

Woodstock 05091

ZIP code · VT · Vermont · Windsor County · Woodstock

SELLER'S MARKET

\$632K

MEDIAN SALE PRICE

+9.7%

1-YR CHANGE

106

SALES (12 MO)

\$604K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

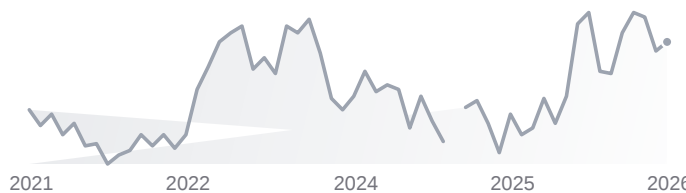
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

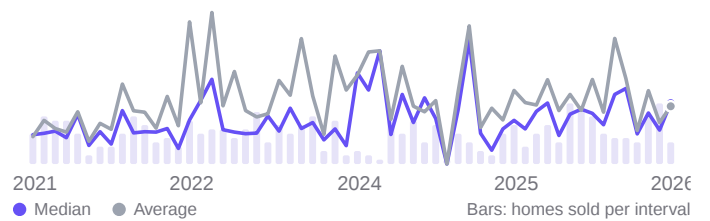
Market temperature (0–100)

75 / 100



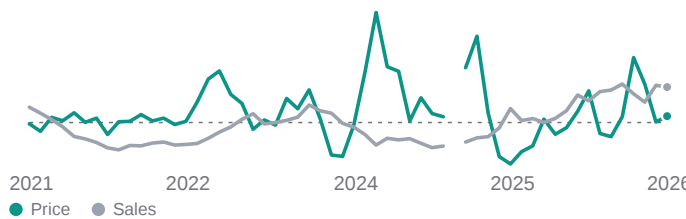
Sale prices

Median \$775K · Average \$738K



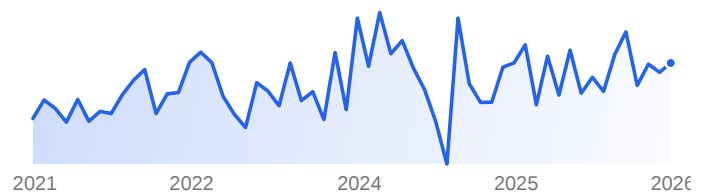
Growth (year over year)

Price +9.7% · Sales +53.6%



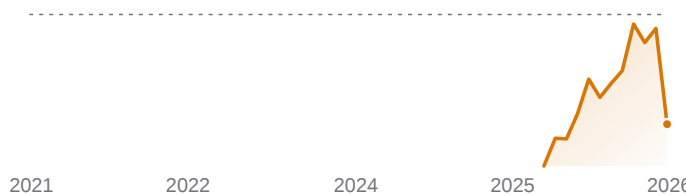
Price per square foot

\$400/ft²



Sale premium vs estimated value

-5.1%



Annual turnover (share of homes sold)

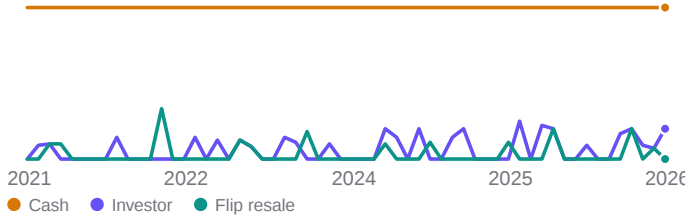
5.7%



BUYERS & OUTCOMES

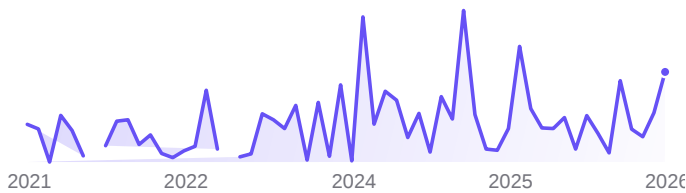
Buyer mix

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



Typical hold before selling

10.9 yrs



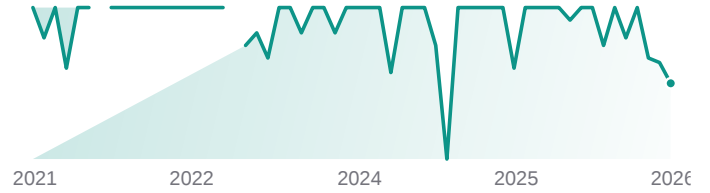
Preforeclosure filings

Filings 1 · Auction stage 1



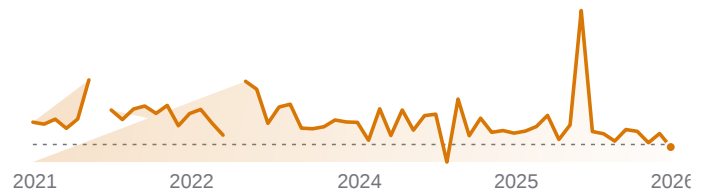
Sellers who sold at a gain

50%



Median annualized return at resale

-0.9%



HOUSING STOCK

Homes	1,848
Median value (AVM)	\$604K
Median size	1,920 ft²
Median bedrooms	3
Median year built	1968
Single family	78%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	60%
Company owned	27%
Median loan-to-value	0%

Typical ownership tenure

13.3 yrs

COMMUNITY

Population	3,879
Density	43 / mi ²
Median household income	\$97K
Average household income	\$128K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	75
Homes occupied	72%
Bachelor's or higher	30%
Poverty rate	6.0%
Unemployment	0.8%
Average temp	42°F
Annual precip	47 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.