

Norwich 05055

ZIP code · VT · Vermont > Windsor County > Norwich

BALANCED MARKET

\$831K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

39

SALES (12 MO)

\$751K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



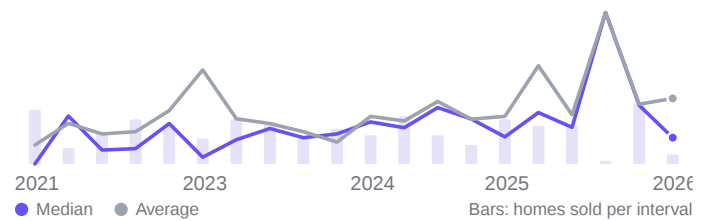
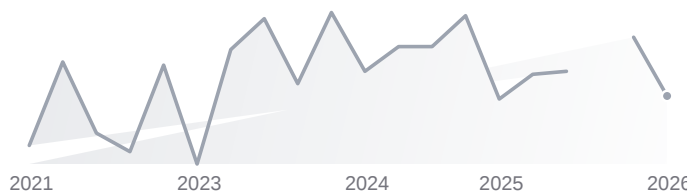
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$625K · Average \$1M

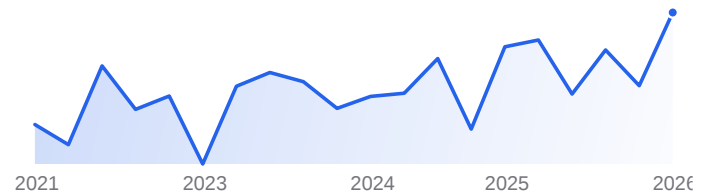
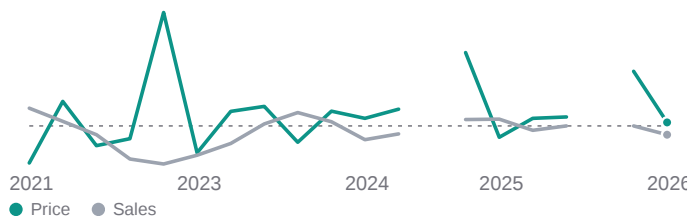


Growth (year over year)

Price +3.8% · Sales -9.3%

Price per square foot

\$521/ft²

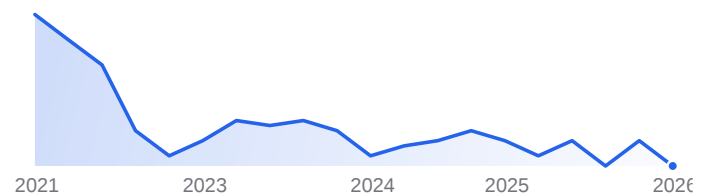
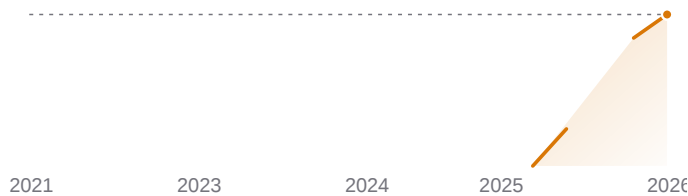


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

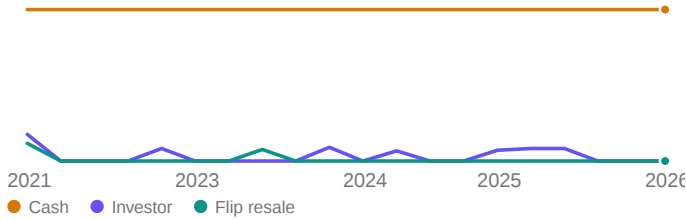
2.8%



BUYERS & OUTCOMES

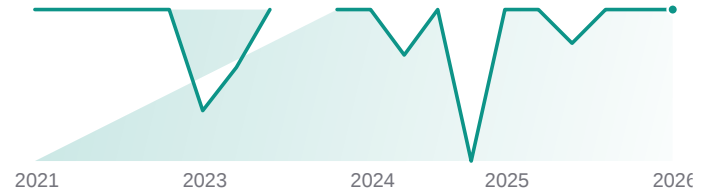
Buyer mix

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



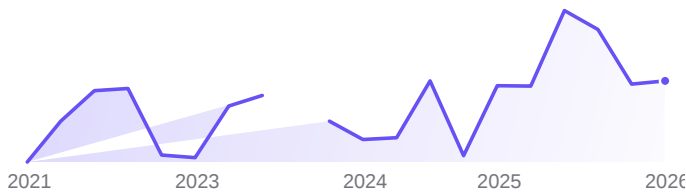
Sellers who sold at a gain

100%



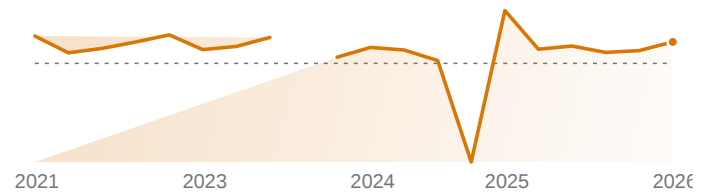
Typical hold before selling

7.3 yrs



Median annualized return at resale

+9.7%



HOUSING STOCK

Homes	1,404
Median value (AVM)	\$751K
Median size	2,174 ft²
Median bedrooms	3
Median year built	1977
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	99%
Underwater (LTV 125% or more)	0%
Owner occupied	82%
Company owned	30%
Median loan-to-value	0%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	3,136
Density	84 / mi²
Median household income	\$135K
Average household income	\$167K

Crime index (US avg 100)	54
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	82
Homes occupied	91%
Bachelor's or higher	26%
Poverty rate	5.3%
Unemployment	0.8%
Average temp	43°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.