

Westford 05494

ZIP code · VT · Vermont > Chittenden County > Westford

SELLER'S MARKET

\$573K

MEDIAN SALE PRICE

36

SALES (12 MO)

\$483K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



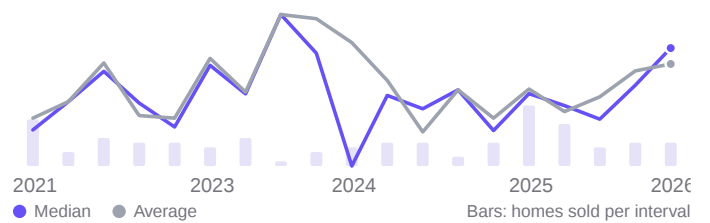
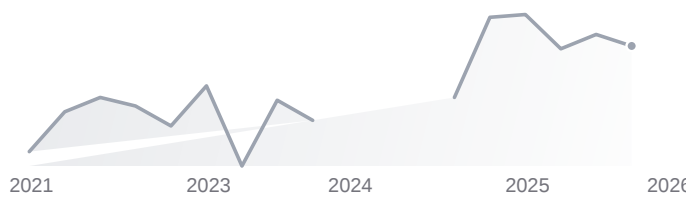
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$595K · Average \$545K

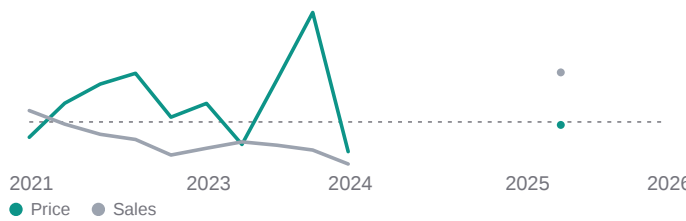


Growth (year over year)

Price -4.3% · Sales +70.6%

Sale premium vs estimated value

+0.3%

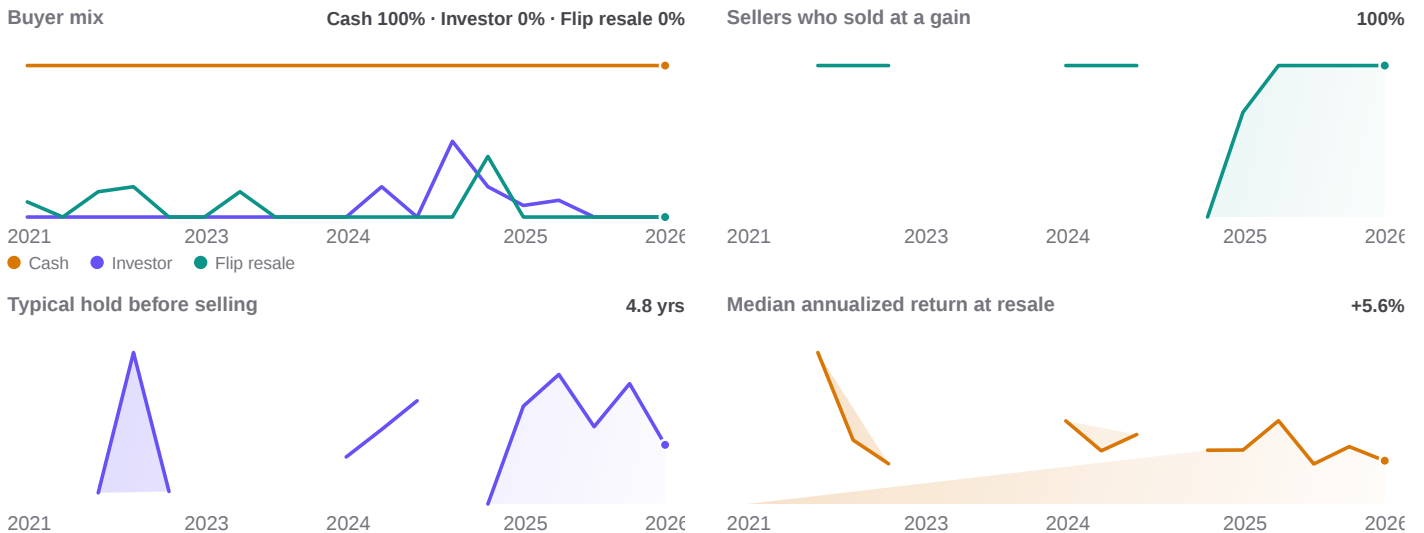


Annual turnover (share of homes sold)

5.4%



BUYERS & OUTCOMES



HOUSING STOCK

Homes	672
Median value (AVM)	\$483K
Median size	1,840 ft²
Median bedrooms	4
Median year built	1880
Single family	91%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	93%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	1,323
Density	54 / mi²
Median household income	\$111K

Average household income	\$126K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	101
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	4.7%
Unemployment	0.7%
Average temp	44°F
Annual precip	41 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.