

Newfane 05345

ZIP code · VT · Vermont > Windham County > Newfane

BALANCED MARKET

\$593K

MEDIAN SALE PRICE

+82.3%

1-YR CHANGE

31

SALES (12 MO)

\$302K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

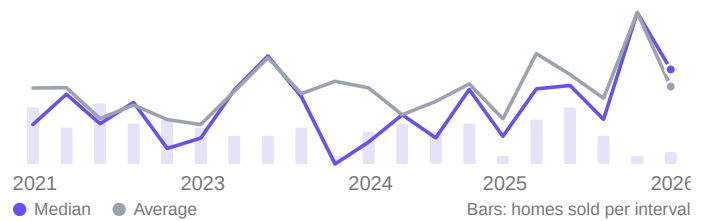
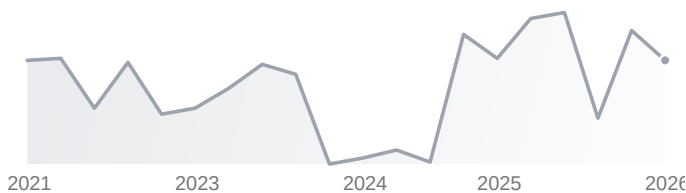
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$390K · Average \$328K

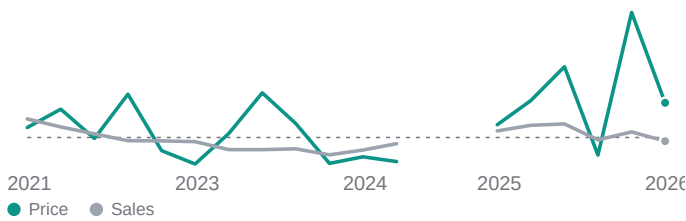


Growth (year over year)

Price +82.3% · Sales -8.8%

Price per square foot

\$239/ft²

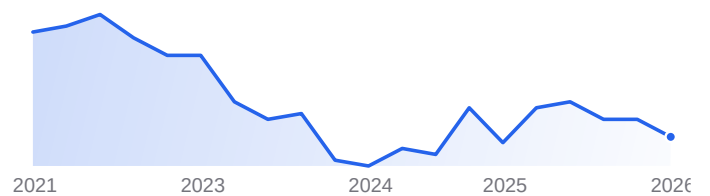


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

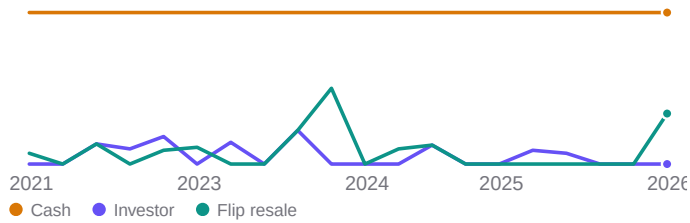
3.0%



BUYERS & OUTCOMES

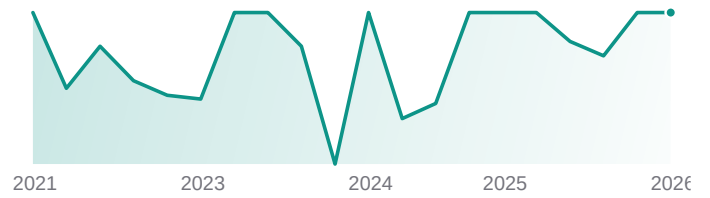
Buyer mix

Cash 100% · Investor 0% · Flip resale 33%



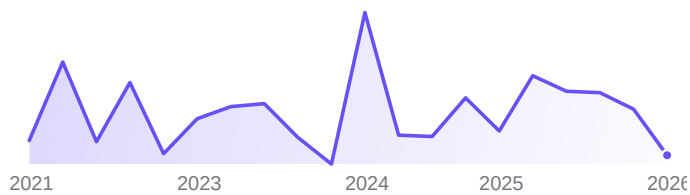
Sellers who sold at a gain

100%



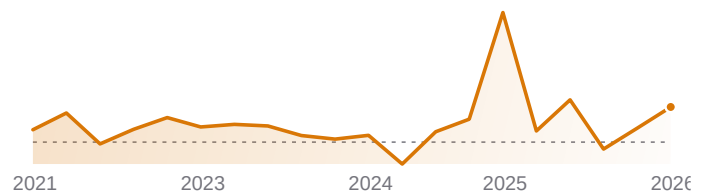
Typical hold before selling

0.9 yrs



Median annualized return at resale

+21.1%



HOUSING STOCK

Homes	1,030
Median value (AVM)	\$302K
Median size	1,372 ft²
Median bedrooms	3
Median year built	1975
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	94%
Underwater (LTV 125% or more)	0.2%
Owner occupied	63%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	1,477
Density	41 / mi²
Median household income	\$64K
Average household income	\$78K

Crime index (US avg 100)	82
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	59
Homes occupied	77%
Bachelor's or higher	14%
Poverty rate	7.5%
Unemployment	0.7%
Average temp	44°F
Annual precip	48 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.