

Windham County, VT

County · VT · Vermont

SELLER'S MARKET

\$357K

MEDIAN SALE PRICE

+14.3%

1-YR CHANGE

944

SALES (12 MO)

\$368K

MEDIAN VALUE (AVM)

Market temperature

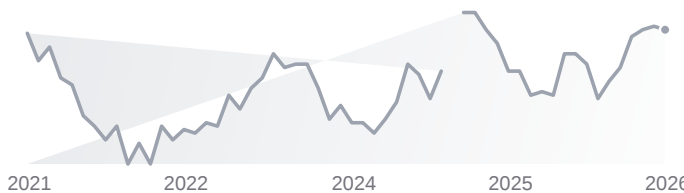
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

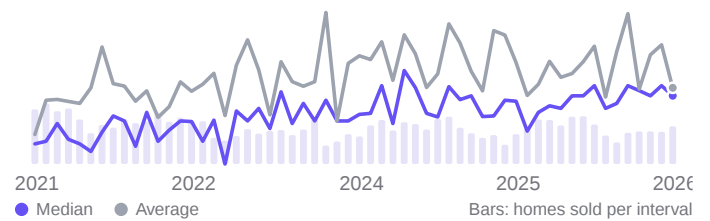
Market temperature (0–100)

66 / 100



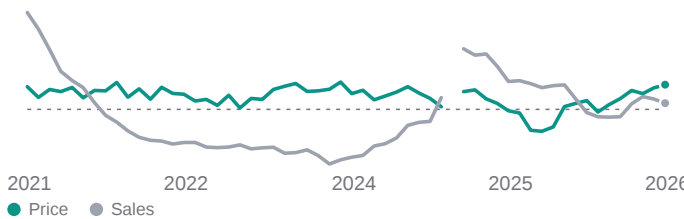
Sale prices

Median \$350K · Average \$366K



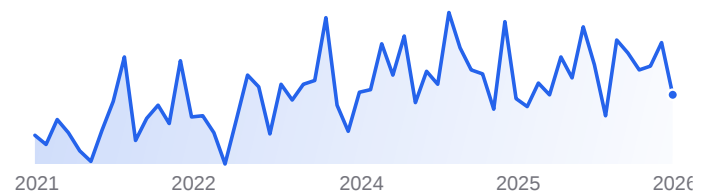
Growth (year over year)

Price +14.3% · Sales +3.6%



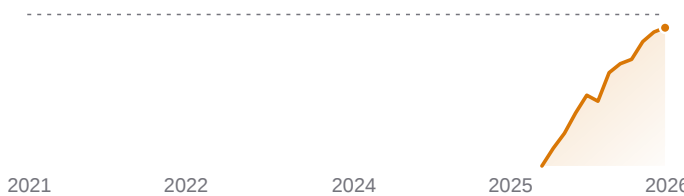
Price per square foot

\$216/ft²



Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

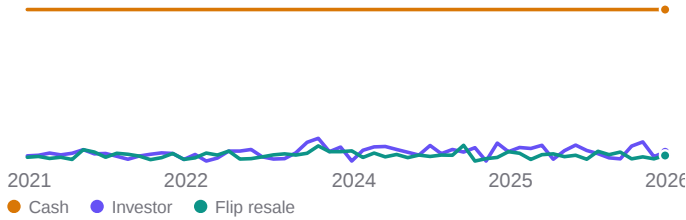
3.8%



BUYERS & OUTCOMES

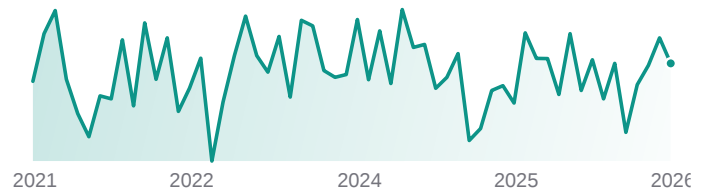
Buyer mix

Cash 100% · Investor 6.1% · Flip resale 3.7%



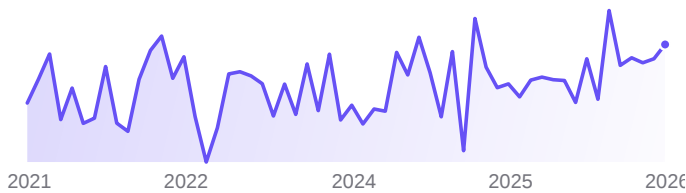
Sellers who sold at a gain

88%



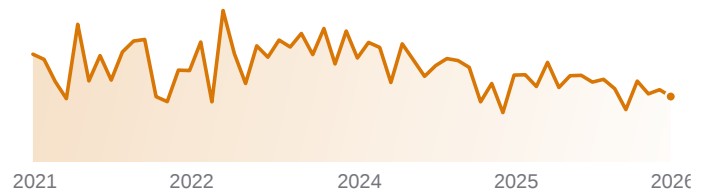
Typical hold before selling

6.2 yrs



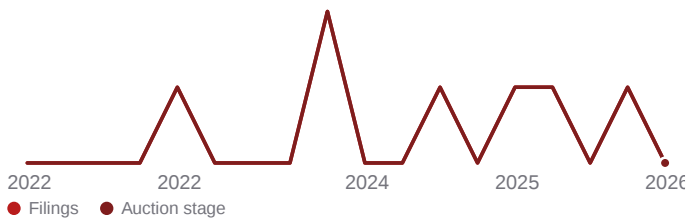
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	24,713
Median value (AVM)	\$368K
Median size	1,556 ft²
Median bedrooms	3
Median year built	1972
Single family	71%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	99%
Underwater (LTV 125% or more)	0.1%
Owner occupied	56%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	45,801
Density	58 / mi²
Median household income	\$67K
Average household income	\$90K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	60
Homes occupied	70%
Bachelor's or higher	19%
Poverty rate	10.3%
Unemployment	0.7%
Average temp	44°F
Annual precip	49 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.