

Waterbury 06705

ZIP code · CT · Connecticut > Naugatuck Valley > Waterbury

BALANCED MARKET

\$312K

MEDIAN SALE PRICE

+13.2%

1-YR CHANGE

247

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

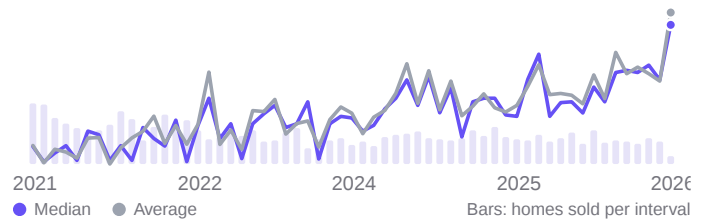
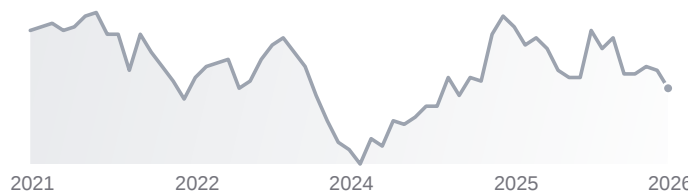
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$355K · Average \$372K

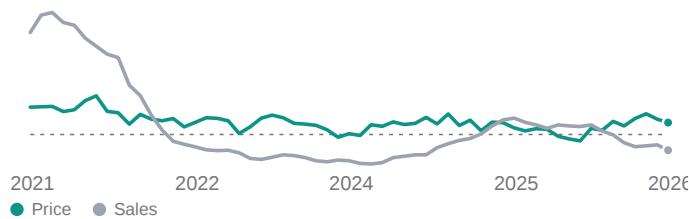


Growth (year over year)

Price +13.2% · Sales -17.4%

Price per square foot

\$276/ft²

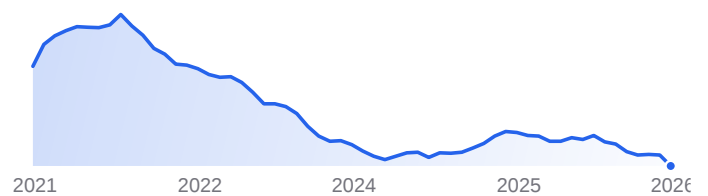
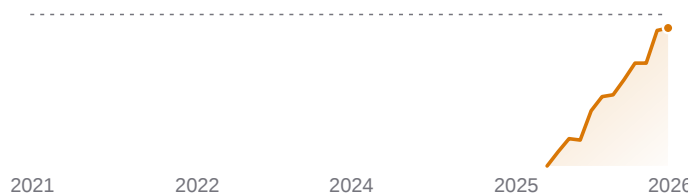


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

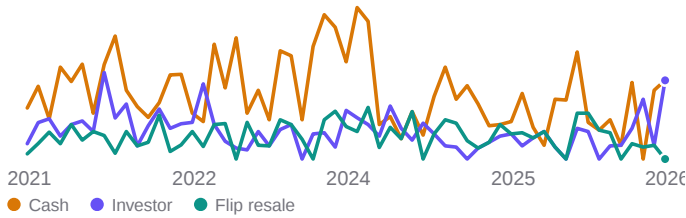
3.8%



BUYERS & OUTCOMES

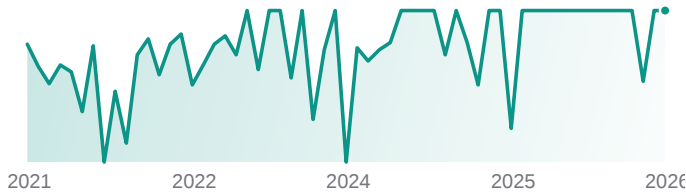
Buyer mix

Cash 29% · Investor 29% · Flip resale 0%



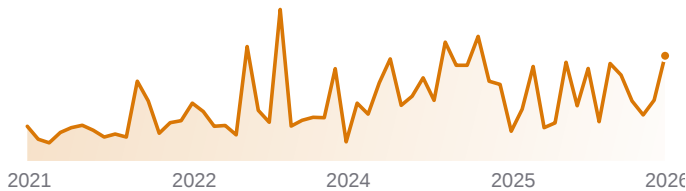
Sellers who sold at a gain

100%

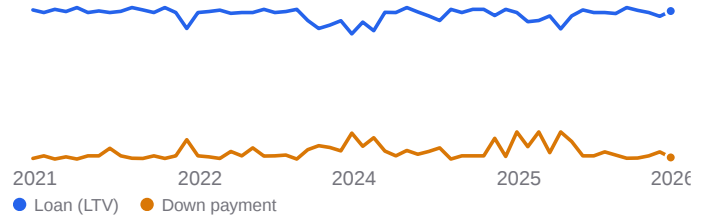


Median annualized return at resale

+10.6%

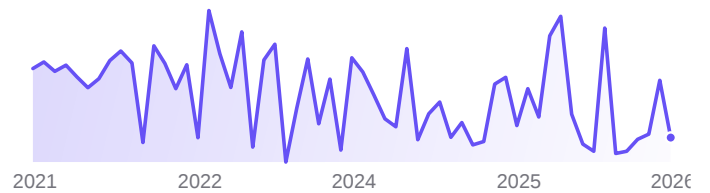


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.0%



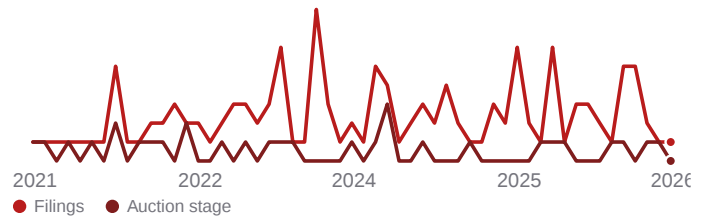
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,459
Median value (AVM)	\$286K
Median size	1,196 ft²
Median bedrooms	3
Median year built	1960
Single family	61%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.5%
Owner occupied	70%
Company owned	15%
Median loan-to-value	38%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	26,205
Density	4,716 / mi²
Median household income	\$56K
Average household income	\$71K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	69
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	19.0%
Unemployment	0.9%
Average temp	49°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.