

Waterbury 06708

ZIP code · CT · Connecticut > Naugatuck Valley > Waterbury

SELLER'S MARKET

\$331K

MEDIAN SALE PRICE

+14.8%

1-YR CHANGE

354

SALES (12 MO)

\$325K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

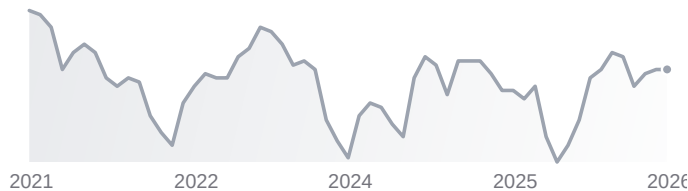
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$320K · Average \$330K

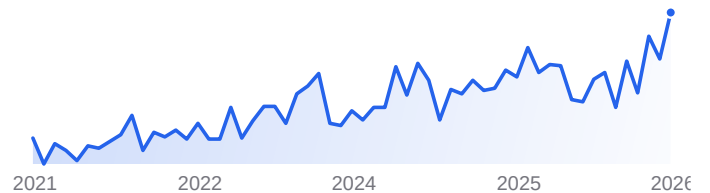
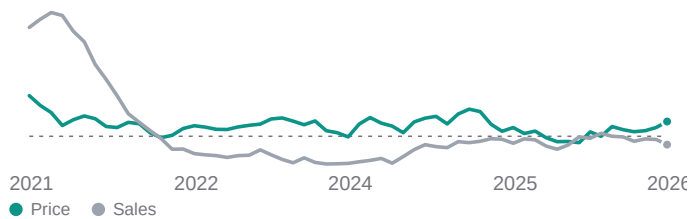


Growth (year over year)

Price +14.8% · Sales -8.5%

Price per square foot

\$261/ft²

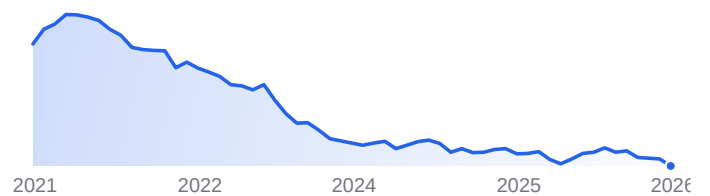
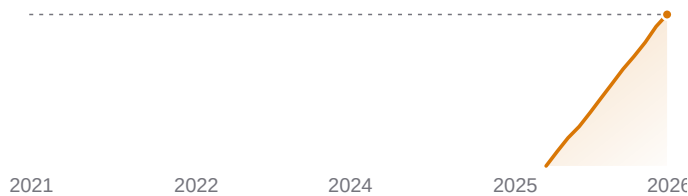


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

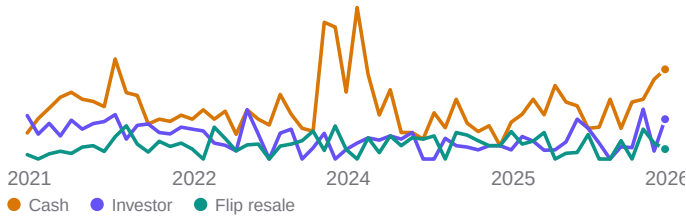
4.0%



BUYERS & OUTCOMES

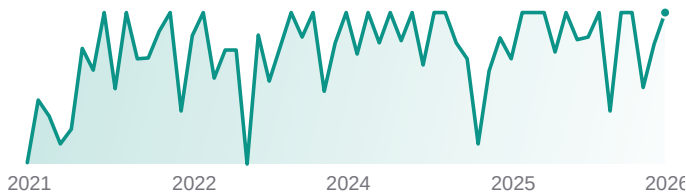
Buyer mix

Cash 38% · Investor 17% · Flip resale 4.2%



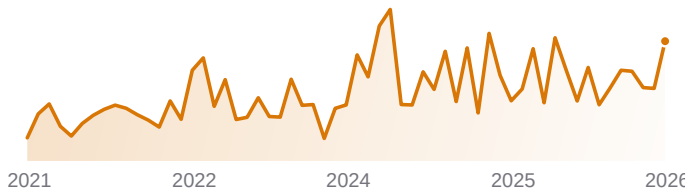
Sellers who sold at a gain

100%

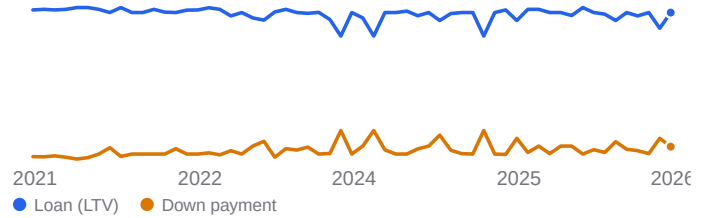


Median annualized return at resale

+10.0%

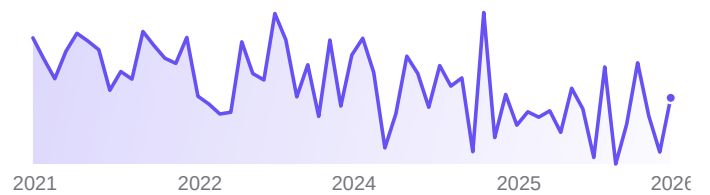


Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.7%



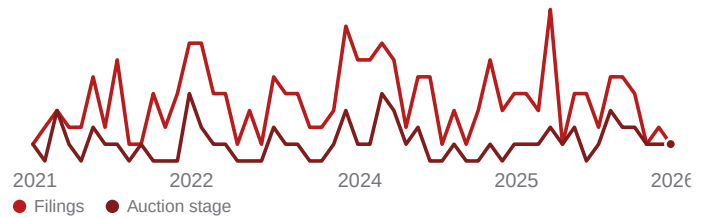
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,807
Median value (AVM)	\$325K
Median size	1,330 ft²
Median bedrooms	3
Median year built	1958
Single family	69%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.6%
Owner occupied	77%
Company owned	9.6%
Median loan-to-value	41%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	32,336
Density	3,332 / mi²
Median household income	\$67K
Average household income	\$82K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	69
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	15.8%
Unemployment	1.1%
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.