

Saxtons River

City · VT · Vermont > Windham County

\$85K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

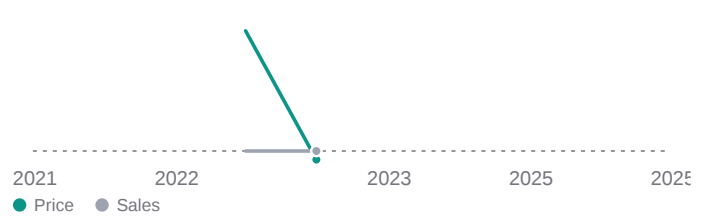
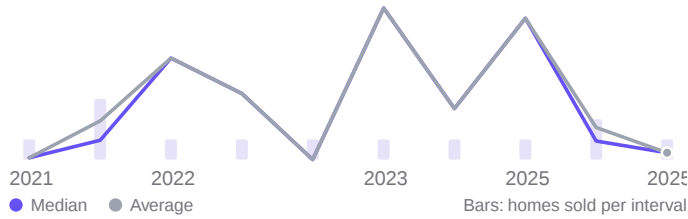
MARKET TRENDS (5 YEARS)

Sale prices

Median \$85K · Average \$85K

Growth (year over year)

Price -12.0% · Sales +0.0%

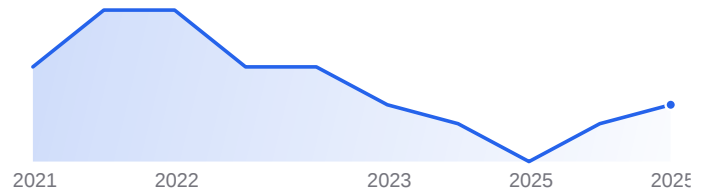
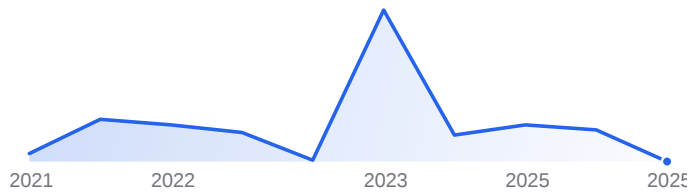


Price per square foot

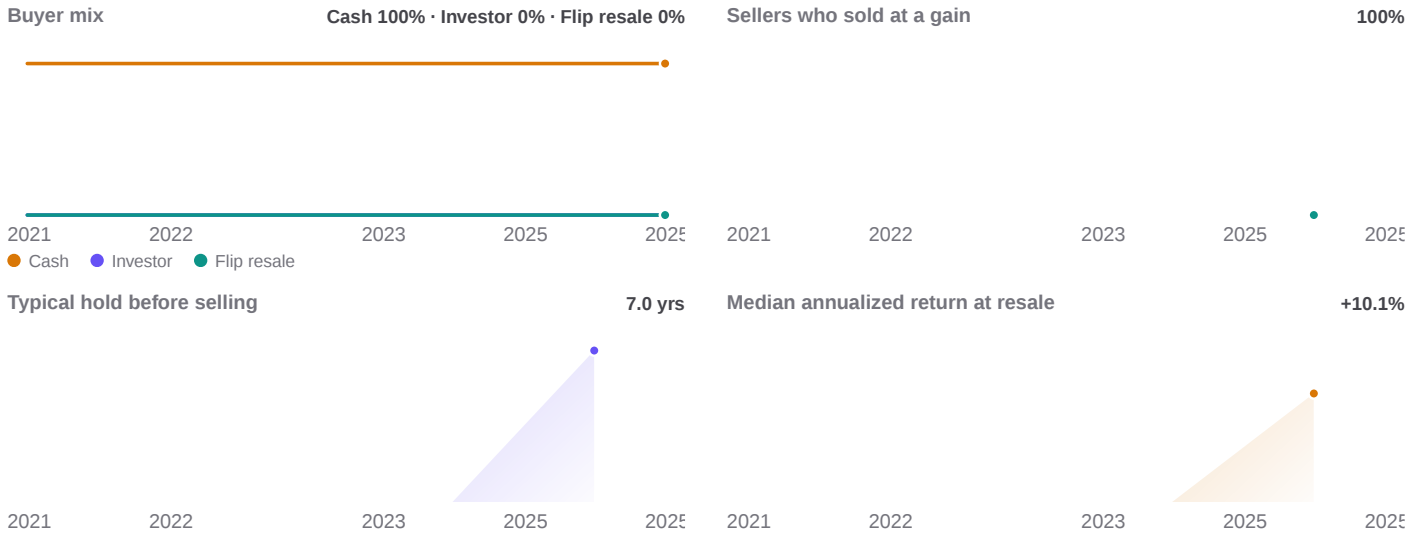
\$46/ft²

Annual turnover (share of homes sold)

5.7%



BUYERS & OUTCOMES



HOUSING STOCK

Homes	70
Median value (AVM)	\$261K
Median size	1,768 ft²
Median bedrooms	3
Median year built	1954
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	80%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	472
Density	1,005 / mi²
Median household income	\$74K
Average household income	\$112K

Crime index (US avg 100)	101
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	67
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	6.1%
Unemployment	0.7%
Average temp	44°F
Annual precip	44 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.