

Woodbury 06798

ZIP code · CT · Connecticut > Naugatuck Valley

BALANCED MARKET

\$435K

MEDIAN SALE PRICE

+19.3%

1-YR CHANGE

139

SALES (12 MO)

\$531K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



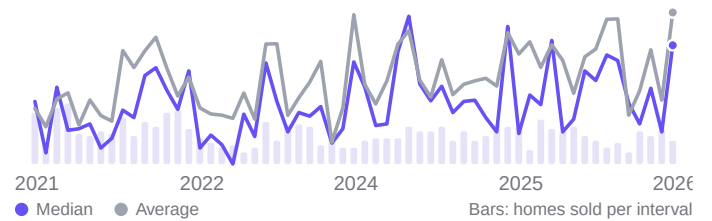
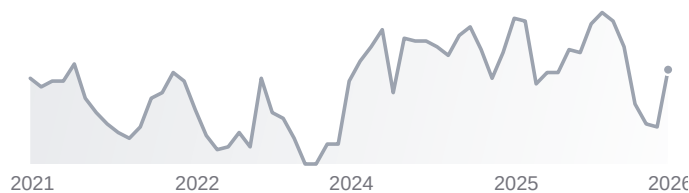
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$570K · Average \$672K

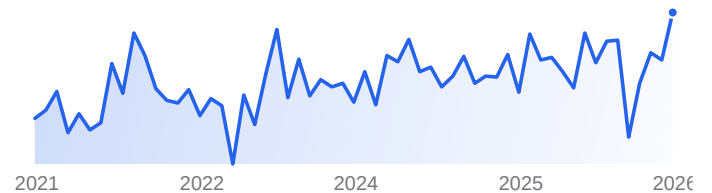
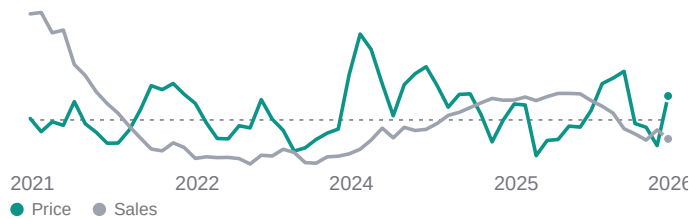


Growth (year over year)

Price +19.3% · Sales -15.2%

Price per square foot

\$291/ft²

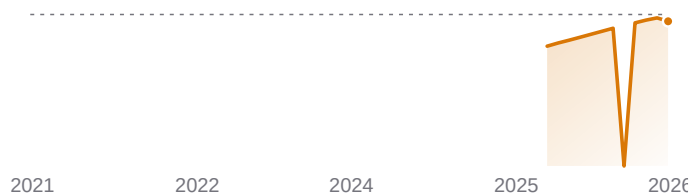


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

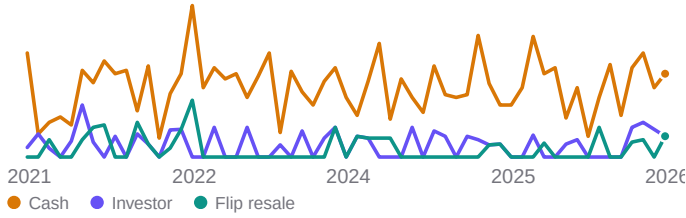
3.7%



BUYERS & OUTCOMES

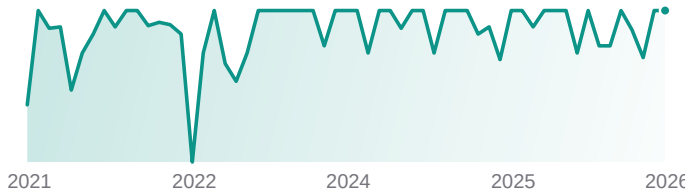
Buyer mix

Cash 40% · Investor 10% · Flip resale 10%



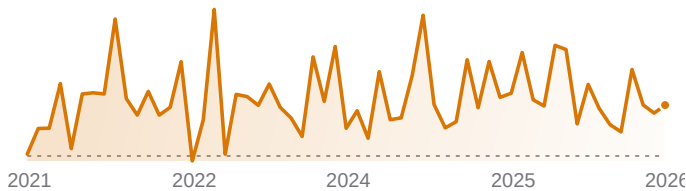
Sellers who sold at a gain

100%

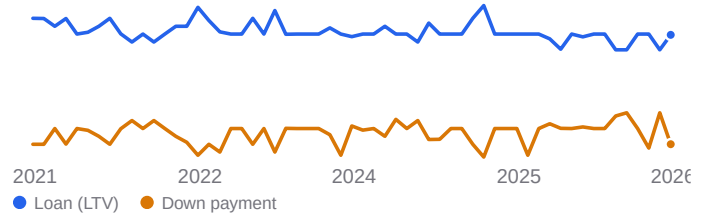


Median annualized return at resale

+4.4%

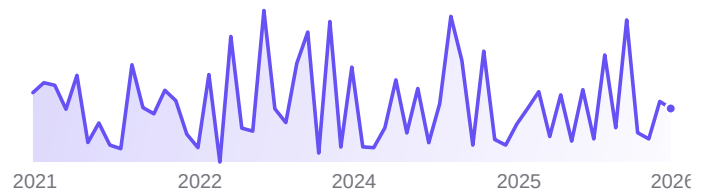


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



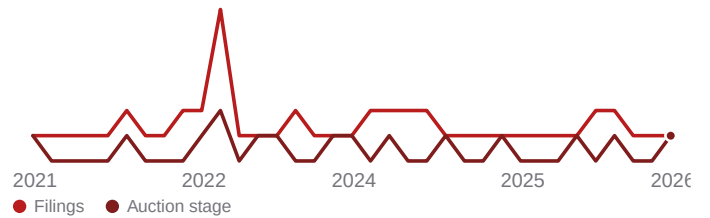
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,781
Median value (AVM)	\$531K
Median size	1,948 ft²
Median bedrooms	3
Median year built	1977
Single family	78%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.1%
Owner occupied	78%
Company owned	8.2%
Median loan-to-value	46%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	9,974
Density	272 / mi ²
Median household income	\$110K
Average household income	\$147K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	73
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	4.7%
Unemployment	0.9%
Average temp	49°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.