

Newbury 05051

ZIP code · VT · Vermont > Orange County > Newbury

SELLER'S MARKET

\$469K

MEDIAN SALE PRICE

+62.6%

1-YR CHANGE

27

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100

Buyer's market

Balanced

Seller's market

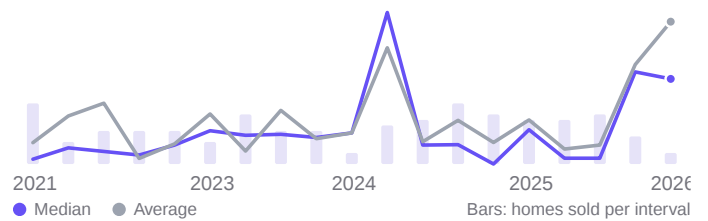
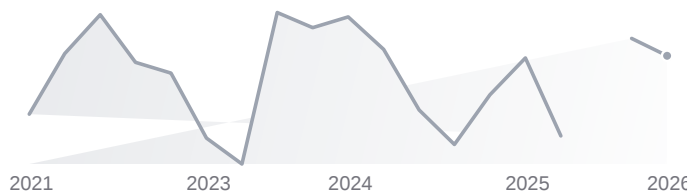
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$475K · Average \$700K

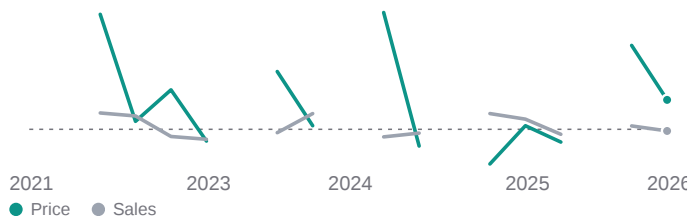


Growth (year over year)

Price +62.6% · Sales -3.6%

Price per square foot

\$260/ft²

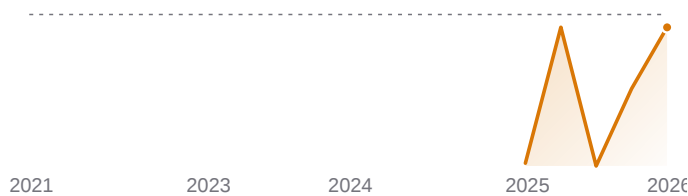


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

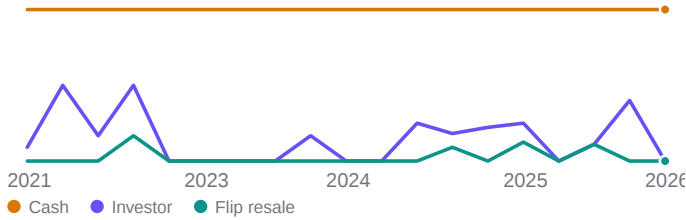
3.6%



BUYERS & OUTCOMES

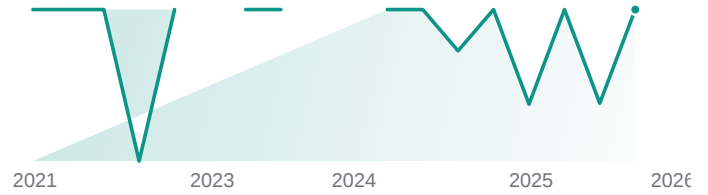
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



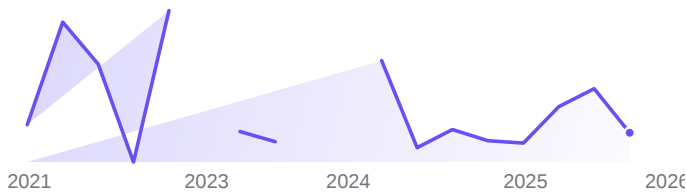
Sellers who sold at a gain

100%



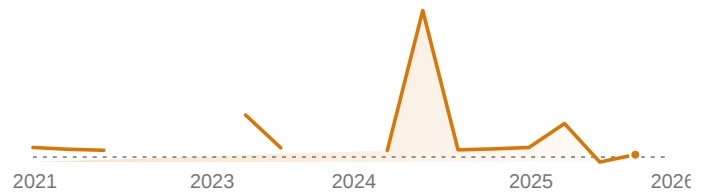
Typical hold before selling

2.7 yrs



Median annualized return at resale

+2.6%



HOUSING STOCK

Homes	755
Median value (AVM)	\$289K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1972
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	96%
Underwater (LTV 125% or more)	0%
Owner occupied	55%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	1,288
Density	44 / mi²
Median household income	\$66K
Average household income	\$81K

Crime index (US avg 100)	163
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	86
Homes occupied	81%
Bachelor's or higher	22%
Poverty rate	10.1%
Unemployment	0.7%
Average temp	42°F
Annual precip	40 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.