

White River Junction

Community · VT · Vermont › Windsor County

SELLER'S MARKET

\$432K

MEDIAN SALE PRICE

+35.0%

1-YR CHANGE

127

SALES (12 MO)

\$406K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

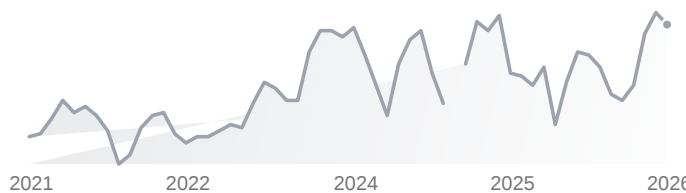
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

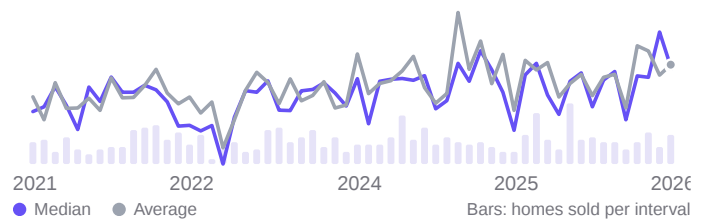
Market temperature (0–100)

74 / 100



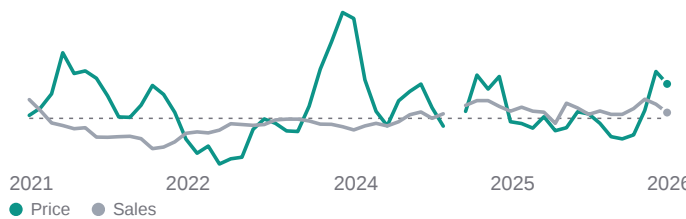
Sale prices

Median \$403K · Average \$410K



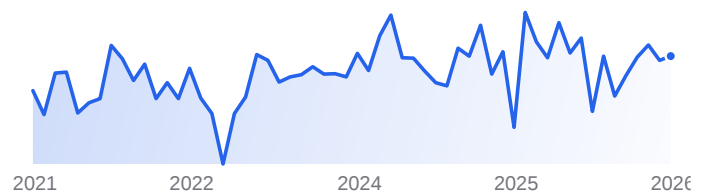
Growth (year over year)

Price +35.0% · Sales +5.8%



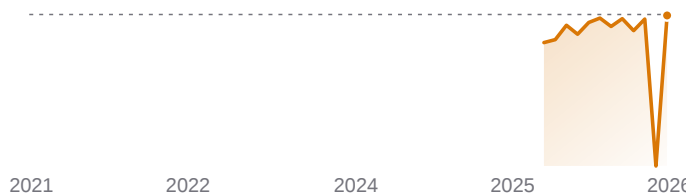
Price per square foot

\$254/ft²



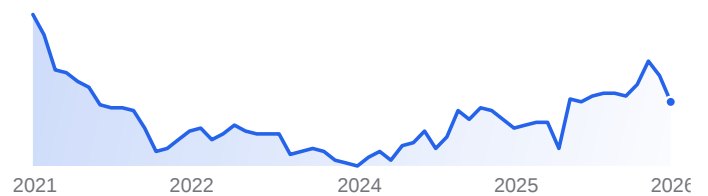
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

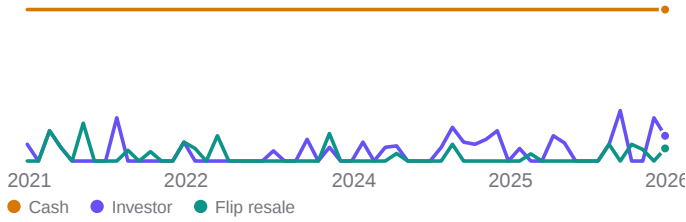
4.2%



BUYERS & OUTCOMES

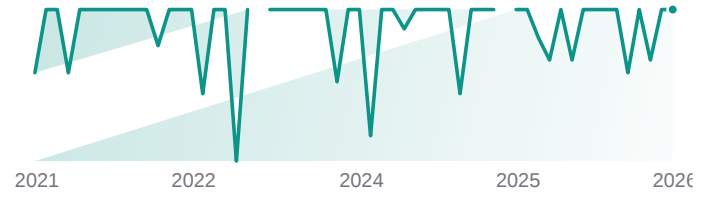
Buyer mix

Cash 100% · Investor 17% · Flip resale 8.3%



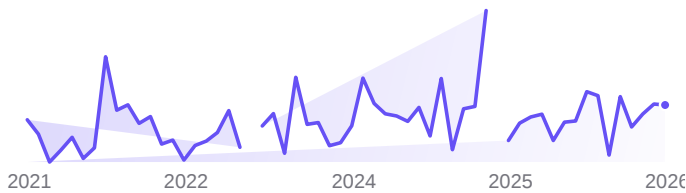
Sellers who sold at a gain

100%



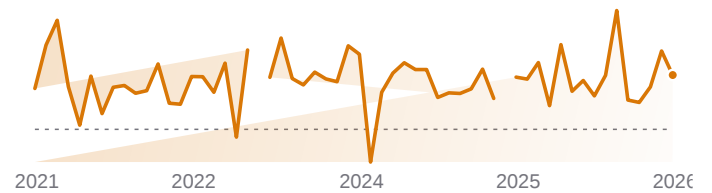
Typical hold before selling

5.9 yrs



Median annualized return at resale

+9.7%



HOUSING STOCK

Homes	2,994
Median value (AVM)	\$406K
Median size	1,314 ft ²
Median bedrooms	3
Median year built	1981
Single family	64%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	78%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	2,487
Density	1,064 / mi ²
Median household income	\$64K

Average household income	\$70K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	77
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	10.4%
Unemployment	0.8%
Average temp	44°F
Annual precip	39 in
Sunshine	49%

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.