

Middlebury 06762

ZIP code · CT · Connecticut > Naugatuck Valley

BALANCED MARKET

\$528K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

122

SALES (12 MO)

\$531K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



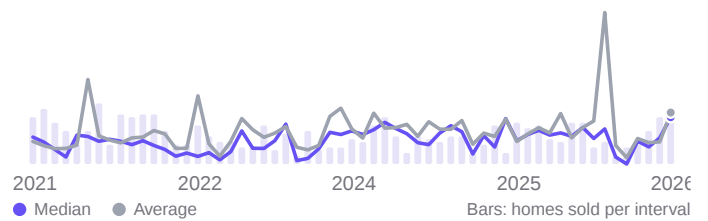
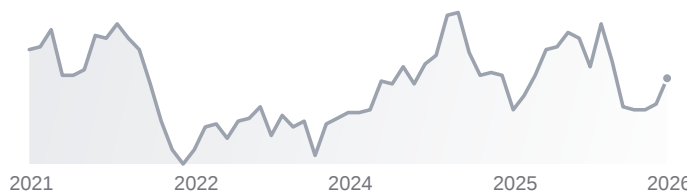
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$650K · Average \$684K

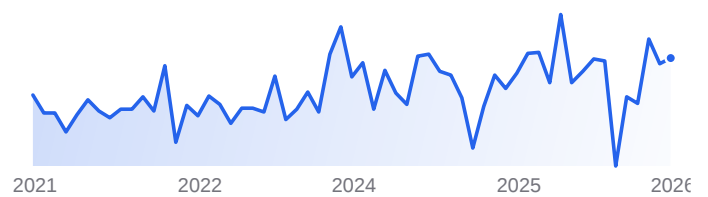
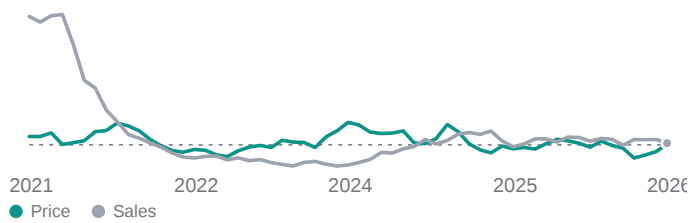


Growth (year over year)

Price +1.7% · Sales +3.4%

Price per square foot

\$268/ft²

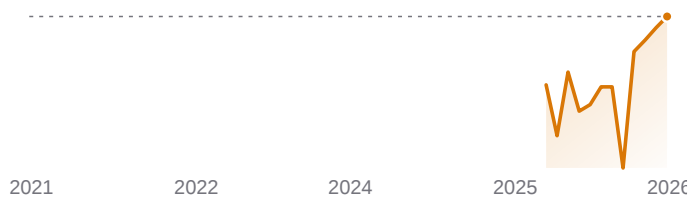


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

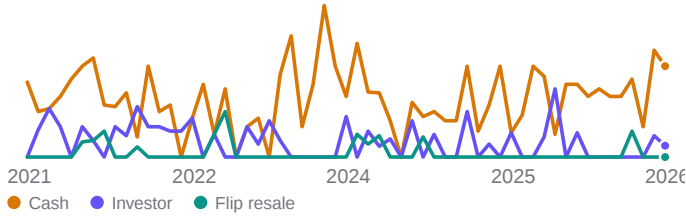
4.0%



BUYERS & OUTCOMES

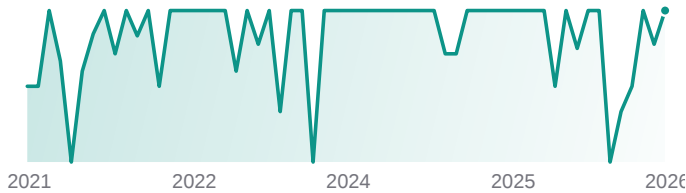
Buyer mix

Cash 50% · Investor 6.3% · Flip resale 0%



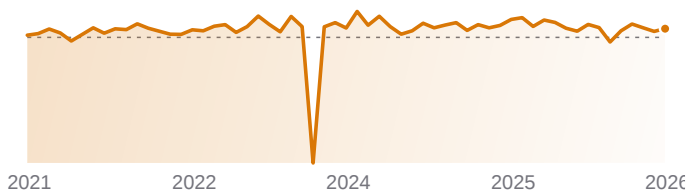
Sellers who sold at a gain

100%

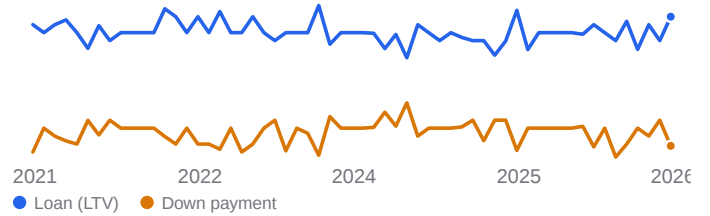


Median annualized return at resale

+2.8%

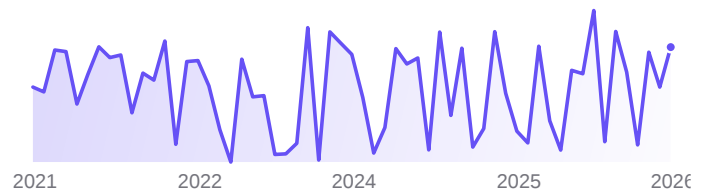


Financing (share of purchase price) Loan (LTV) 90% · Down payment 8.8%



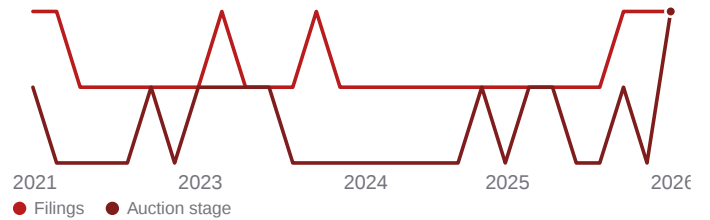
Typical hold before selling

19.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,076
Median value (AVM)	\$531K
Median size	2,078 ft²
Median bedrooms	3
Median year built	1973
Single family	77%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	7.1%
Median loan-to-value	44%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	7,893
Density	429 / mi ²
Median household income	\$134K
Average household income	\$151K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	69
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	5.8%
Unemployment	1.0%
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.