

Reading 05062

ZIP code · VT · Vermont > Windsor County

BUYER'S MARKET

\$108K

MEDIAN SALE PRICE

-77.4%

1-YR CHANGE

13

SALES (12 MO)

\$384K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



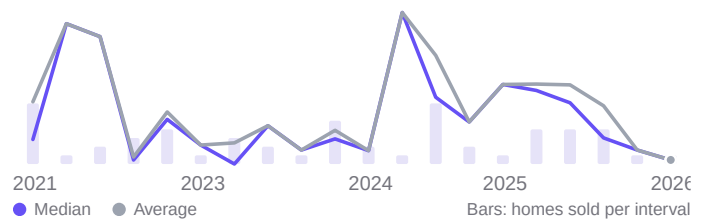
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$85K · Average \$85K

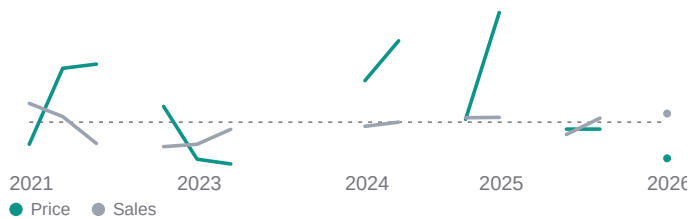


Growth (year over year)

Price -77.4% · Sales +18.2%

Price per square foot

\$28/ft²

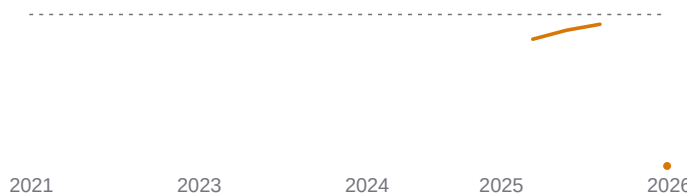


Sale premium vs estimated value

-55.1%

Annual turnover (share of homes sold)

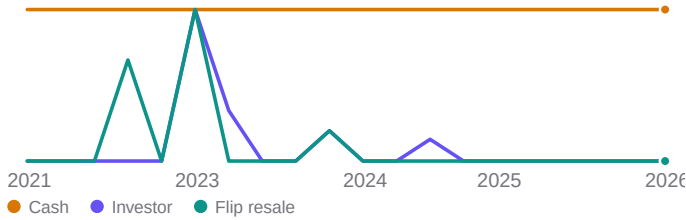
3.4%



BUYERS & OUTCOMES

Buyer mix

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



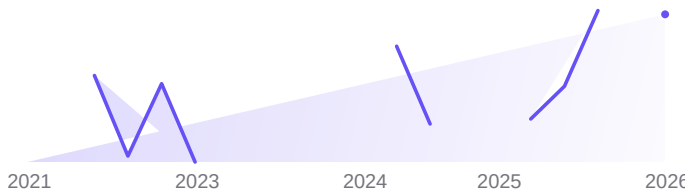
Sellers who sold at a gain

0%



Typical hold before selling

15.3 yrs



Median annualized return at resale

-0.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	384
Median value (AVM)	\$384K
Median size	1,696 ft²
Median bedrooms	3
Median year built	1971
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	59%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	649
Density	22 / mi ²
Median household income	\$79K
Average household income	\$89K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	66
Homes occupied	72%
Bachelor's or higher	26%
Poverty rate	5.5%
Unemployment	0.7%
Average temp	43°F
Annual precip	50 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.