

Windsor County, VT

County · VT · Vermont

BALANCED MARKET

\$374K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

1,145

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



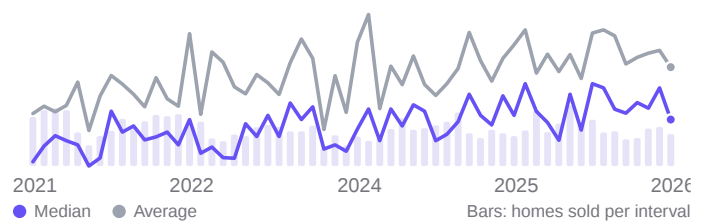
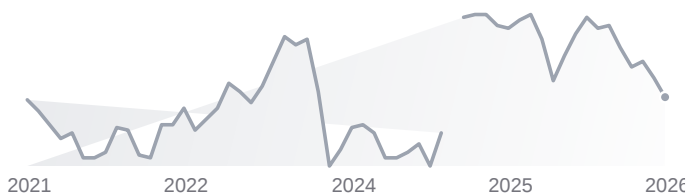
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$340K · Average \$464K

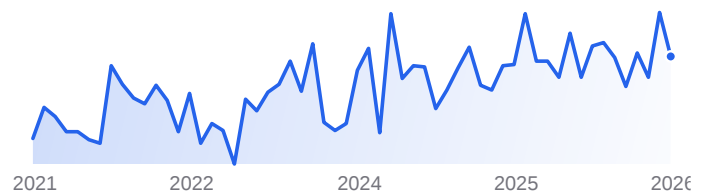
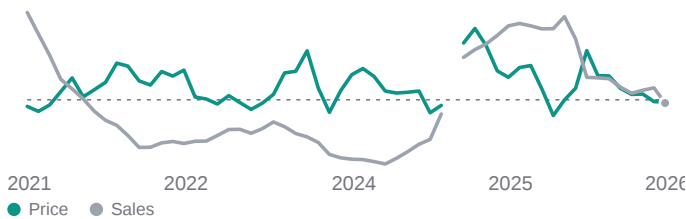


Growth (year over year)

Price -1.1% · Sales -1.5%

Price per square foot

\$249/ft²

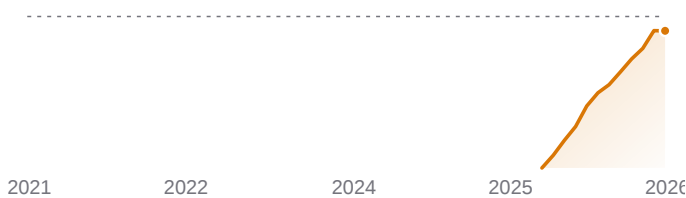


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

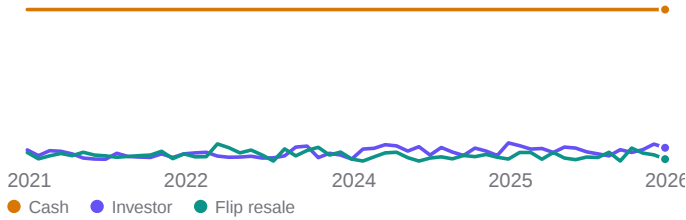
3.9%



BUYERS & OUTCOMES

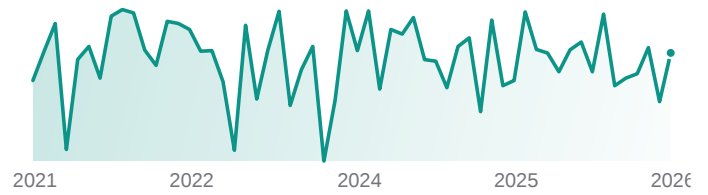
Buyer mix

Cash 100% · Investor 8.8% · Flip resale 1.3%



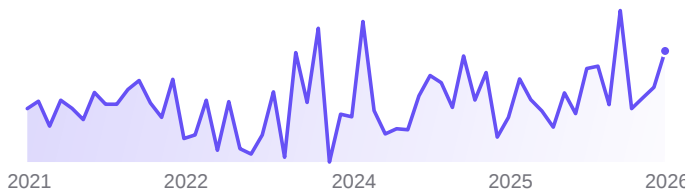
Sellers who sold at a gain

89%



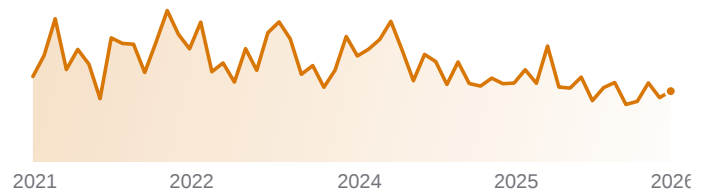
Typical hold before selling

7.3 yrs



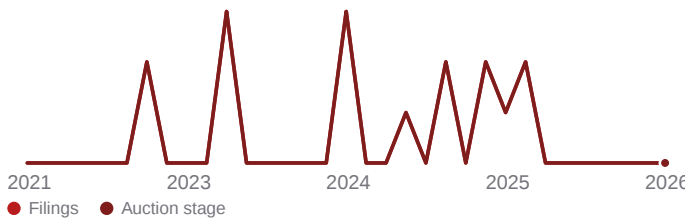
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	29,185
Median value (AVM)	\$402K
Median size	1,559 ft²
Median bedrooms	3
Median year built	1976
Single family	73%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	62%
Company owned	19%
Median loan-to-value	0%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	57,961
Density	60 / mi²
Median household income	\$72K
Average household income	\$99K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	71
Homes occupied	76%
Bachelor's or higher	26%
Poverty rate	8.5%
Unemployment	0.7%
Average temp	43°F
Annual precip	44 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.