

South Woodstock 05071

ZIP code · VT · Vermont · Windsor County · South Woodstock

\$385K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$642K

MEDIAN VALUE (AVM)

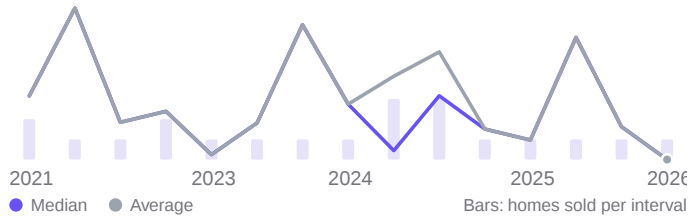
MARKET TRENDS (5 YEARS)

Sale prices

Median \$385K · Average \$385K

Growth (year over year)

Price +947.0% · Sales +166.7%

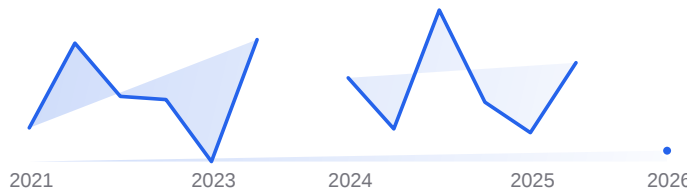


Price per square foot

\$261/ft²

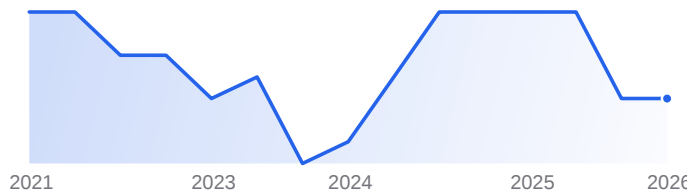
Sale premium vs estimated value

-6.6%



Annual turnover (share of homes sold)

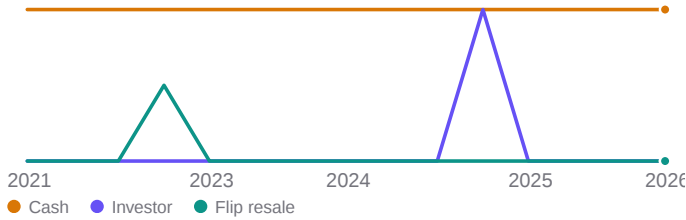
4.0%



BUYERS & OUTCOMES

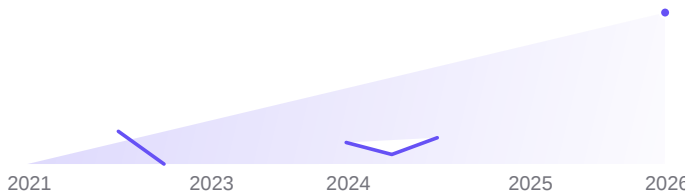
Buyer mix

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



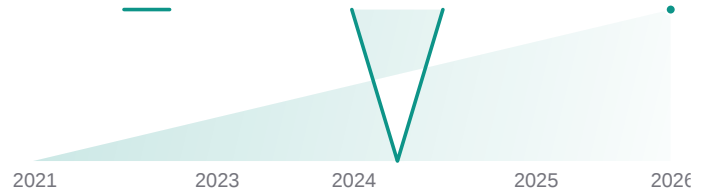
Typical hold before selling

13.8 yrs



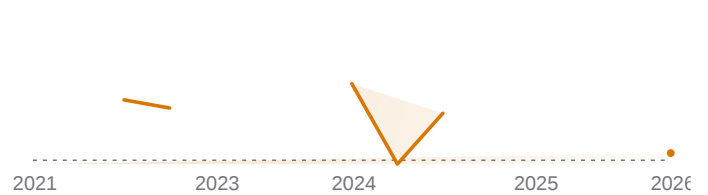
Sellers who sold at a gain

100%



Median annualized return at resale

+2.5%



HOUSING STOCK

Homes	100
Median value (AVM)	\$642K
Median size	2,088 ft²
Median bedrooms	3
Median year built	1970
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	51%
Company owned	35%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	484
Density	57 / mi²
Median household income	\$100K
Average household income	\$125K

Crime index (US avg 100)	94
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	72
Homes occupied	75%
Bachelor's or higher	24%
Poverty rate	5.5%
Unemployment	0.8%
Average temp	42°F
Annual precip	45 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.