

# Westminster 05158

ZIP code · VT · Vermont > Windham County > Westminster

BALANCED MARKET

**\$36K**

MEDIAN SALE PRICE

**-64.5%**

1-YR CHANGE

**20**

SALES (12 MO)

**\$279K**

MEDIAN VALUE (AVM)

Market temperature

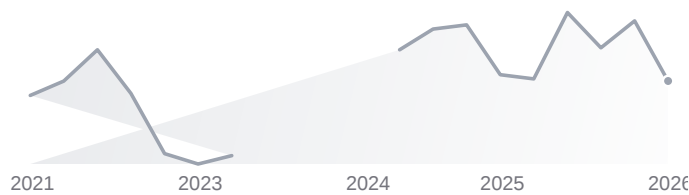
Balanced market · 46 / 100



## MARKET TRENDS (5 YEARS)

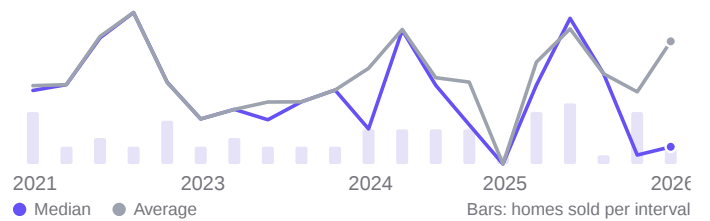
Market temperature (0–100)

46 / 100



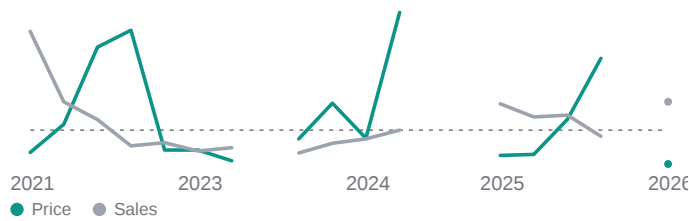
Sale prices

Median \$46K · Average \$218K



Growth (year over year)

Price -64.5% · Sales +53.8%



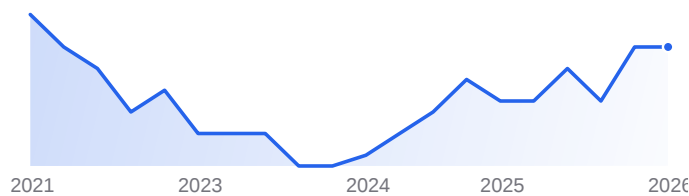
Sale premium vs estimated value

-85.1%



Annual turnover (share of homes sold)

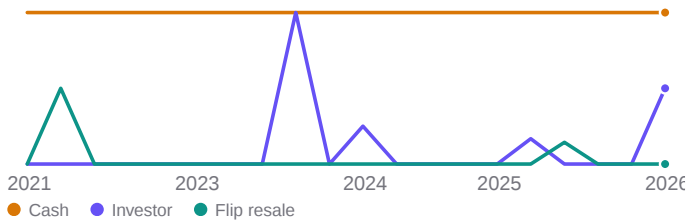
3.9%



## BUYERS & OUTCOMES

### Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



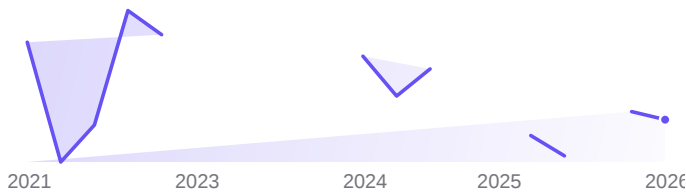
### Sellers who sold at a gain

100%



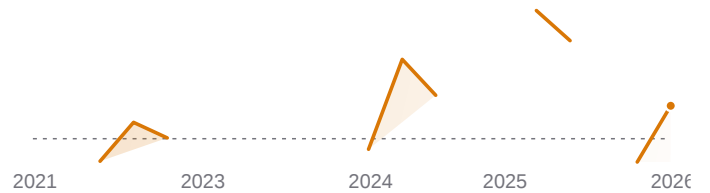
### Typical hold before selling

4.8 yrs



### Median annualized return at resale

+6.4%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 512       |
| Median value (AVM) | \$279K    |
| Median size        | 1,344 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1966      |
| Single family      | 82%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 100%     |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 85%      |
| Company owned                 | 6.4%     |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 10.8 yrs |

## COMMUNITY

|                          |           |
|--------------------------|-----------|
| Population               | 950       |
| Density                  | 113 / mi² |
| Median household income  | \$80K     |
| Average household income | \$115K    |

|                                  |              |
|----------------------------------|--------------|
| Crime index (US avg 100)         | <b>97</b>    |
| Air pollution index (US avg 100) | <b>77</b>    |
| Earthquake index (US avg 100)    | <b>61</b>    |
| Homes occupied                   | <b>91%</b>   |
| Bachelor's or higher             | <b>14%</b>   |
| Poverty rate                     | <b>7.7%</b>  |
| Unemployment                     | <b>0.7%</b>  |
| Average temp                     | <b>45°F</b>  |
| Annual precip                    | <b>43 in</b> |
| Sunshine                         | <b>49%</b>   |

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.