

# South Newfane 05351

ZIP code · VT · Vermont · Windham County

BALANCED MARKET

**\$80K**

MEDIAN SALE PRICE

**-77.1%**

1-YR CHANGE

**8**

SALES (12 MO)

**\$308K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



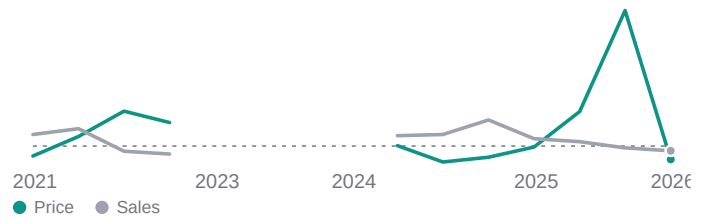
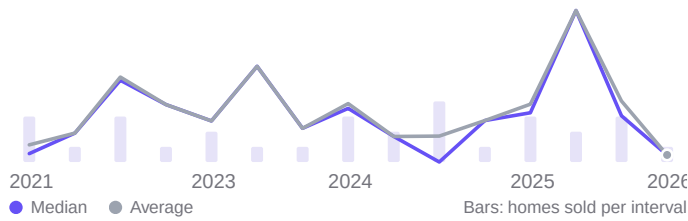
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$80K · Average \$80K

Growth (year over year)

Price -77.1% · Sales -27.3%

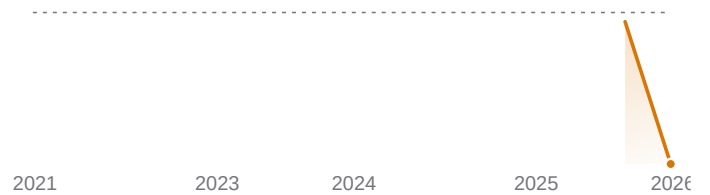


Price per square foot

\$22/ft²

Sale premium vs estimated value

-91.0%



Annual turnover (share of homes sold)

4.3%



## BUYERS & OUTCOMES

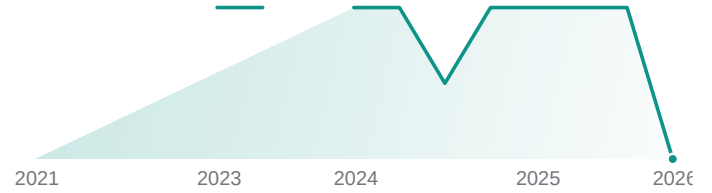
### Buyer mix

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



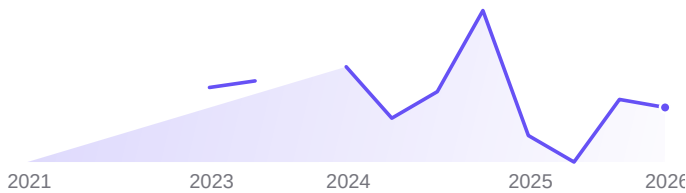
### Sellers who sold at a gain

0%



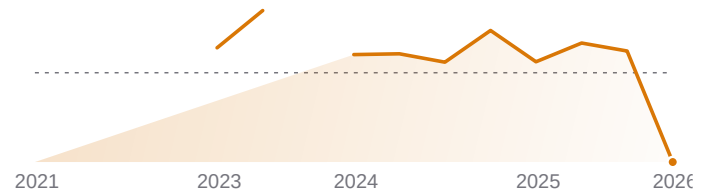
### Typical hold before selling

5.4 yrs



### Median annualized return at resale

-34.7%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 185       |
| Median value (AVM) | \$308K    |
| Median size        | 1,444 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1965      |
| Single family      | 79%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 94%     |
| Underwater (LTV 125% or more) | 1.0%    |
| Owner occupied                | 66%     |
| Company owned                 | 16%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 9.8 yrs |

## COMMUNITY

|                          |          |
|--------------------------|----------|
| Population               | 575      |
| Density                  | 38 / mi² |
| Median household income  | \$67K    |
| Average household income | \$79K    |

|                                  |              |
|----------------------------------|--------------|
| Crime index (US avg 100)         | <b>67</b>    |
| Air pollution index (US avg 100) | <b>83</b>    |
| Earthquake index (US avg 100)    | <b>59</b>    |
| Homes occupied                   | <b>76%</b>   |
| Bachelor's or higher             | <b>24%</b>   |
| Poverty rate                     | <b>6.8%</b>  |
| Unemployment                     | <b>0.8%</b>  |
| Average temp                     | <b>42°F</b>  |
| Annual precip                    | <b>50 in</b> |
| Sunshine                         | <b>49%</b>   |

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