

Weston 05161

ZIP code · VT · Vermont · Windsor County · Weston

STRONG SELLER'S MARKET

\$487K

MEDIAN SALE PRICE

+149.6%

1-YR CHANGE

29

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 83 / 100

Buyer's market

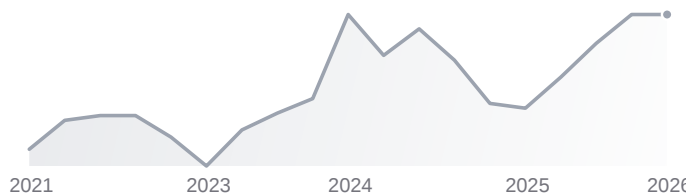
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

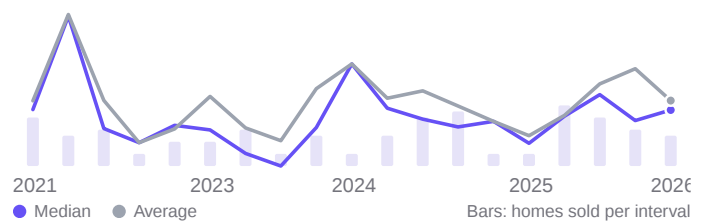
Market temperature (0–100)

83 / 100



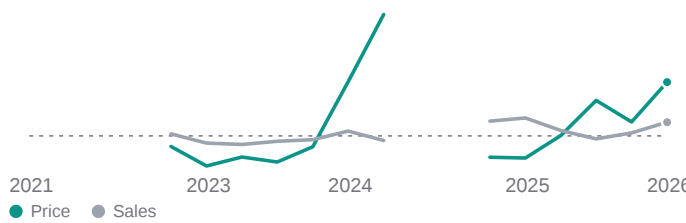
Sale prices

Median \$450K · Average \$522K



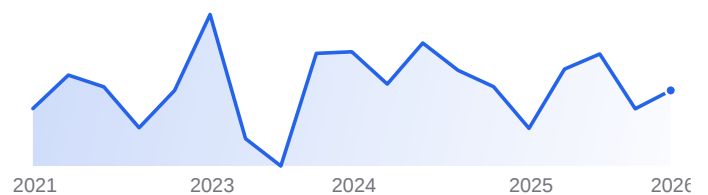
Growth (year over year)

Price +149.6% · Sales +38.1%



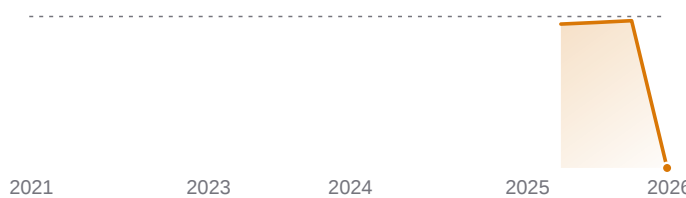
Price per square foot

\$214/ft²



Sale premium vs estimated value

-33.6%



Annual turnover (share of homes sold)

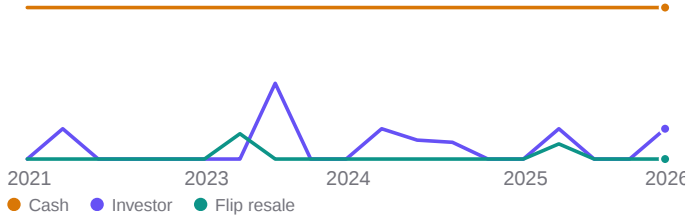
5.7%



BUYERS & OUTCOMES

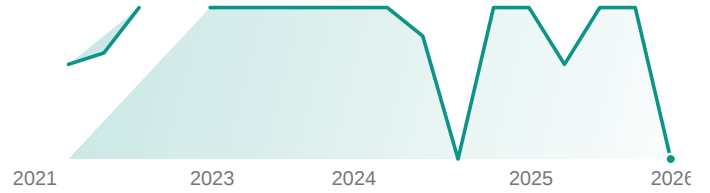
Buyer mix

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



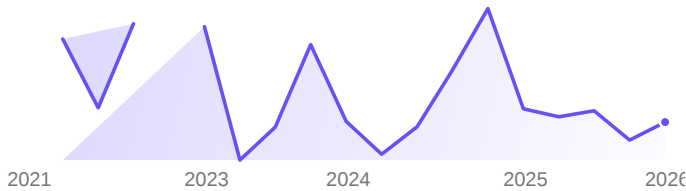
Sellers who sold at a gain

33%



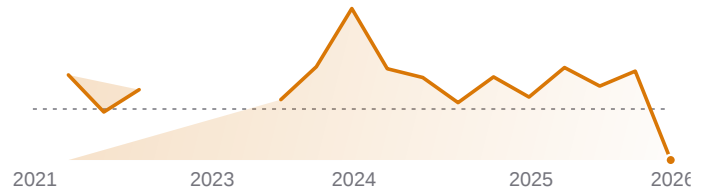
Typical hold before selling

3.6 yrs



Median annualized return at resale

-9.9%



HOUSING STOCK

Homes	513
Median value (AVM)	\$486K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1972
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	46%
Company owned	27%
Median loan-to-value	0%
Typical ownership tenure	16.7 yrs

COMMUNITY

Population	612
Density	17 / mi²
Median household income	\$109K
Average household income	\$143K

Crime index (US avg 100)	140
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	64
Homes occupied	53%
Bachelor's or higher	35%
Poverty rate	6.4%
Unemployment	0.8%
Average temp	41°F
Annual precip	54 in
Sunshine	49%

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