

Northfield 05663

ZIP code · VT · Vermont > Washington County > Northfield

BALANCED MARKET

\$321K

MEDIAN SALE PRICE

+124.5%

1-YR CHANGE

70

SALES (12 MO)

\$312K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

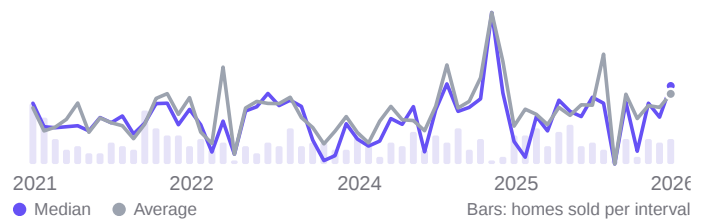
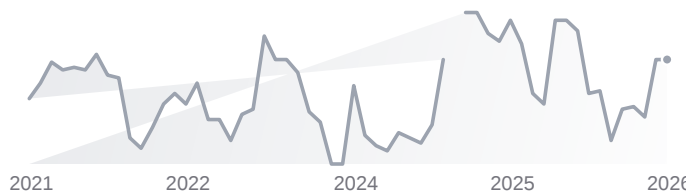
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$400K · Average \$361K

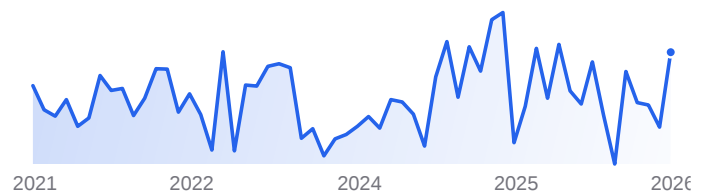
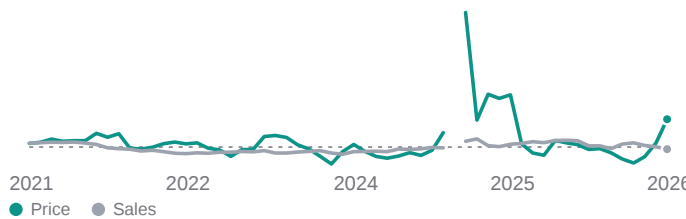


Growth (year over year)

Price +124.5% · Sales -9.1%

Price per square foot

\$243/ft²

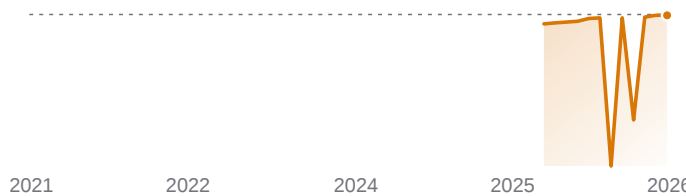


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

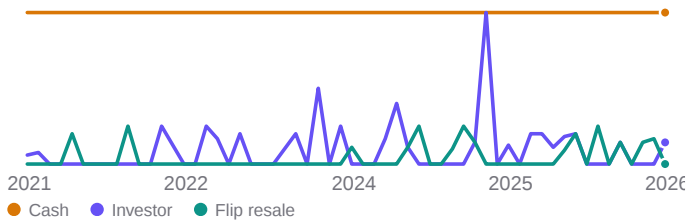
3.7%



BUYERS & OUTCOMES

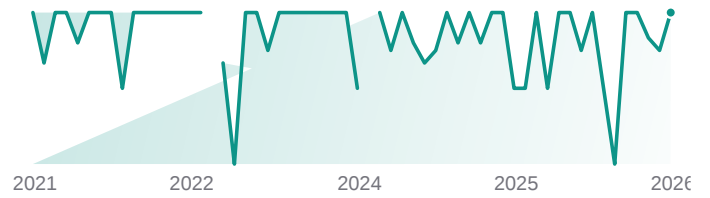
Buyer mix

Cash 100% · Investor 14% · Flip resale 0%



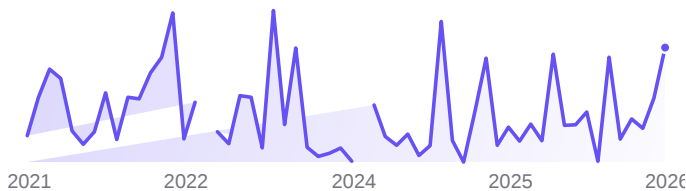
Sellers who sold at a gain

100%



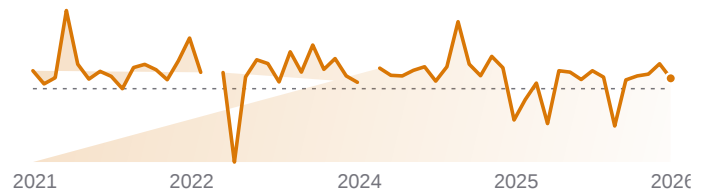
Typical hold before selling

11.5 yrs



Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,893
Median value (AVM)	\$312K
Median size	1,490 ft²
Median bedrooms	3
Median year built	1969
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	95%
Underwater (LTV 125% or more)	0.1%
Owner occupied	82%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	6,348
Density	109 / mi²
Median household income	\$72K
Average household income	\$86K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	77
Homes occupied	87%
Bachelor's or higher	31%
Poverty rate	11.3%
Unemployment	0.7%
Average temp	41°F
Annual precip	43 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.