

West Dover 05356

ZIP code · VT · Vermont · Windham County

SELLER'S MARKET

\$463K

MEDIAN SALE PRICE

-8.7%

1-YR CHANGE

150

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



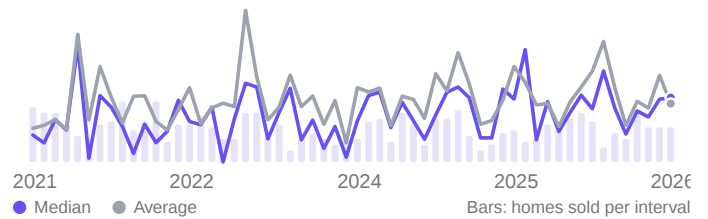
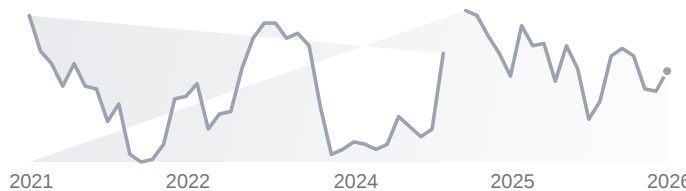
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$500K · Average \$469K

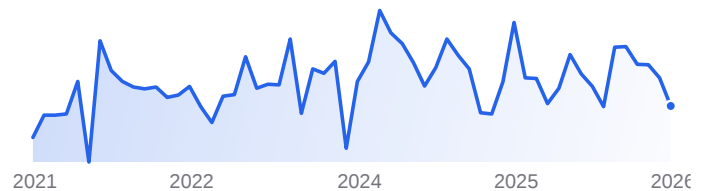
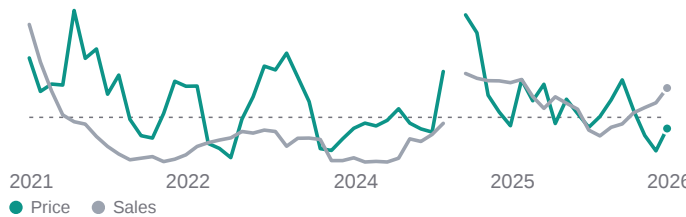


Growth (year over year)

Price -8.7% · Sales +23.0%

Price per square foot

\$246/ft²

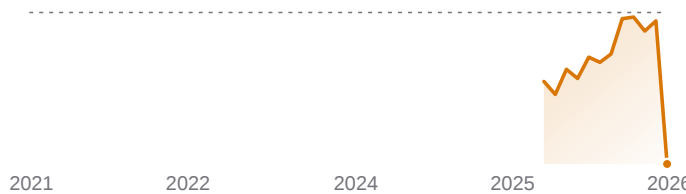


Sale premium vs estimated value

-6.3%

Annual turnover (share of homes sold)

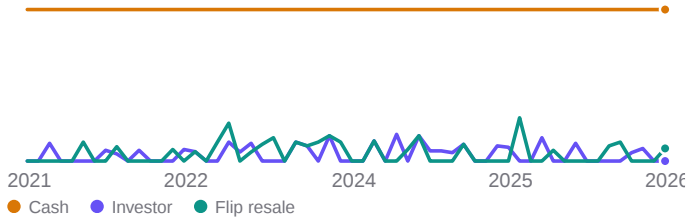
5.5%



BUYERS & OUTCOMES

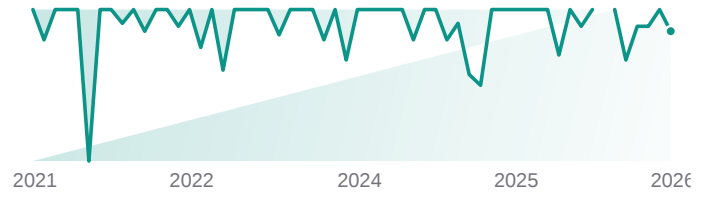
Buyer mix

Cash 100% · Investor 0% · Flip resale 8.3%



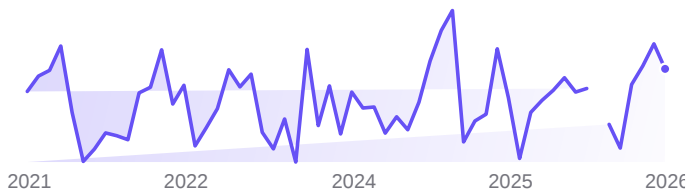
Sellers who sold at a gain

86%



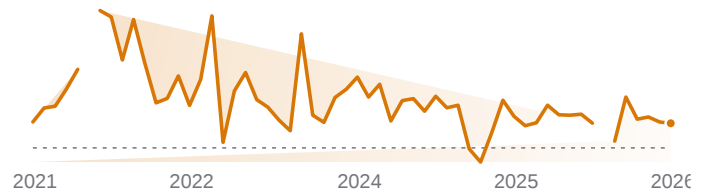
Typical hold before selling

5.4 yrs



Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,714
Median value (AVM)	\$470K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1900
Single family	44%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	11%
Company owned	20%
Median loan-to-value	0%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	1,278
Density	41 / mi²
Median household income	\$52K
Average household income	\$69K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	56
Homes occupied	23%
Bachelor's or higher	22%
Poverty rate	8.3%
Unemployment	1.0%
Average temp	40°F
Annual precip	59 in
Sunshine	49%

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