

Wolcott 06716

ZIP code · CT · Connecticut > Naugatuck Valley

BALANCED MARKET

\$396K

MEDIAN SALE PRICE

+6.2%

1-YR CHANGE

181

SALES (12 MO)

\$396K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



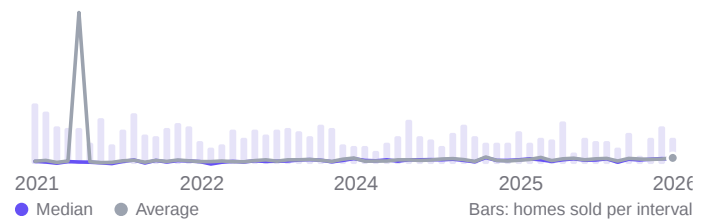
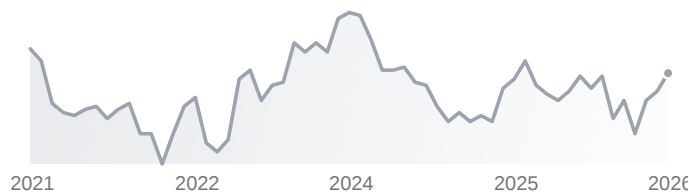
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$394K · Average \$434K

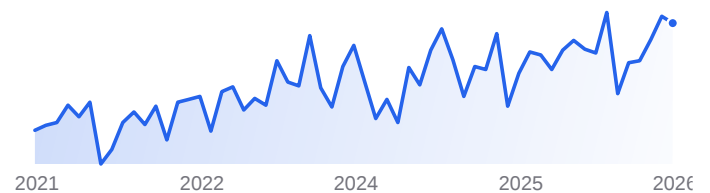
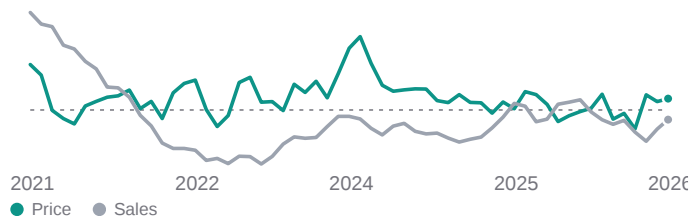


Growth (year over year)

Price +6.2% · Sales -5.2%

Price per square foot

\$287/ft²

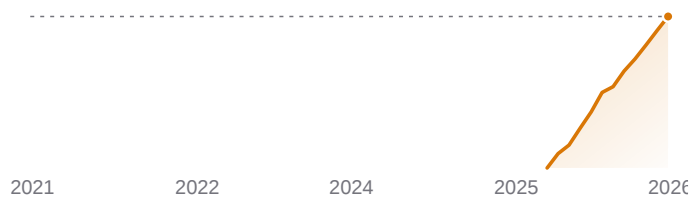


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

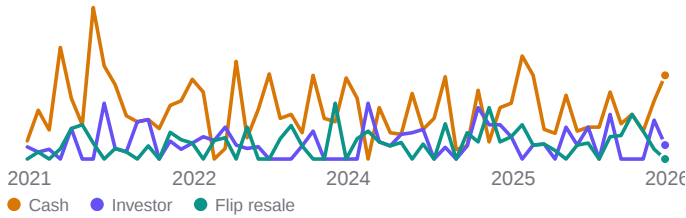
3.1%



BUYERS & OUTCOMES

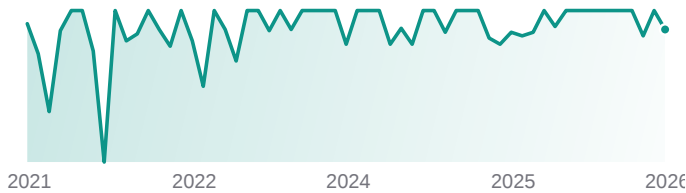
Buyer mix

Cash 38% · Investor 6.3% · Flip resale 0%



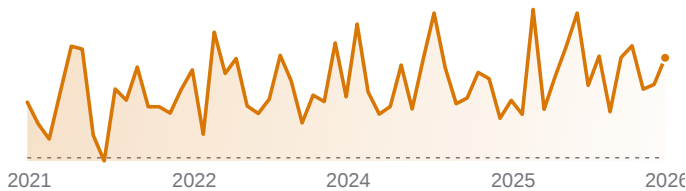
Sellers who sold at a gain

94%

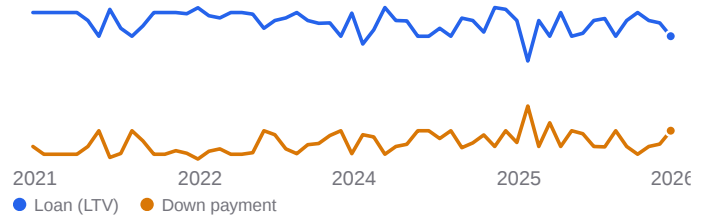


Median annualized return at resale

+6.1%

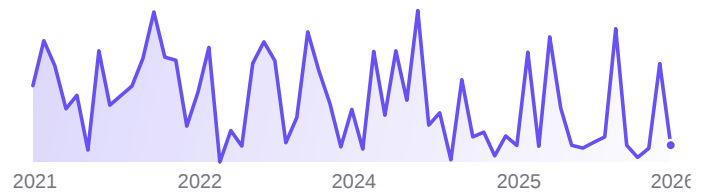


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



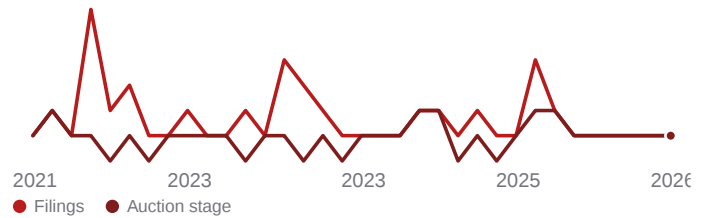
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,817
Median value (AVM)	\$396K
Median size	1,479 ft²
Median bedrooms	3
Median year built	1967
Single family	92%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.8%
Owner occupied	90%
Company owned	4.2%
Median loan-to-value	48%

Typical ownership tenure

20.1 yrs

COMMUNITY

Population	16,429
Density	793 / mi ²
Median household income	\$116K
Average household income	\$135K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	67
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	1.6%
Unemployment	1.1%
Average temp	48°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.