

Washington County, VT

County · VT · Vermont

BALANCED MARKET

\$335K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

961

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



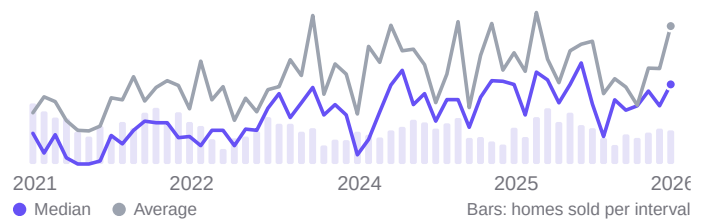
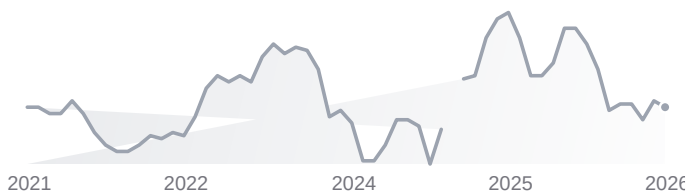
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$350K · Average \$445K

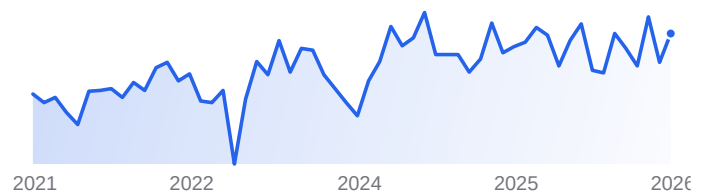
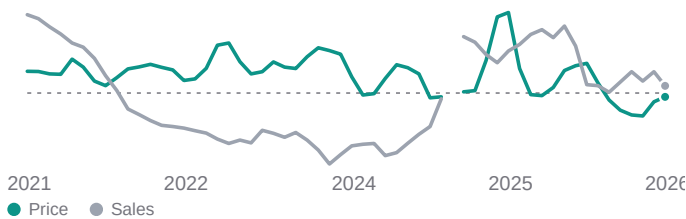


Growth (year over year)

Price -1.6% · Sales +2.9%

Price per square foot

\$255/ft²

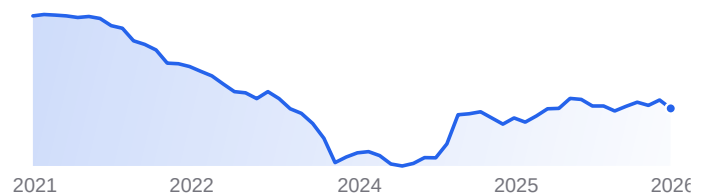
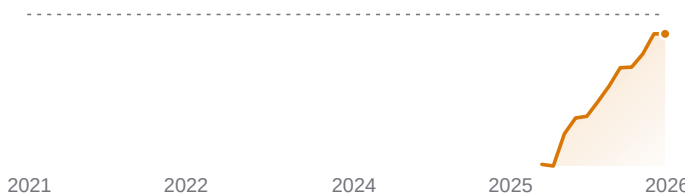


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

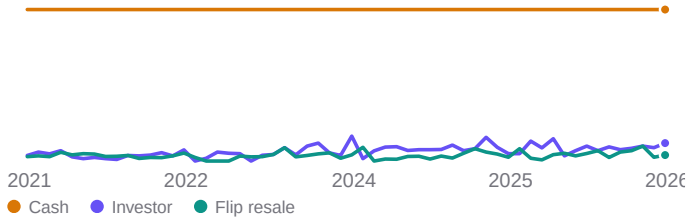
3.9%



BUYERS & OUTCOMES

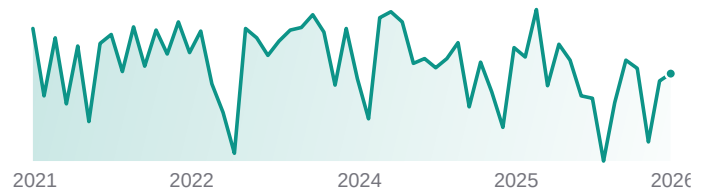
Buyer mix

Cash 100% · Investor 12% · Flip resale 3.9%



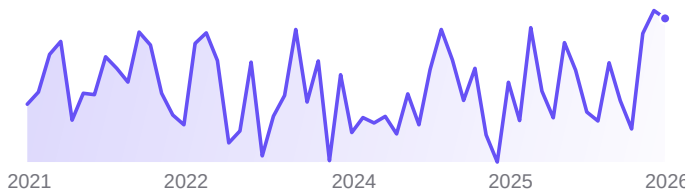
Sellers who sold at a gain

86%



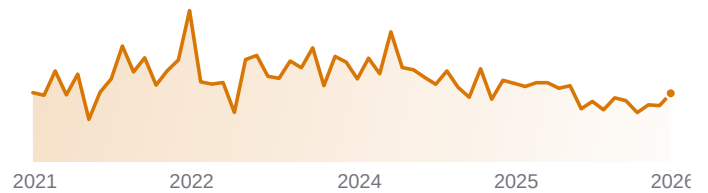
Typical hold before selling

6.9 yrs



Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	24,652
Median value (AVM)	\$389K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1973
Single family	74%
Condos	8.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	96%
Underwater (LTV 125% or more)	0.1%
Owner occupied	78%
Company owned	14%
Median loan-to-value	0%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	60,038
Density	87 / mi²
Median household income	\$78K
Average household income	\$99K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	76
Homes occupied	84%
Bachelor's or higher	30%
Poverty rate	8.7%
Unemployment	0.7%
Average temp	42°F
Annual precip	41 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.