

Bethlehem 06751

ZIP code · CT · Connecticut > Naugatuck Valley

BALANCED MARKET

\$518K

MEDIAN SALE PRICE

+20.8%

1-YR CHANGE

39

SALES (12 MO)

\$534K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



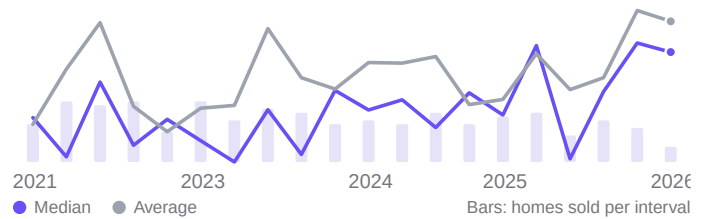
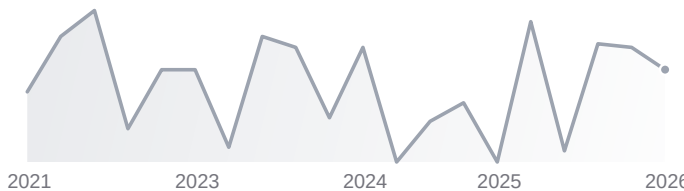
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$520K · Average \$576K

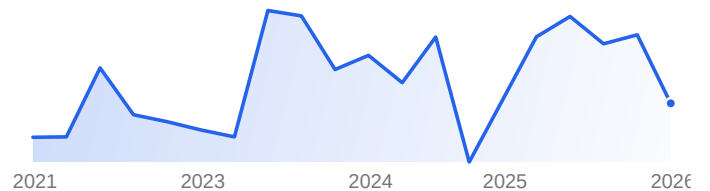
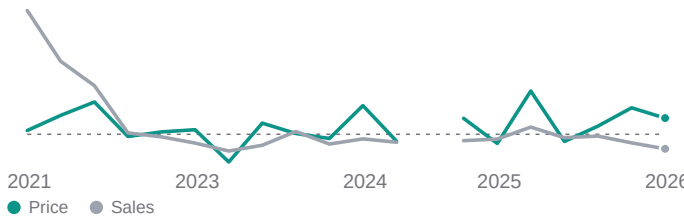


Growth (year over year)

Price +20.8% · Sales -18.8%

Price per square foot

\$217/ft²

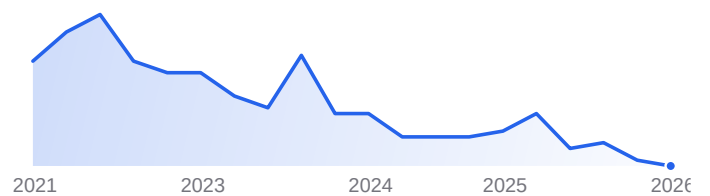
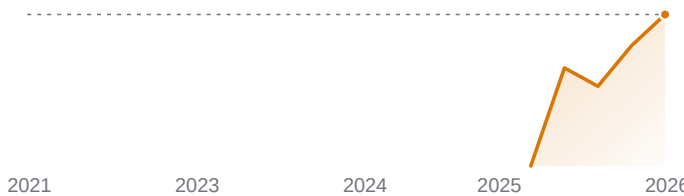


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

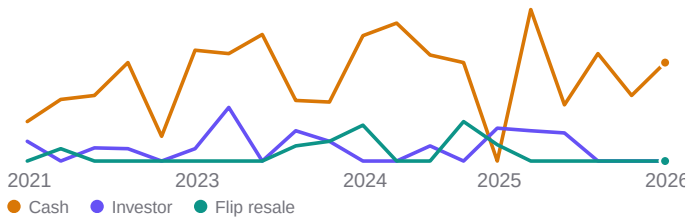
2.8%



BUYERS & OUTCOMES

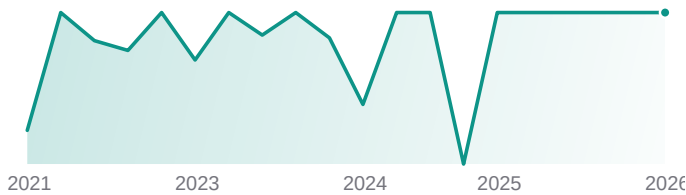
Buyer mix

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



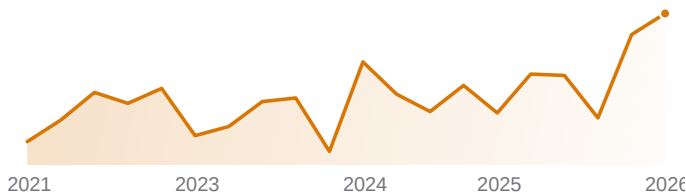
Sellers who sold at a gain

100%

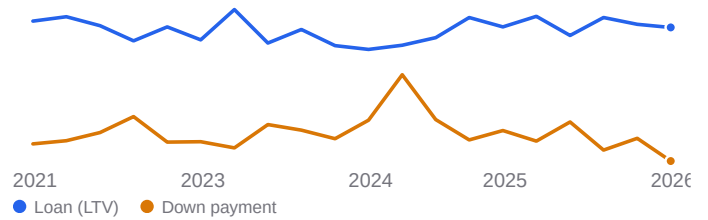


Median annualized return at resale

+11.0%

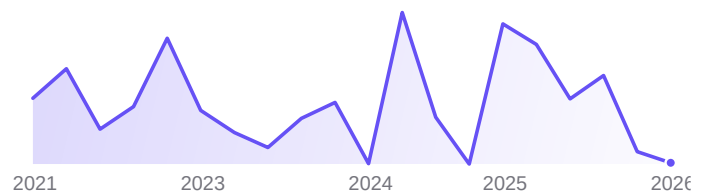


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



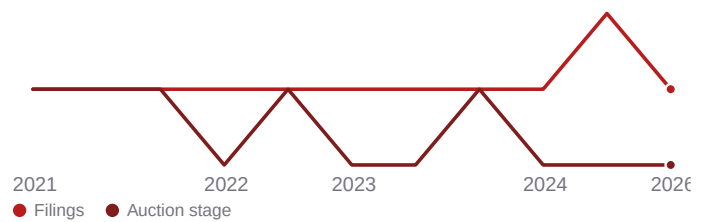
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,407
Median value (AVM)	\$534K
Median size	1,856 ft²
Median bedrooms	3
Median year built	1975
Single family	94%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.7%
Owner occupied	76%
Company owned	8.3%
Median loan-to-value	32%

Typical ownership tenure

22.4 yrs

COMMUNITY

Population	3,439
Density	178 / mi²
Median household income	\$108K
Average household income	\$127K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	68
Homes occupied	89%
Bachelor's or higher	24%
Poverty rate	6.3%
Unemployment	0.9%
Average temp	47°F
Annual precip	52 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.