

West Wardsboro 05360

ZIP code · VT · Vermont · Windham County

SELLER'S MARKET

\$533K

MEDIAN SALE PRICE

+11.9%

1-YR CHANGE

58

SALES (12 MO)

\$494K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

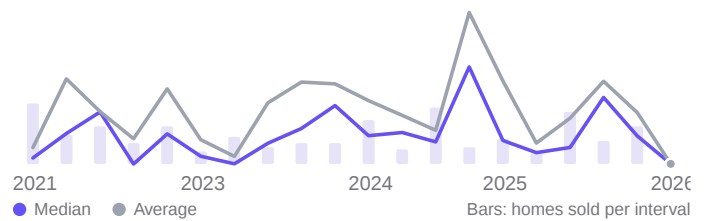
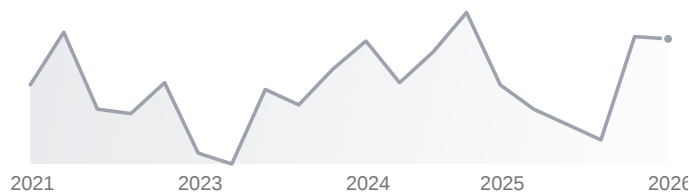
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

75 / 100

Sale prices

Median \$290K · Average \$290K

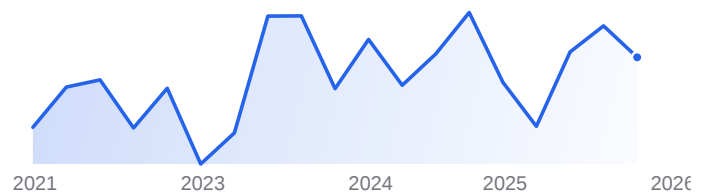
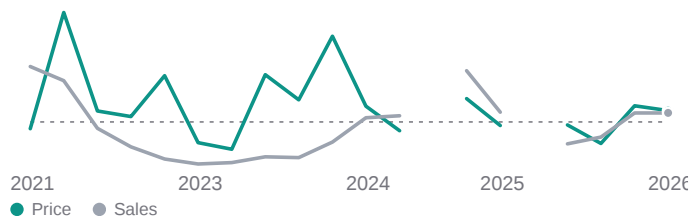


Growth (year over year)

Price +11.9% · Sales +9.4%

Price per square foot

\$488/ft²

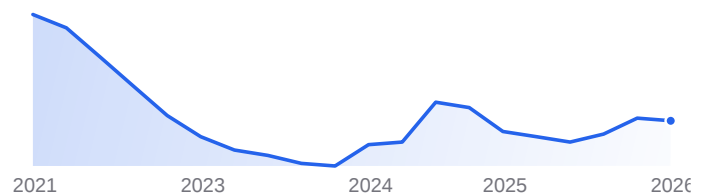


Sale premium vs estimated value

+75.0%

Annual turnover (share of homes sold)

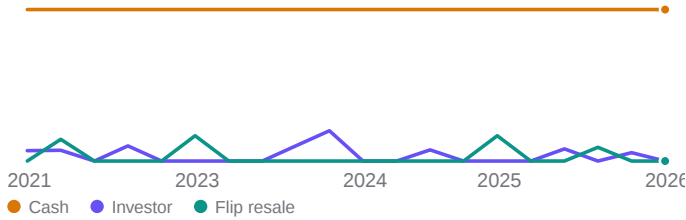
4.5%



BUYERS & OUTCOMES

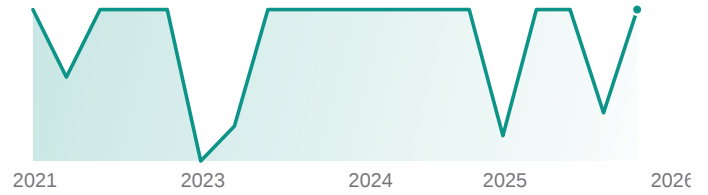
Buyer mix

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



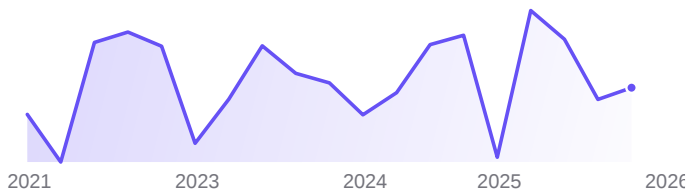
Sellers who sold at a gain

100%



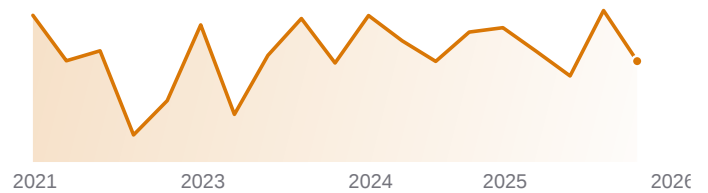
Typical hold before selling

5.0 yrs



Median annualized return at resale

+8.0%



HOUSING STOCK

Homes	1,290
Median value (AVM)	\$494K
Median size	1,374 ft²
Median bedrooms	3
Median year built	1988
Single family	46%
Condos	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	11%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	621
Density	12 / mi²
Median household income	\$84K

Average household income	\$101K
Crime index (US avg 100)	179
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	61
Homes occupied	22%
Bachelor's or higher	21%
Poverty rate	3.2%
Unemployment	0.9%
Average temp	39°F
Annual precip	60 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.