIP code · CT · Connecticut > Naugatuck Valley > Waterbury

BUYER'S MARKET

\$334K

MEDIAN SALE PRICE

+12.4%

1-YR CHANGE

8

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



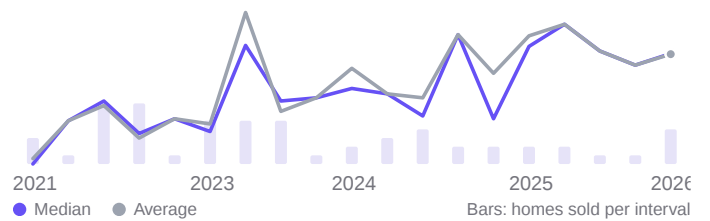
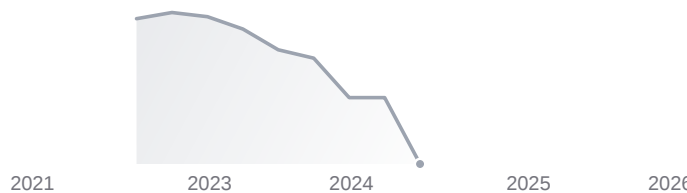
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$360K · Average \$358K

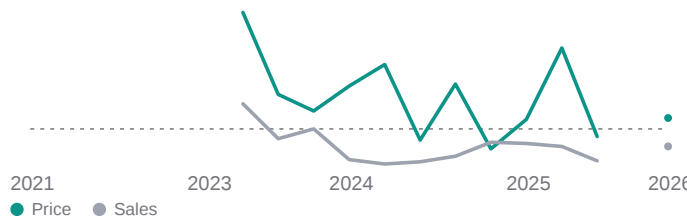


Growth (year over year)

Price +12.4% · Sales -20.0%

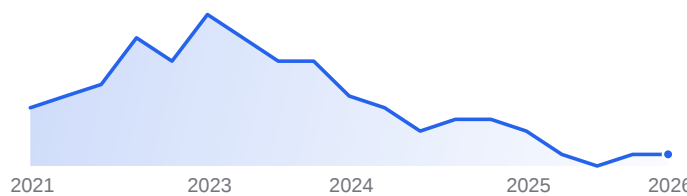
Price per square foot

\$138/ft²



Annual turnover (share of homes sold)

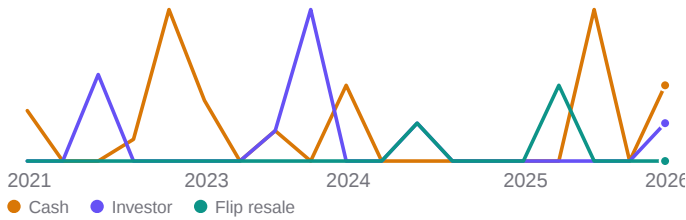
6.2%



BUYERS & OUTCOMES

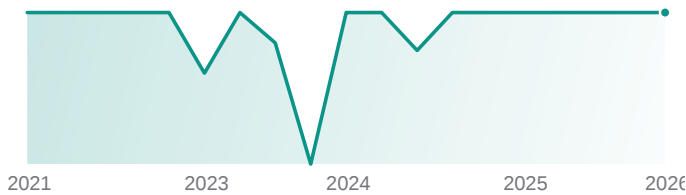
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



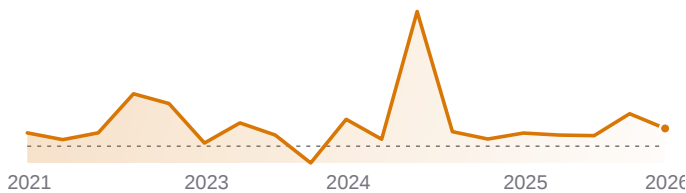
Sellers who sold at a gain

100%

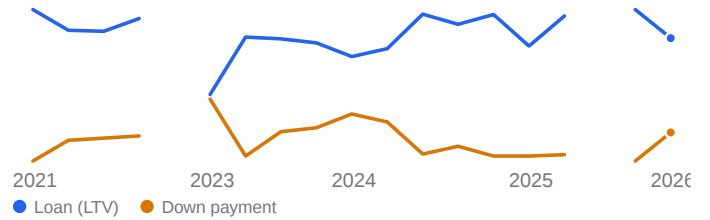


Median annualized return at resale

+15.3%

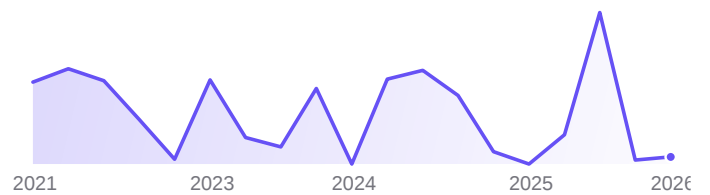


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



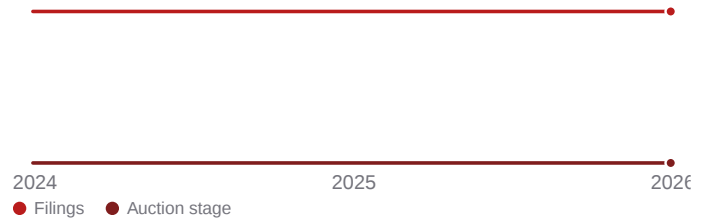
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	130
Median value (AVM)	\$182K
Median size	2,857 ft²
Median bedrooms	6
Median year built	1900
Single family	7.7%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0%
Owner occupied	40%
Company owned	33%
Median loan-to-value	4%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	4,941
Density	7,021 / mi²
Median household income	\$19K
Average household income	\$30K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	66
Homes occupied	90%
Bachelor's or higher	7%
Poverty rate	44.5%
Unemployment	0.5%
Average temp	49°F
Annual precip	51 in
Sunshine	58%

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