

Prospect 06712

ZIP code · CT · Connecticut > Naugatuck Valley

SELLER'S MARKET

\$481K

MEDIAN SALE PRICE

+16.8%

1-YR CHANGE

109

SALES (12 MO)

\$480K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



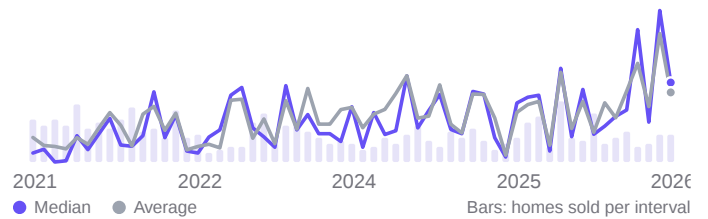
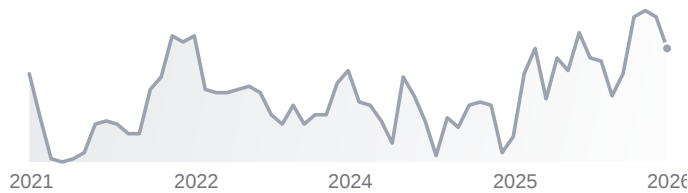
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$453K · Average \$427K

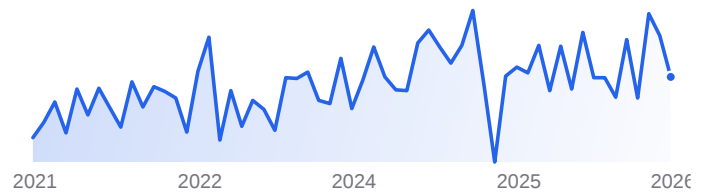
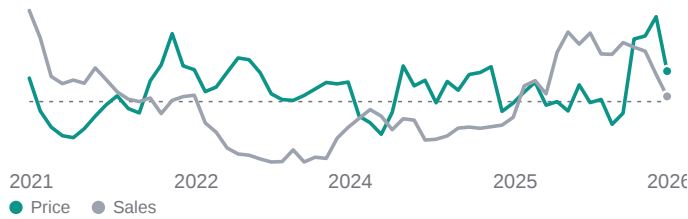


Growth (year over year)

Price +16.8% · Sales +2.8%

Price per square foot

\$237/ft²

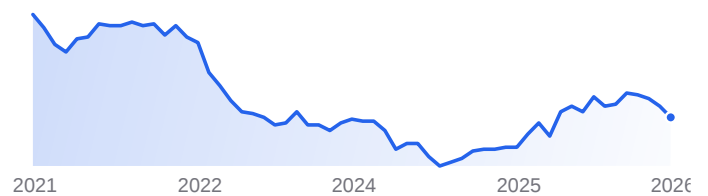
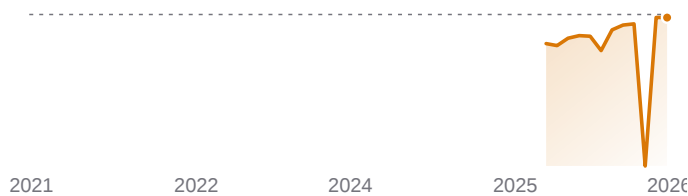


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

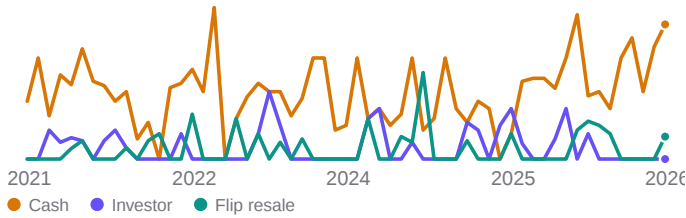
3.0%



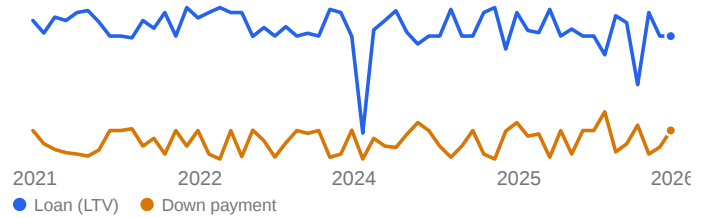
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 11%

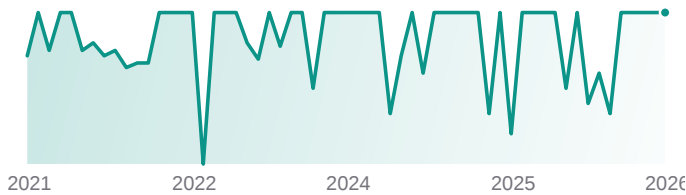


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



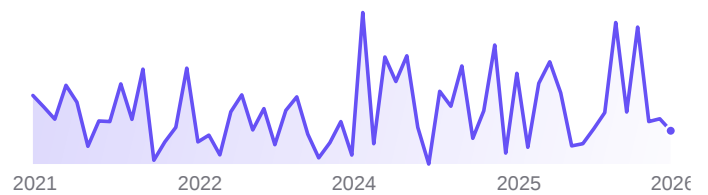
Sellers who sold at a gain

100%



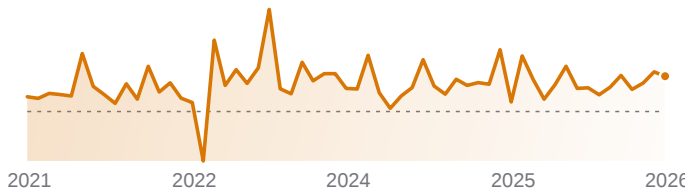
Typical hold before selling

6.9 yrs



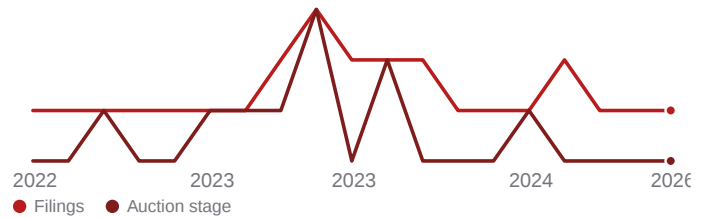
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,651
Median value (AVM)	\$480K
Median size	1,628 ft²
Median bedrooms	3
Median year built	1983
Single family	84%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.9%
Owner occupied	92%
Company owned	5.9%
Median loan-to-value	45%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	9,938
Density	690 / mi²
Median household income	\$123K
Average household income	\$130K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	65
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	3.1%
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.