

Waterbury 06710

ZIP code · CT · Connecticut > Naugatuck Valley > Waterbury

SELLER'S MARKET

\$316K

MEDIAN SALE PRICE

+13.6%

1-YR CHANGE

99

SALES (12 MO)

\$322K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

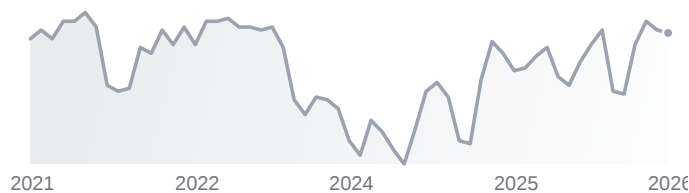
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

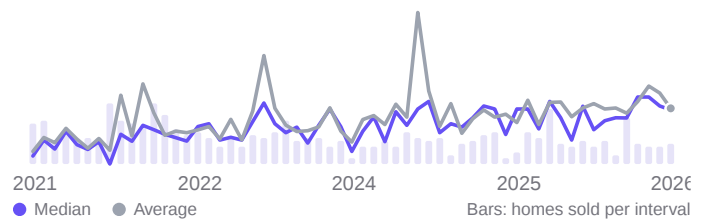
Market temperature (0–100)

75 / 100



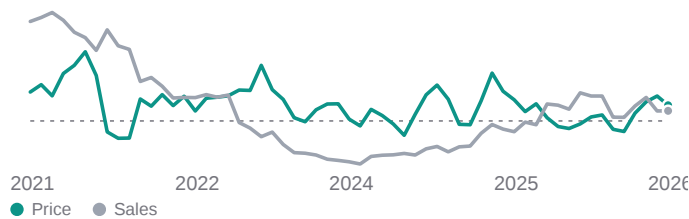
Sale prices

Median \$297K · Average \$302K



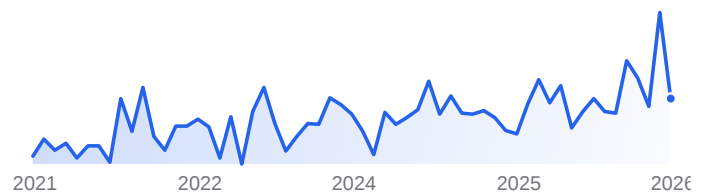
Growth (year over year)

Price +13.6% · Sales +8.8%



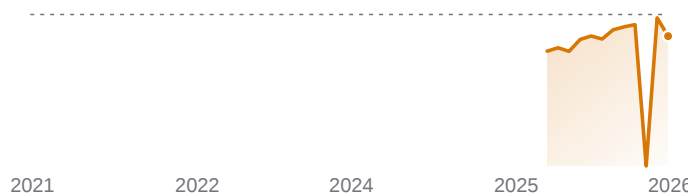
Price per square foot

\$127/ft²



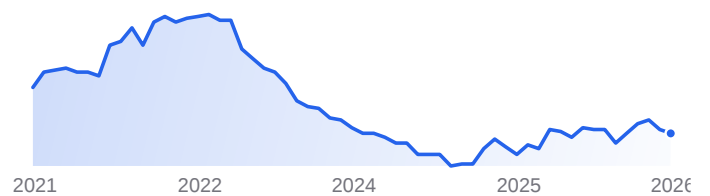
Sale premium vs estimated value

-3.8%



Annual turnover (share of homes sold)

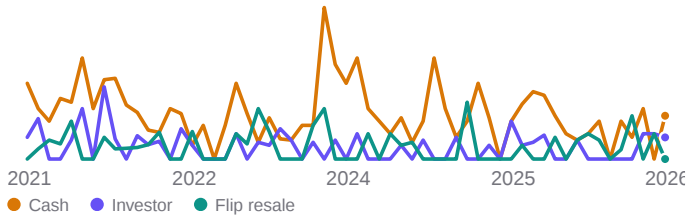
5.4%



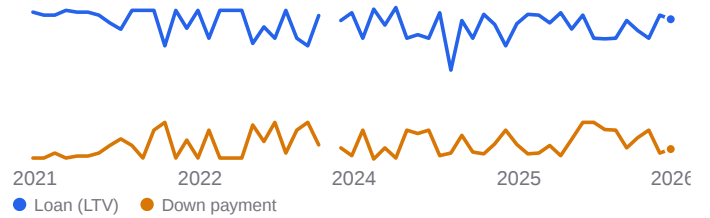
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 14% · Flip resale 0%

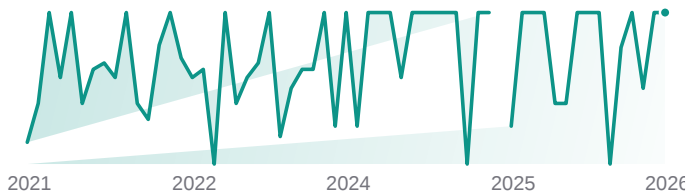


Financing (share of purchase price) Loan (LTV) 92% · Down payment 7.6%



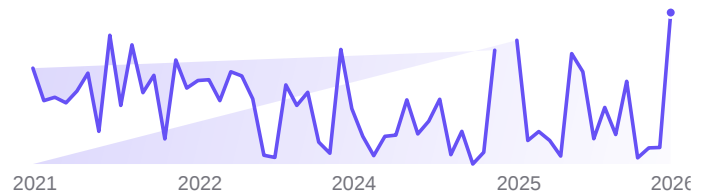
Sellers who sold at a gain

100%



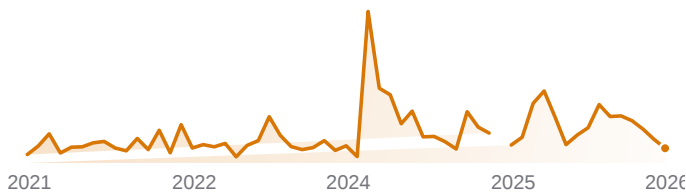
Typical hold before selling

24.4 yrs



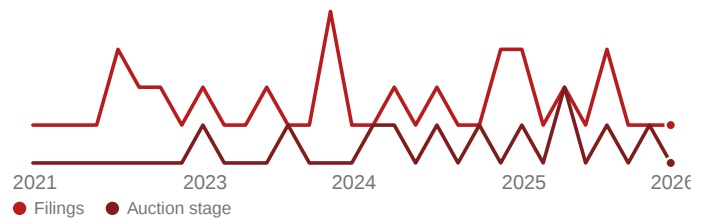
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,841
Median value (AVM)	\$322K
Median size	2,220 ft²
Median bedrooms	4
Median year built	1920
Single family	58%
Condos	7.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.9%
Owner occupied	57%
Company owned	25%
Median loan-to-value	40%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	10,311
Density	10,920 / mi²
Median household income	\$56K
Average household income	\$71K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	69
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	24.8%
Unemployment	0.7%
Average temp	49°F
Annual precip	51 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.