

Watertown 06795

ZIP code · CT · Connecticut > Naugatuck Valley > Watertown

BALANCED MARKET

\$420K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

167

SALES (12 MO)

\$436K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



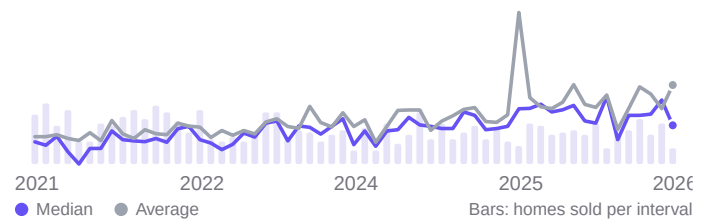
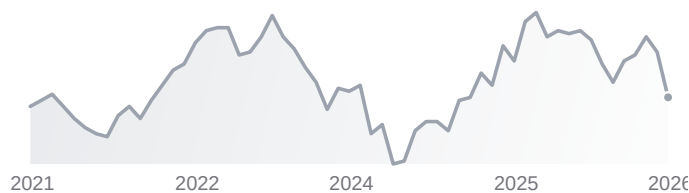
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$365K · Average \$547K

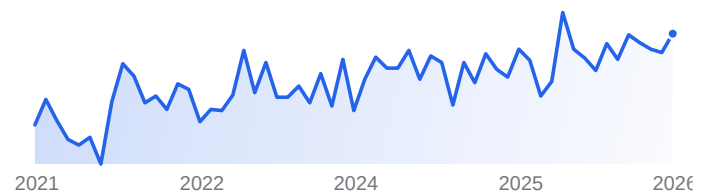
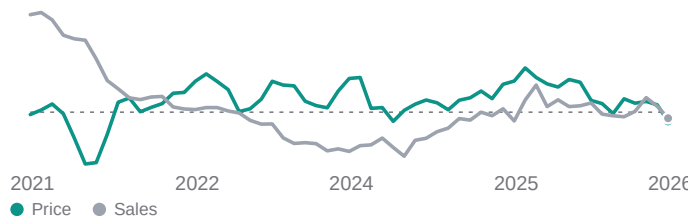


Growth (year over year)

Price -6.2% · Sales -4.0%

Price per square foot

\$258/ft²

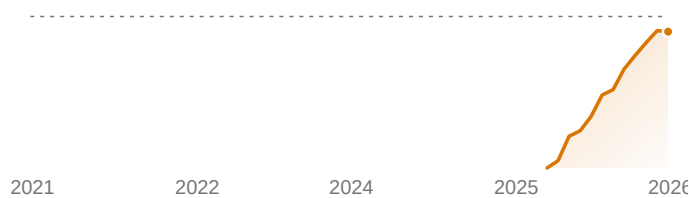


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

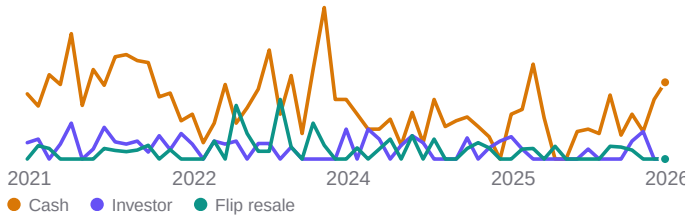
3.3%



BUYERS & OUTCOMES

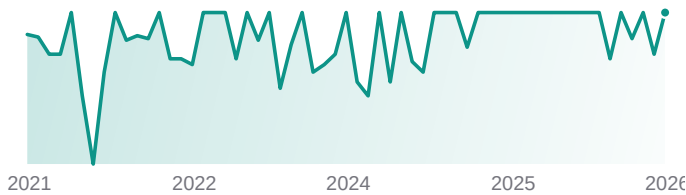
Buyer mix

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



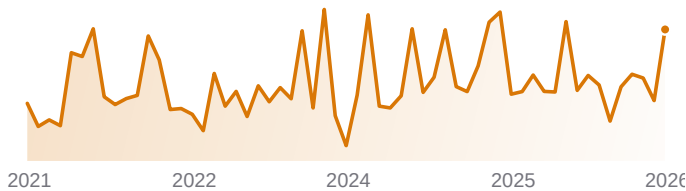
Sellers who sold at a gain

100%

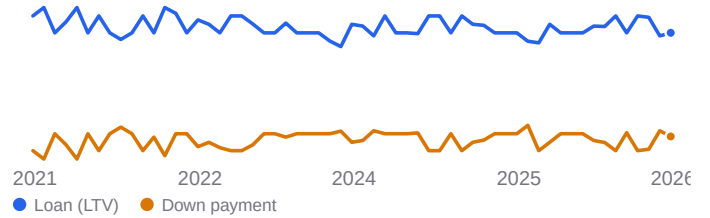


Median annualized return at resale

+7.5%

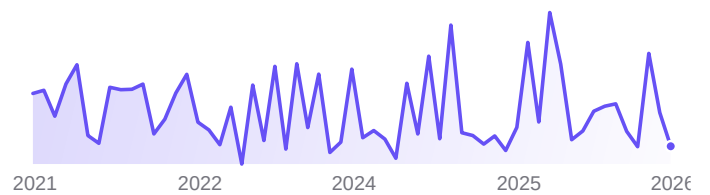


Financing (share of purchase price) Loan (LTV) 80% · Down payment 18%



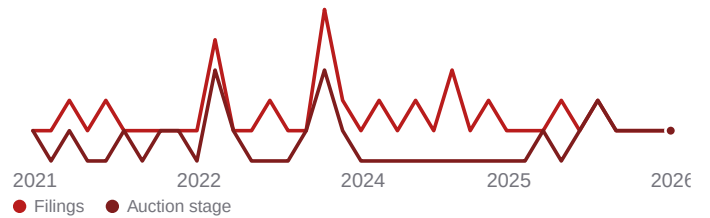
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,098
Median value (AVM)	\$436K
Median size	1,705 ft²
Median bedrooms	3
Median year built	1973
Single family	87%
Condos	9.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.5%
Owner occupied	87%
Company owned	5.5%
Median loan-to-value	43%

Typical ownership tenure

20.2 yrs

COMMUNITY

Population	15,556
Density	582 / mi²
Median household income	\$99K
Average household income	\$119K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	71
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	5.2%
Unemployment	1.0%
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.