

Williamsville 05362

ZIP code · VT · Vermont · Windham County

\$175K

MEDIAN SALE PRICE

+84.2%

1-YR CHANGE

6

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

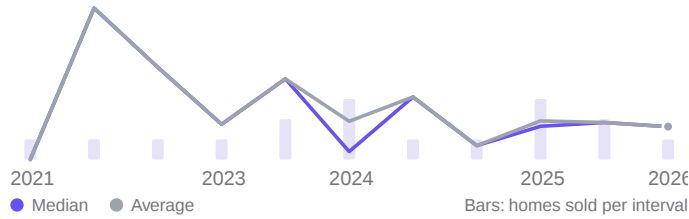
MARKET TRENDS (5 YEARS)

Sale prices

Median \$175K · Average \$175K

Growth (year over year)

Price +84.2% · Sales +20.0%

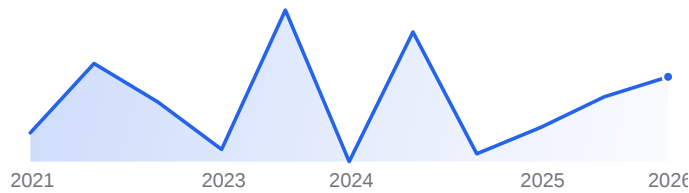


Price per square foot

\$217/ft²

Sale premium vs estimated value

-2.1%



Annual turnover (share of homes sold)

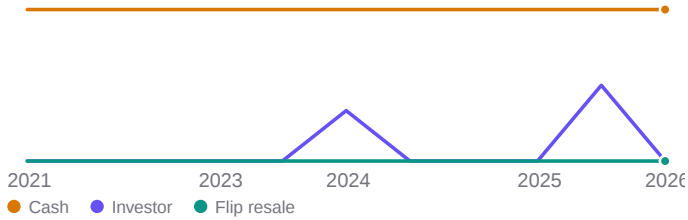
4.7%



BUYERS & OUTCOMES

Buyer mix

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



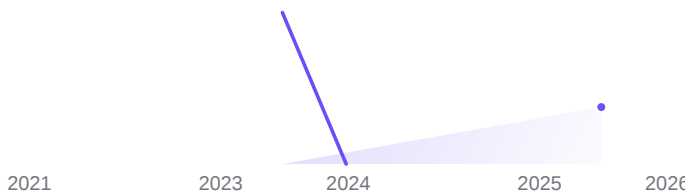
Sellers who sold at a gain

0%



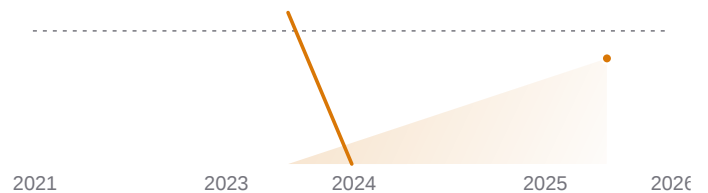
Typical hold before selling

5.0 yrs



Median annualized return at resale

-15.3%



HOUSING STOCK

Homes	129
Median value (AVM)	\$298K
Median size	1,420 ft²
Median bedrooms	3
Median year built	1968
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	0%
Owner occupied	68%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	183
Density	37 / mi²
Median household income	\$65K
Average household income	\$76K

Crime index (US avg 100)	77
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	56
Homes occupied	77%
Bachelor's or higher	24%
Poverty rate	7.2%
Unemployment	0.8%
Average temp	42°F
Annual precip	50 in
Sunshine	49%

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