

Waterbury 06706

ZIP code · CT · Connecticut > Naugatuck Valley > Waterbury

BALANCED MARKET

\$342K

MEDIAN SALE PRICE

+25.8%

1-YR CHANGE

113

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

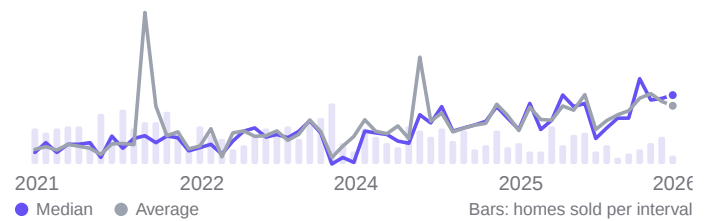
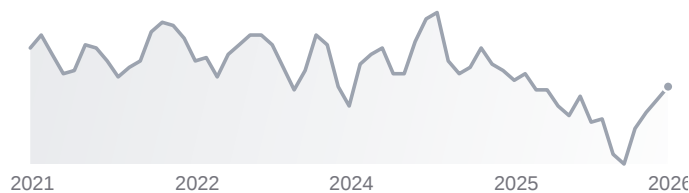
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$350K · Average \$318K

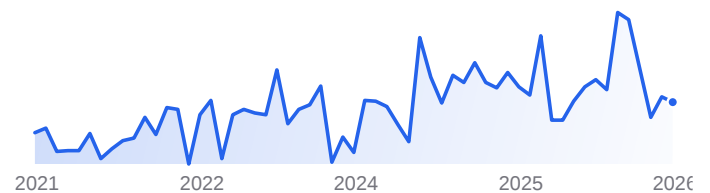
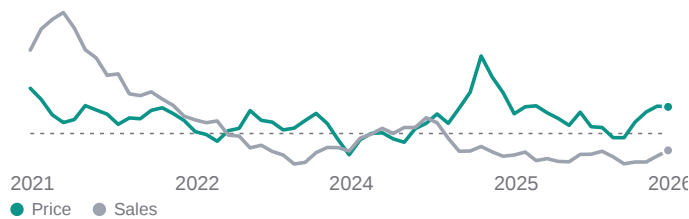


Growth (year over year)

Price +25.8% · Sales -16.3%

Price per square foot

\$176/ft²

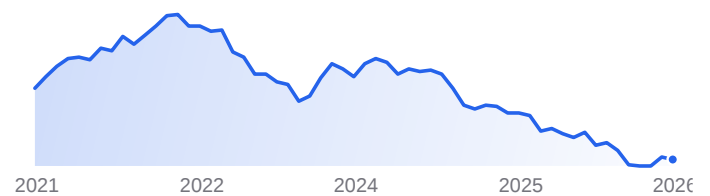
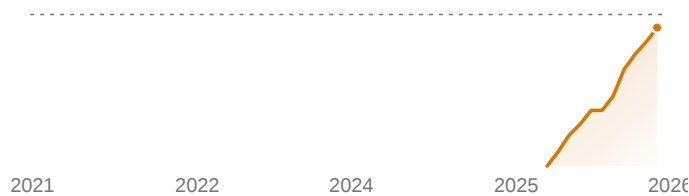


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

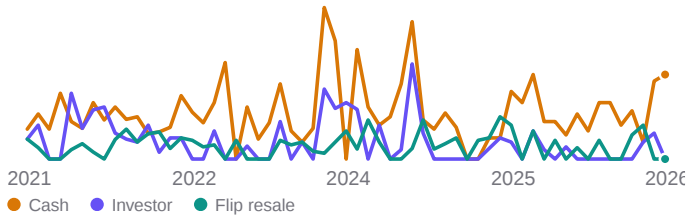
3.3%



BUYERS & OUTCOMES

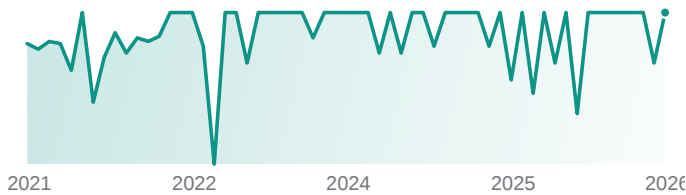
Buyer mix

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



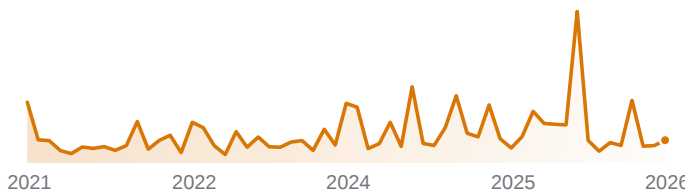
Sellers who sold at a gain

100%

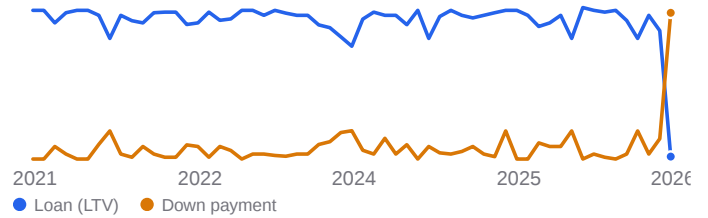


Median annualized return at resale

+5.4%

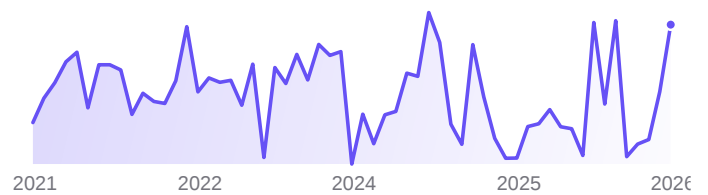


Financing (share of purchase price) Loan (LTV) 3.4% · Down payment 97%



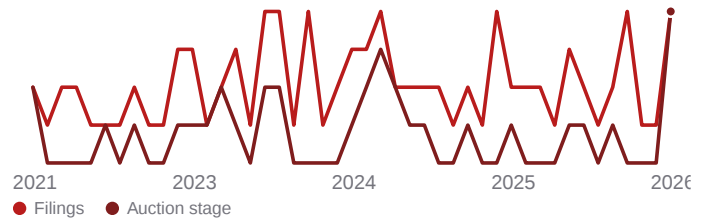
Typical hold before selling

20.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	3,471
Median value (AVM)	\$286K
Median size	1,263 ft²
Median bedrooms	3
Median year built	1953
Single family	70%
Condos	8.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.8%
Owner occupied	72%
Company owned	14%
Median loan-to-value	37%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	16,856
Density	4,038 / mi ²
Median household income	\$57K
Average household income	\$71K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	70
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	24.2%
Unemployment	1.0%
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.