

Whitingham 05361

ZIP code · VT · Vermont > Windham County > Whitingham

BALANCED MARKET

\$178K

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

18

SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100

Buyer's market

Balanced

Seller's market

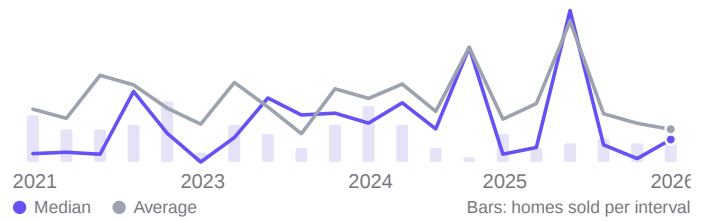
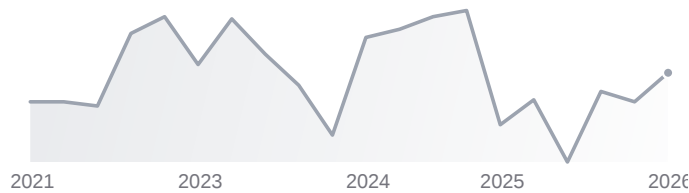
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$175K · Average \$200K

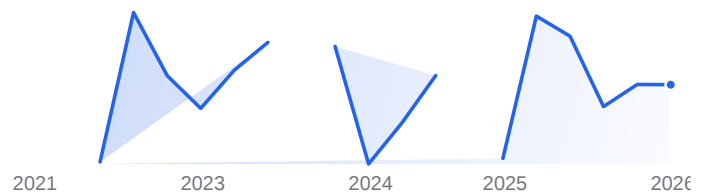
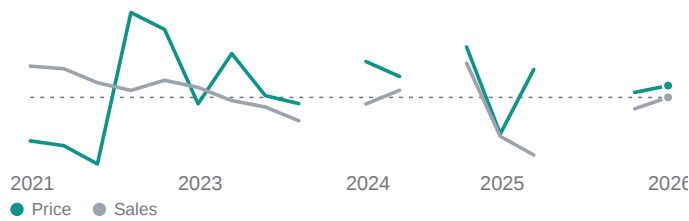


Growth (year over year)

Price +11.5% · Sales +0.0%

Price per square foot

\$166/ft²

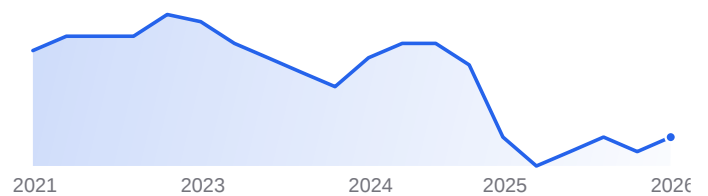
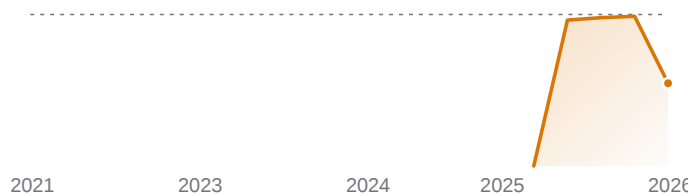


Sale premium vs estimated value

-39.3%

Annual turnover (share of homes sold)

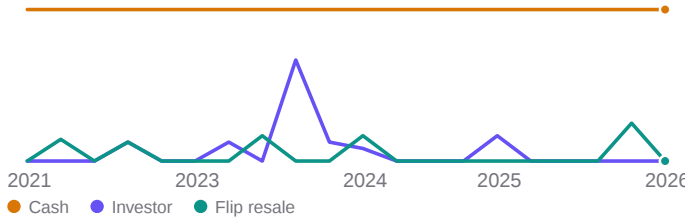
2.8%



BUYERS & OUTCOMES

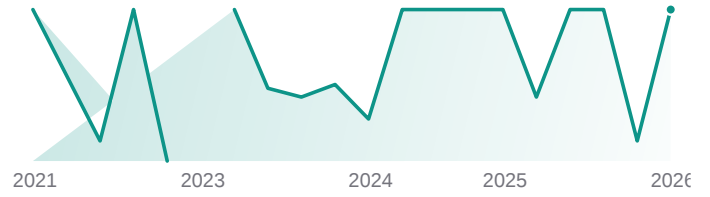
Buyer mix

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



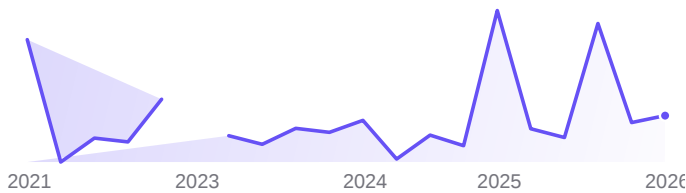
Sellers who sold at a gain

100%



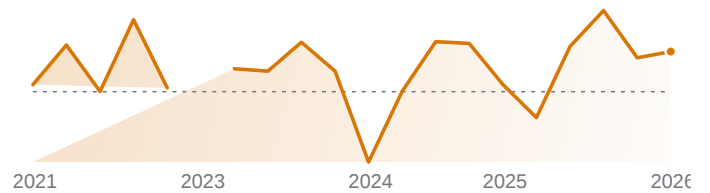
Typical hold before selling

6.2 yrs



Median annualized return at resale

+9.3%



HOUSING STOCK

Homes	632
Median value (AVM)	\$343K
Median size	1,508 ft ²
Median bedrooms	3
Median year built	1982
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	90%
Underwater (LTV 125% or more)	0.5%
Owner occupied	54%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	884
Density	30 / mi ²
Median household income	\$65K
Average household income	\$83K

Crime index (US avg 100)	93
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	55
Homes occupied	62%
Bachelor's or higher	25%
Poverty rate	14.0%
Unemployment	0.7%
Average temp	42°F
Annual precip	53 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.