

Waterville 05492

ZIP code · VT · Vermont · Lamoille County

SELLER'S MARKET

\$263K

MEDIAN SALE PRICE

+65.1%

1-YR CHANGE

11

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

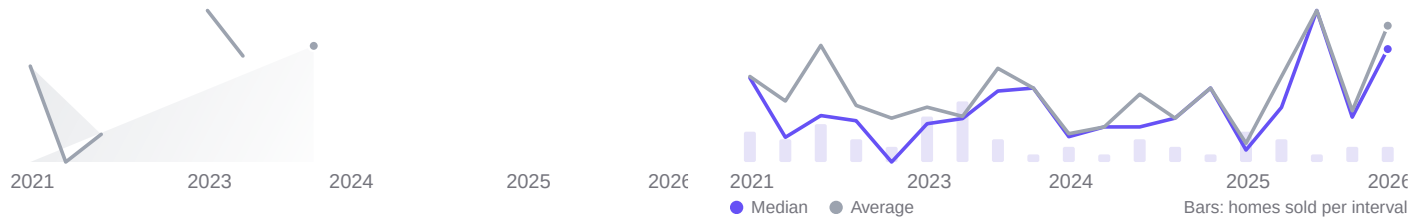
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$350K · Average \$410K



Growth (year over year)

Price +65.1% · Sales +57.1%

Price per square foot

\$286/ft²

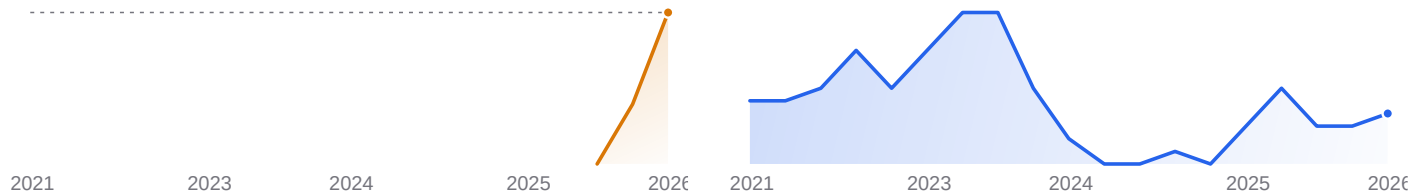


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

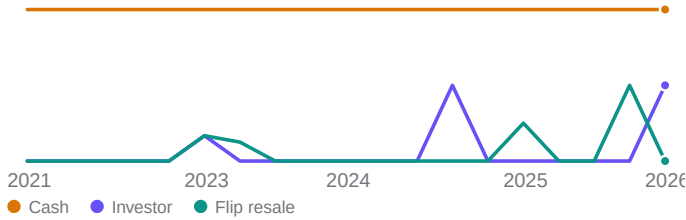
3.3%



BUYERS & OUTCOMES

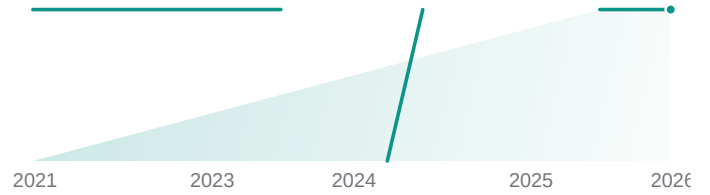
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



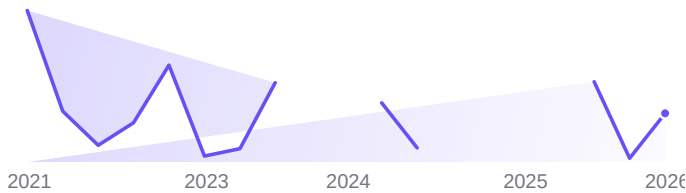
Sellers who sold at a gain

100%



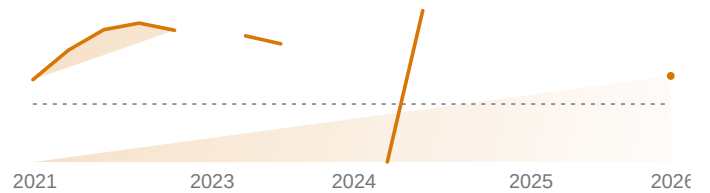
Typical hold before selling

4.7 yrs



Median annualized return at resale

+3.8%



HOUSING STOCK

Homes	334
Median value (AVM)	\$324K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1983
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	84%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	21.7 yrs

COMMUNITY

Population	639
Density	29 / mi²
Median household income	\$83K
Average household income	\$98K

Crime index (US avg 100)	76
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	82
Homes occupied	89%
Bachelor's or higher	23%
Poverty rate	5.8%
Unemployment	0.9%
Average temp	39°F
Annual precip	56 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.