

Wilmington 05363

ZIP code · VT · Vermont > Windham County > Wilmington

BUYER'S MARKET

\$362K

MEDIAN SALE PRICE

-29.8%

1-YR CHANGE

92

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



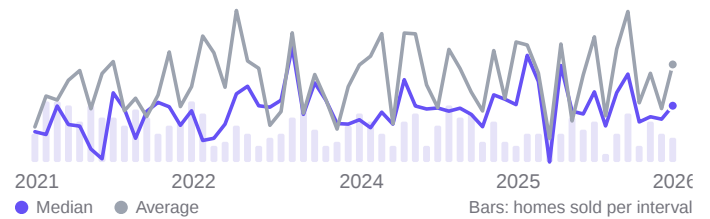
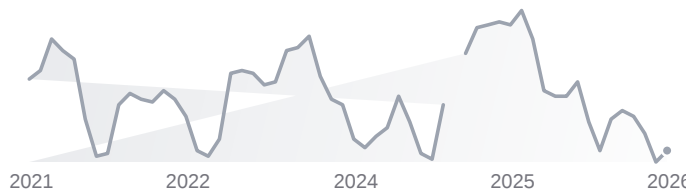
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$400K · Average \$590K

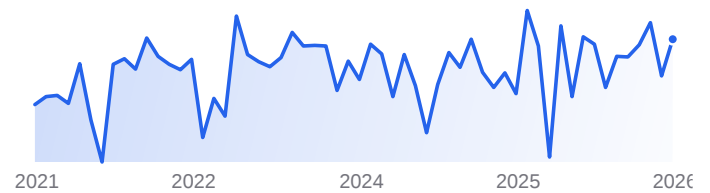
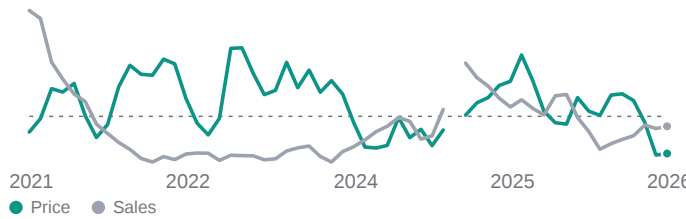


Growth (year over year)

Price -29.8% · Sales -8.0%

Price per square foot

\$286/ft²

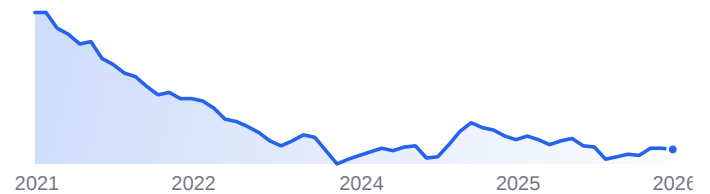
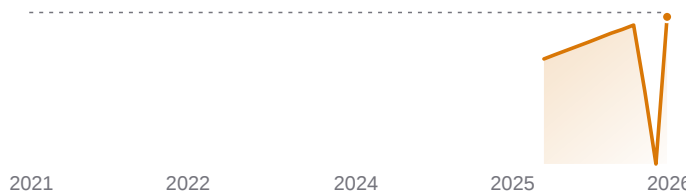


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

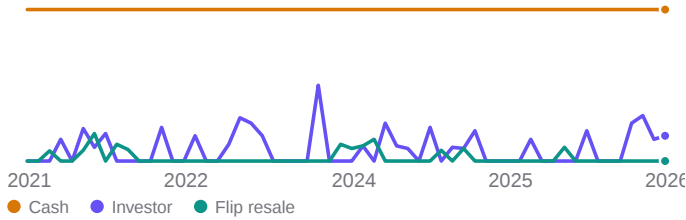
3.7%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 17% · Flip resale 0%



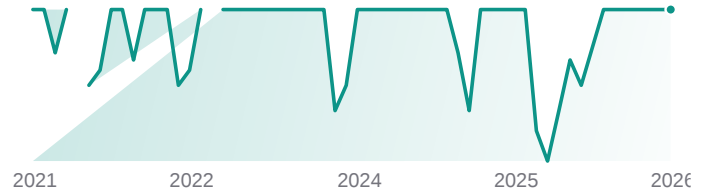
Typical hold before selling

4.9 yrs



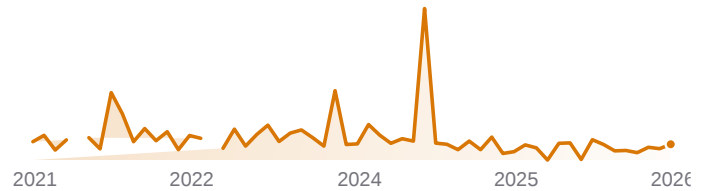
Sellers who sold at a gain

100%



Median annualized return at resale

+8.8%



HOUSING STOCK

Homes	2,489
Median value (AVM)	\$469K
Median size	1,743 ft²
Median bedrooms	3
Median year built	1979
Single family	83%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0.1%
Owner occupied	28%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	2,321
Density	34 / mi²
Median household income	\$80K

Average household income	\$91K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	57
Homes occupied	44%
Bachelor's or higher	16%
Poverty rate	4.7%
Unemployment	0.9%
Average temp	40°F
Annual precip	57 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.