

Moretown 05660

ZIP code · VT · Vermont › Washington County

BALANCED MARKET

\$321K

MEDIAN SALE PRICE

-59.3%

1-YR CHANGE

41

SALES (12 MO)

\$505K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



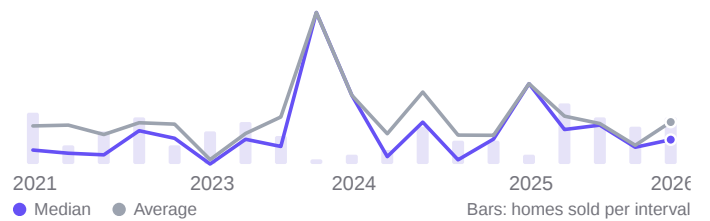
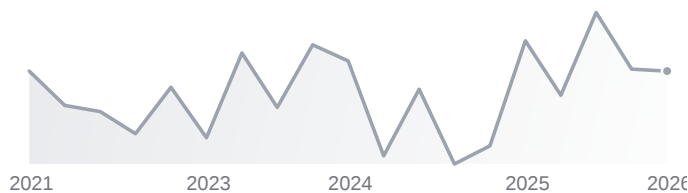
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$306K · Average \$458K

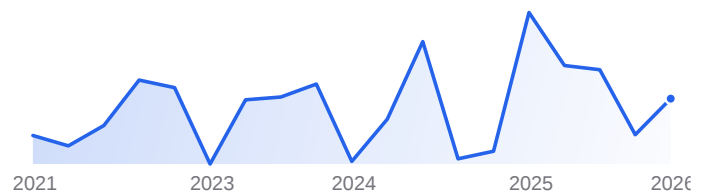
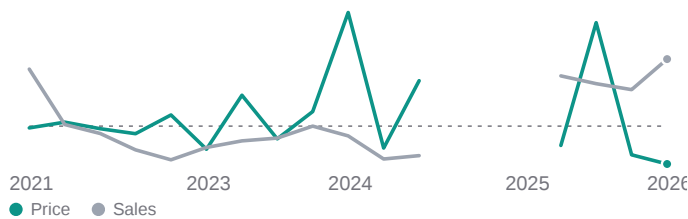


Growth (year over year)

Price -59.3% · Sales +105.0%

Price per square foot

\$254/ft²

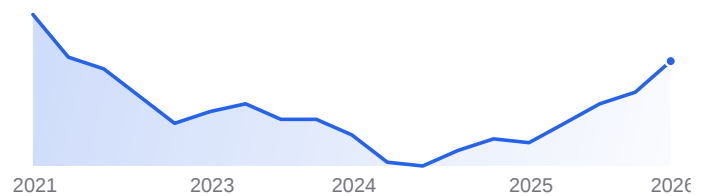


Sale premium vs estimated value

-14.5%

Annual turnover (share of homes sold)

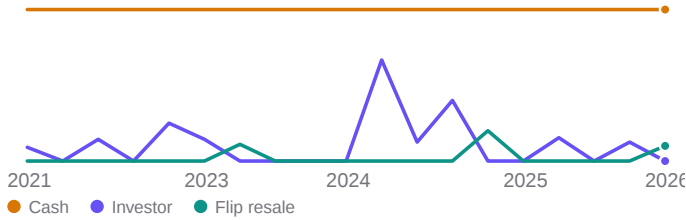
4.4%



BUYERS & OUTCOMES

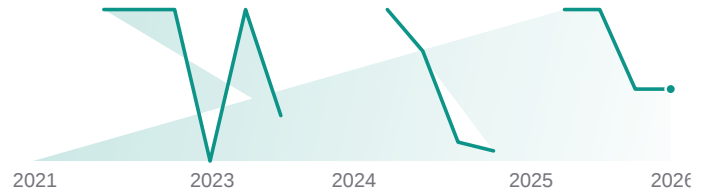
Buyer mix

Cash 100% · Investor 0% · Flip resale 10%



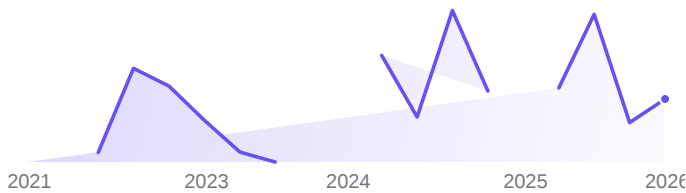
Sellers who sold at a gain

70%



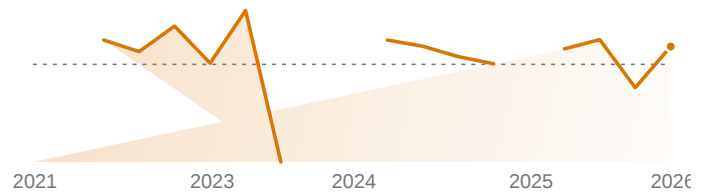
Typical hold before selling

5.8 yrs



Median annualized return at resale

+8.9%



HOUSING STOCK

Homes	929
Median value (AVM)	\$505K
Median size	1,672 ft²
Median bedrooms	3
Median year built	1982
Single family	84%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0%
Owner occupied	82%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	1,648
Density	41 / mi²
Median household income	\$99K

Average household income	\$111K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	74
Homes occupied	85%
Bachelor's or higher	37%
Poverty rate	4.1%
Unemployment	0.9%
Average temp	41°F
Annual precip	45 in
Sunshine	49%

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