

Oakville 06779

ZIP code · CT · Connecticut > Naugatuck Valley > Oakville

BALANCED MARKET

\$338K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

98

SALES (12 MO)

\$369K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



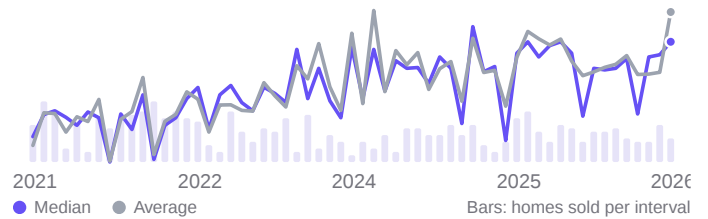
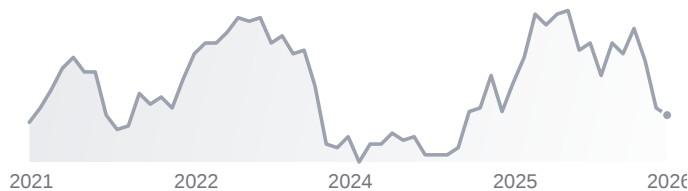
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$350K · Average \$389K

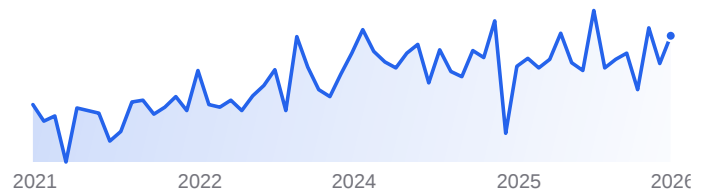
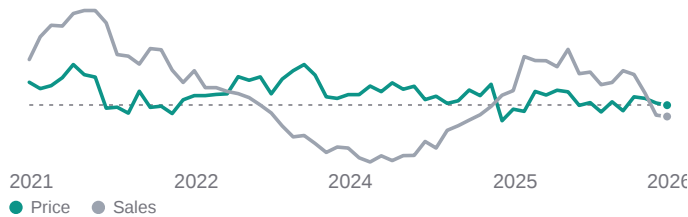


Growth (year over year)

Price -0.2% · Sales -8.4%

Price per square foot

\$267/ft²

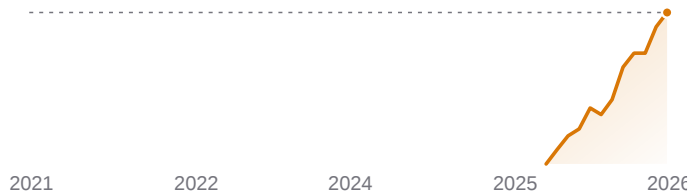


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

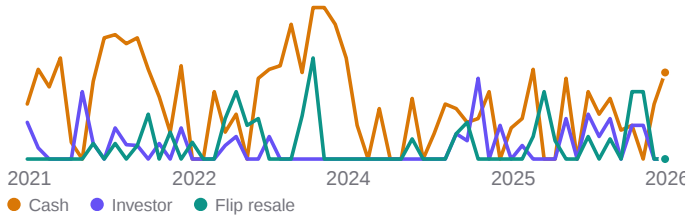
3.6%



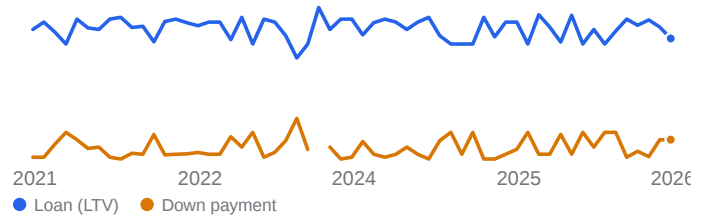
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 0% · Flip resale 0%

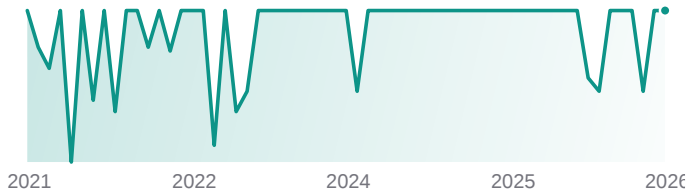


Financing (share of purchase price) Loan (LTV) 84% · Down payment 15%



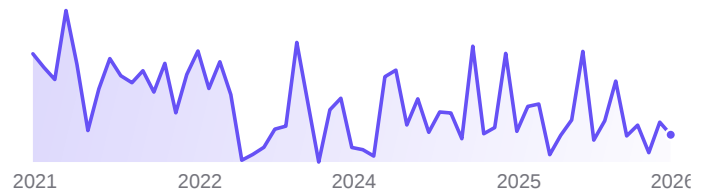
Sellers who sold at a gain

100%



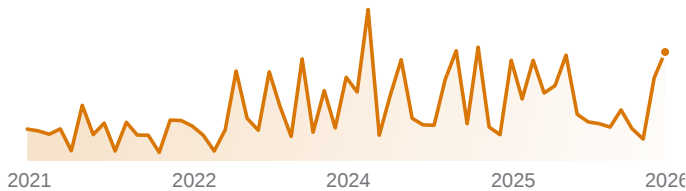
Typical hold before selling

5.0 yrs



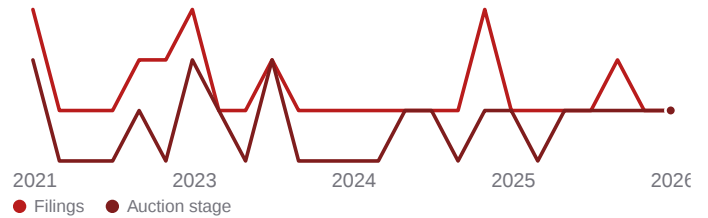
Median annualized return at resale

+9.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,756
Median value (AVM)	\$369K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1956
Single family	86%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.4%
Owner occupied	84%
Company owned	6.3%
Median loan-to-value	43%

Typical ownership tenure

19.6 yrs

COMMUNITY

Population	7,020
Density	2,441 / mi²
Median household income	\$79K
Average household income	\$100K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	66
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	3.9%
Unemployment	1.1%
Average temp	48°F
Annual precip	52 in
Sunshine	56%

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.