

# Thomaston 06787

ZIP code · CT · Connecticut > Naugatuck Valley > Thomaston

BALANCED MARKET

**\$272K**

MEDIAN SALE PRICE

**-5.1%**

1-YR CHANGE

**93**

SALES (12 MO)

**\$356K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



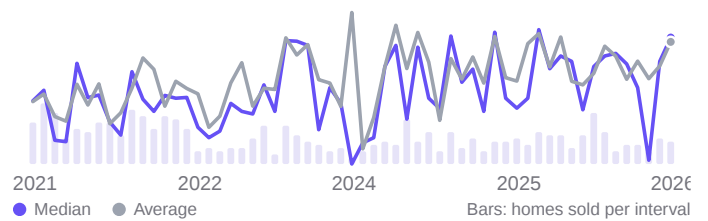
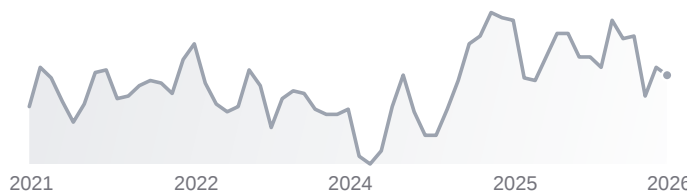
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$365K · Average \$357K

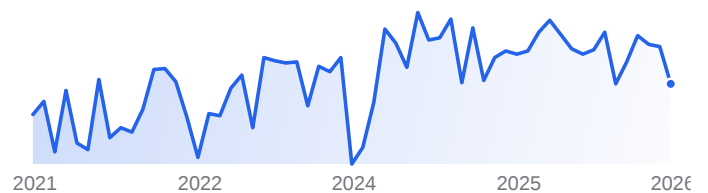
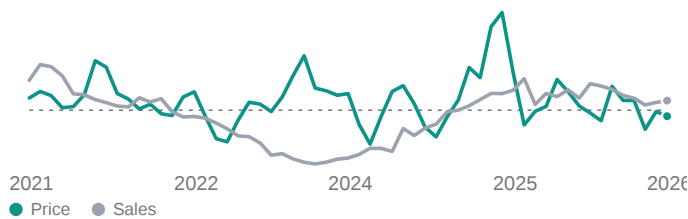


Growth (year over year)

Price -5.1% · Sales +8.1%

Price per square foot

\$178/ft²

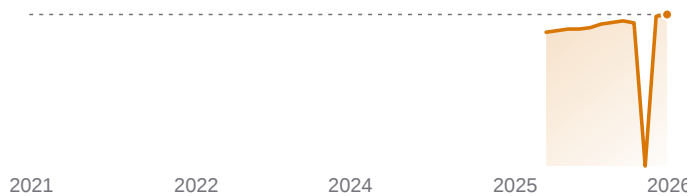


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

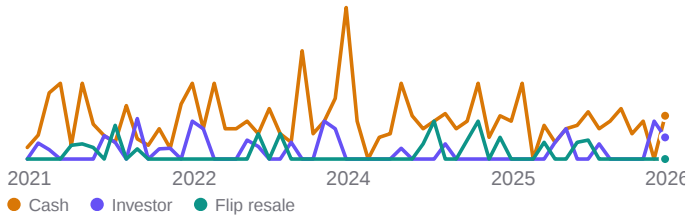
3.4%



## BUYERS & OUTCOMES

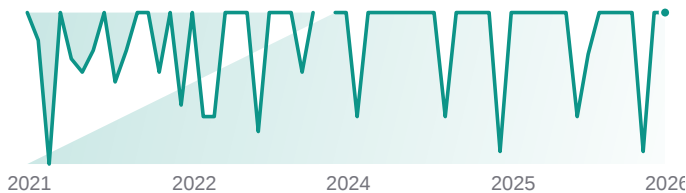
### Buyer mix

Cash 29% · Investor 14% · Flip resale 0%



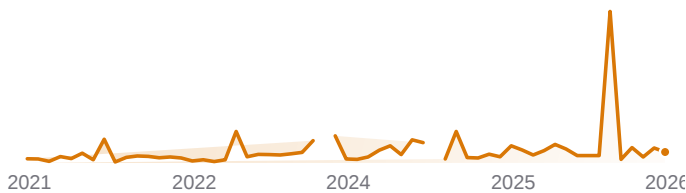
### Sellers who sold at a gain

100%

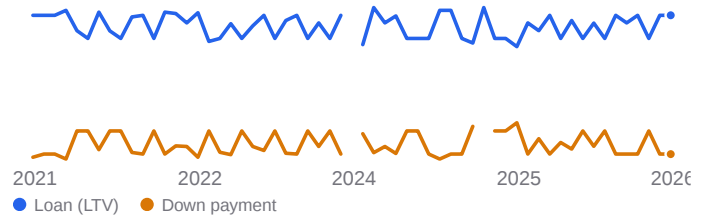


### Median annualized return at resale

+5.7%

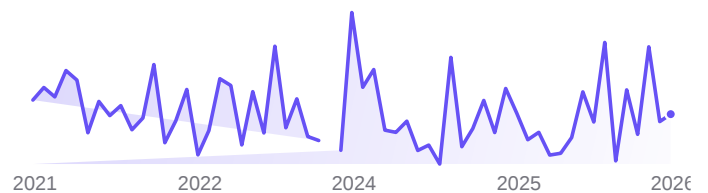


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



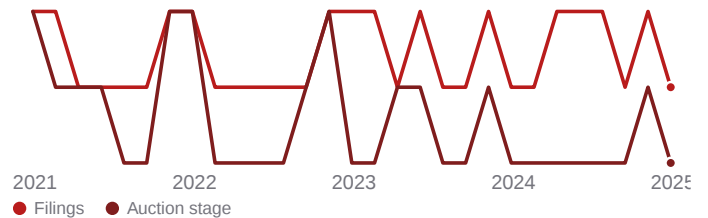
### Typical hold before selling

10.9 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,721     |
| Median value (AVM) | \$356K    |
| Median size        | 1,536 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1968      |
| Single family      | 80%       |
| Condos             | 13%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 55%  |
| Underwater (LTV 125% or more) | 1.1% |
| Owner occupied                | 86%  |
| Company owned                 | 5.9% |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**20.3 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>7,823</b>                |
| Density                          | <b>624 / mi<sup>2</sup></b> |
| Median household income          | <b>\$94K</b>                |
| Average household income         | <b>\$125K</b>               |
| Crime index (US avg 100)         | <b>59</b>                   |
| Air pollution index (US avg 100) | <b>102</b>                  |
| Earthquake index (US avg 100)    | <b>65</b>                   |
| Homes occupied                   | <b>95%</b>                  |
| Bachelor's or higher             | <b>23%</b>                  |
| Poverty rate                     | <b>4.5%</b>                 |
| Unemployment                     | <b>1.2%</b>                 |
| Average temp                     | <b>48°F</b>                 |
| Annual precip                    | <b>52 in</b>                |
| Sunshine                         | <b>56%</b>                  |

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.