

West Townshend 05359

ZIP code · VT · Vermont · Windham County

SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

+103.7%

1-YR CHANGE

17

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

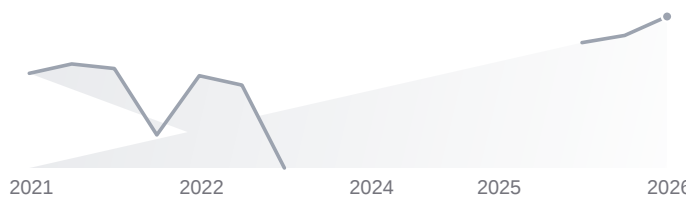
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

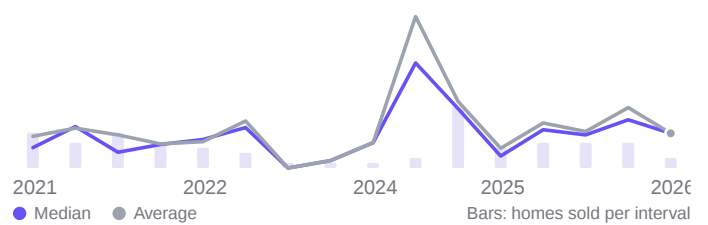
Market temperature (0–100)

70 / 100



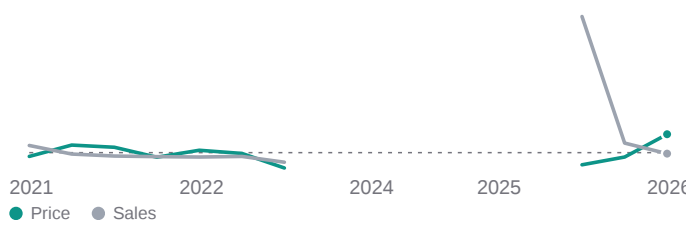
Sale prices

Median \$265K · Average \$265K



Growth (year over year)

Price +103.7% · Sales -5.6%



Price per square foot

\$198/ft²



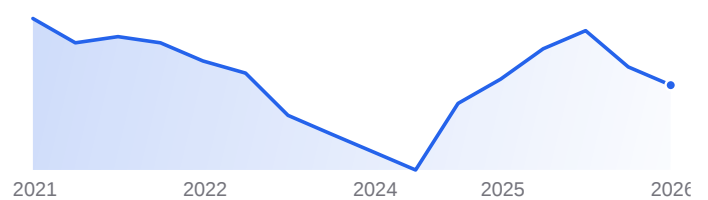
Sale premium vs estimated value

-23.9%



Annual turnover (share of homes sold)

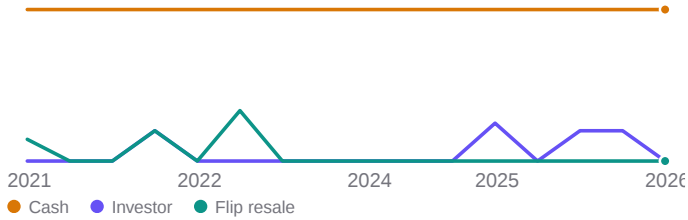
3.7%



BUYERS & OUTCOMES

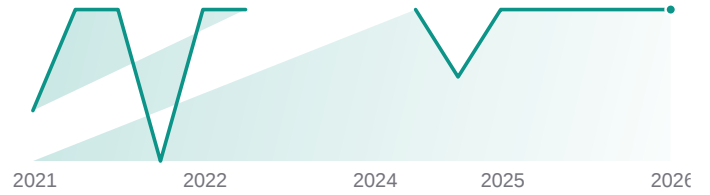
Buyer mix

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



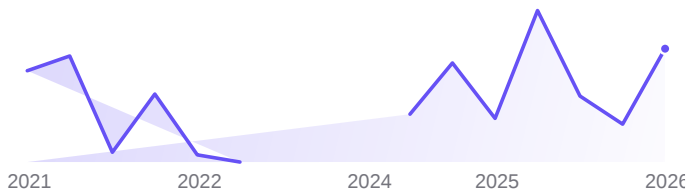
Sellers who sold at a gain

100%



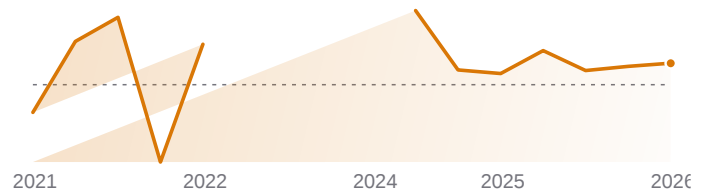
Typical hold before selling

8.2 yrs



Median annualized return at resale

+6.6%



HOUSING STOCK

Homes	461
Median value (AVM)	\$350K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1970
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	52%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	507
Density	20 / mi²
Median household income	\$80K
Average household income	\$99K

Crime index (US avg 100)	109
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	61
Homes occupied	63%
Bachelor's or higher	23%
Poverty rate	7.6%
Unemployment	0.8%
Average temp	42°F
Annual precip	51 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.