

Wardsboro 05355

ZIP code · VT · Vermont > Windham County > Wardsboro

SELLER'S MARKET

\$431K

MEDIAN SALE PRICE

+7.8%

1-YR CHANGE

18

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

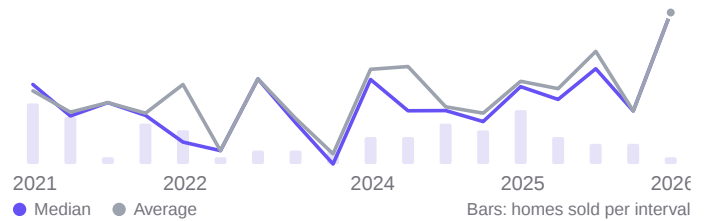
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$685K · Average \$685K

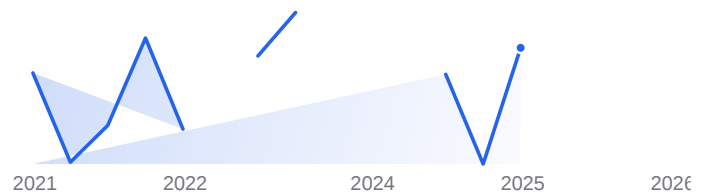
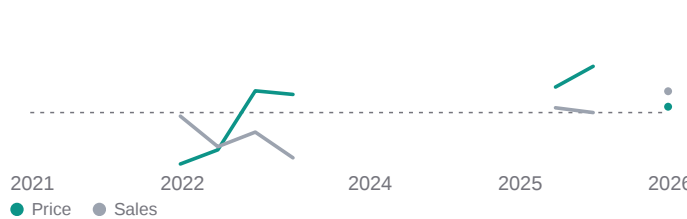


Growth (year over year)

Price +7.8% · Sales +28.6%

Price per square foot

\$343/ft²

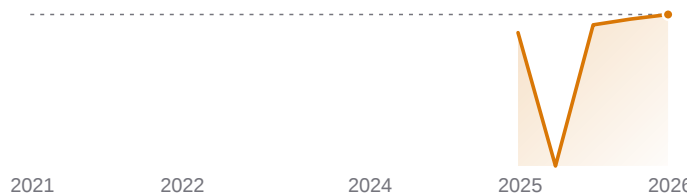


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

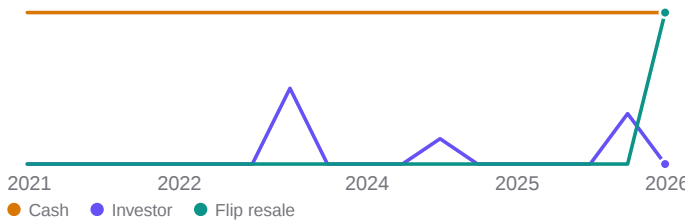
4.1%



BUYERS & OUTCOMES

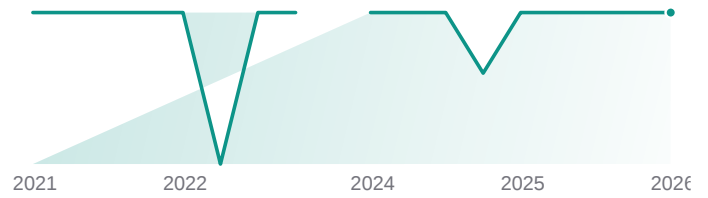
Buyer mix

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



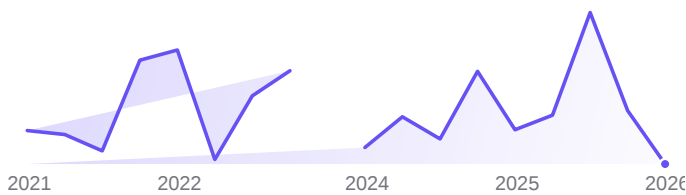
Sellers who sold at a gain

100%



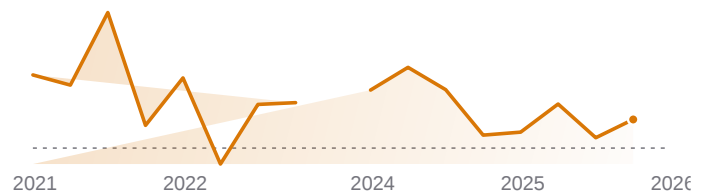
Typical hold before selling

0.8 yrs



Median annualized return at resale

+7.3%



HOUSING STOCK

Homes	435
Median value (AVM)	\$326K
Median size	1,554 ft²
Median bedrooms	3
Median year built	1972
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	46%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	519
Density	23 / mi²
Median household income	\$83K
Average household income	\$90K

Crime index (US avg 100)	108
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	60
Homes occupied	54%
Bachelor's or higher	23%
Poverty rate	2.9%
Unemployment	0.9%
Average temp	42°F
Annual precip	58 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.