

Windsor 05089

ZIP code · VT · Vermont > Windsor County > Windsor

BALANCED MARKET

\$230K

MEDIAN SALE PRICE

+49.7%

1-YR CHANGE

76

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



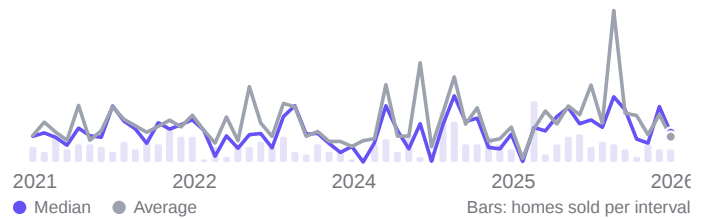
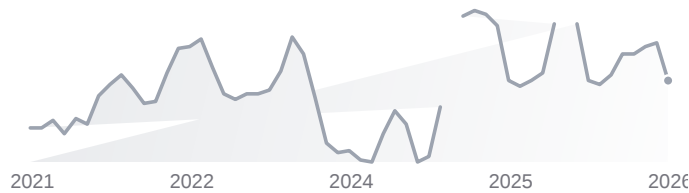
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$200K · Average \$178K

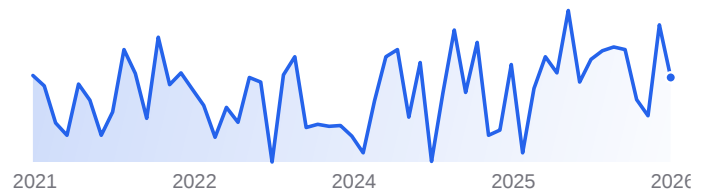
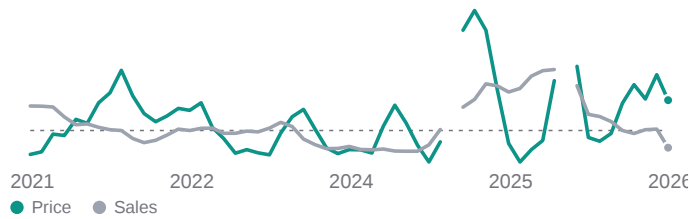


Growth (year over year)

Price +49.7% · Sales -28.3%

Price per square foot

\$167/ft²

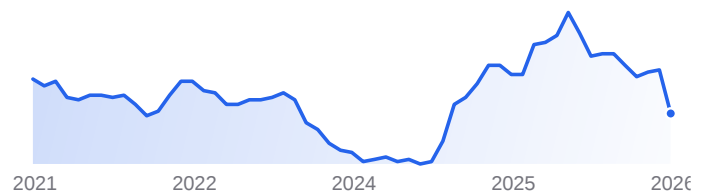


Sale premium vs estimated value

-9.7%

Annual turnover (share of homes sold)

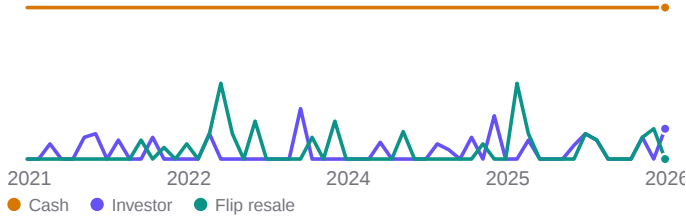
4.0%



BUYERS & OUTCOMES

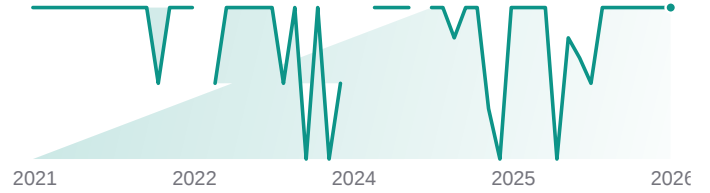
Buyer mix

Cash 100% · Investor 20% · Flip resale 0%



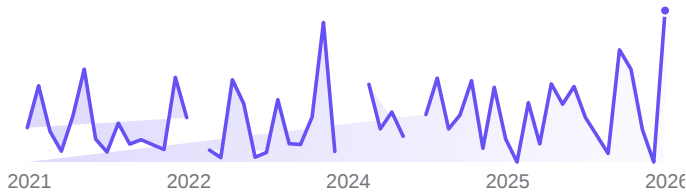
Sellers who sold at a gain

100%



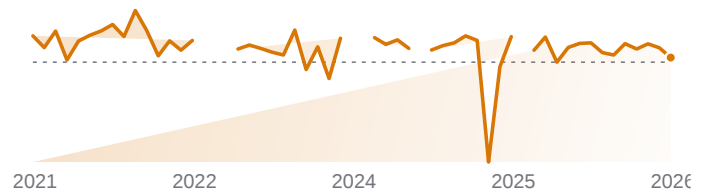
Typical hold before selling

16.9 yrs



Median annualized return at resale

+2.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,916
Median value (AVM)	\$289K
Median size	1,482 ft²
Median bedrooms	3
Median year built	1961
Single family	77%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	75%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

19.2 yrs

COMMUNITY

Population	4,977
Density	106 / mi²
Median household income	\$60K
Average household income	\$83K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	70
Homes occupied	88%
Bachelor's or higher	19%
Poverty rate	6.3%
Unemployment	0.6%
Average temp	43°F
Annual precip	44 in
Sunshine	49%

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