

Waitsfield 05673

ZIP code · VT · Vermont > Washington County > Waitsfield

BUYER'S MARKET

\$452K

MEDIAN SALE PRICE

-22.6%

1-YR CHANGE

62

SALES (12 MO)

\$560K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



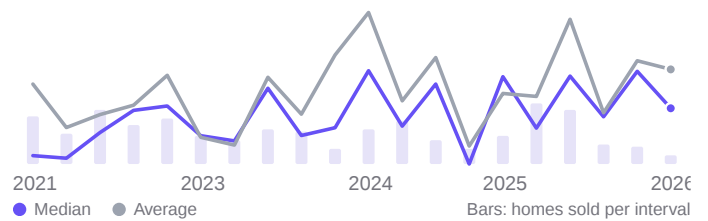
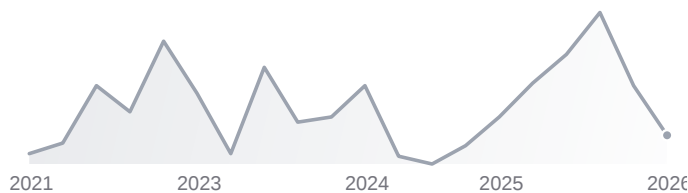
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$450K · Average \$614K

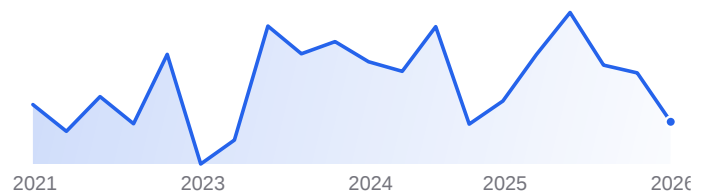
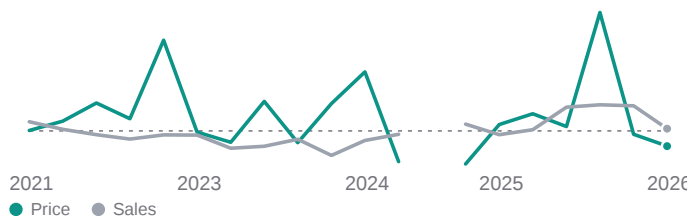


Growth (year over year)

Price -22.6% · Sales +3.3%

Price per square foot

\$240/ft²

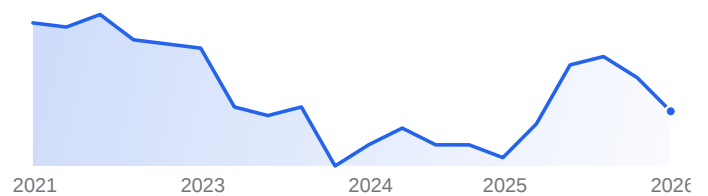
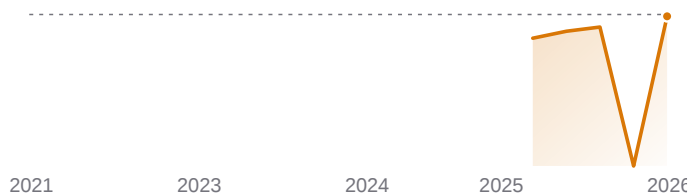


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

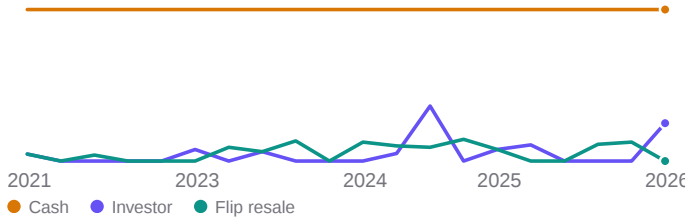
3.7%



BUYERS & OUTCOMES

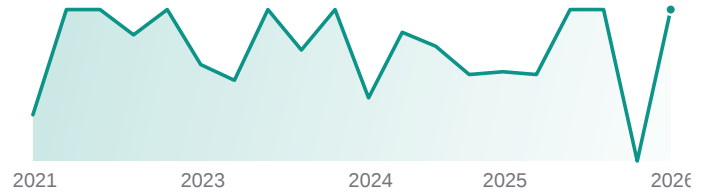
Buyer mix

Cash 100% · Investor 25% · Flip resale 0%



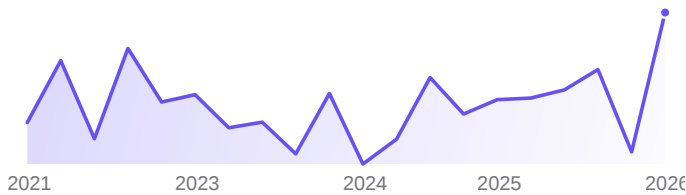
Sellers who sold at a gain

100%



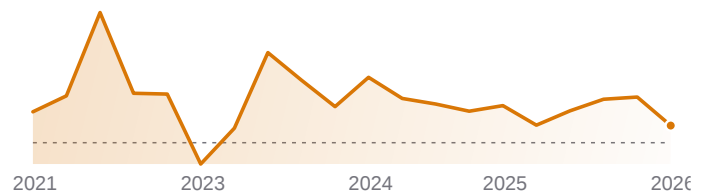
Typical hold before selling

11.0 yrs



Median annualized return at resale

+4.4%



HOUSING STOCK

Homes	1,692
Median value (AVM)	\$560K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1977
Single family	74%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	96%
Underwater (LTV 125% or more)	0.2%
Owner occupied	55%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	2,855
Density	52 / mi²
Median household income	\$89K

Average household income	\$114K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	80
Homes occupied	67%
Bachelor's or higher	37%
Poverty rate	4.9%
Unemployment	0.7%
Average temp	42°F
Annual precip	48 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.