

Waterbury 05676

ZIP code · VT · Vermont > Washington County > Waterbury

BALANCED MARKET

\$272K

MEDIAN SALE PRICE

-24.2%

1-YR CHANGE

88

SALES (12 MO)

\$462K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

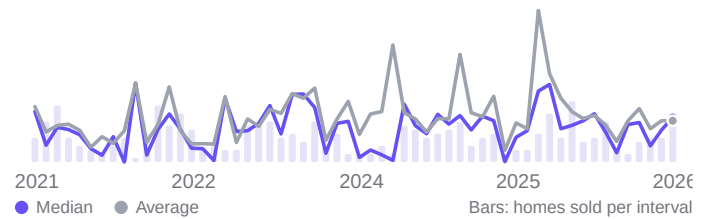
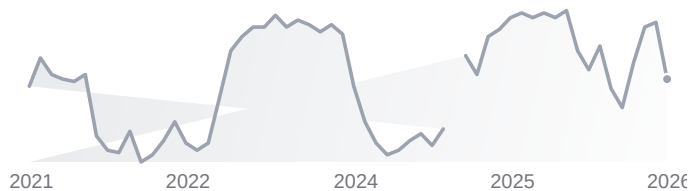
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$375K · Average \$350K

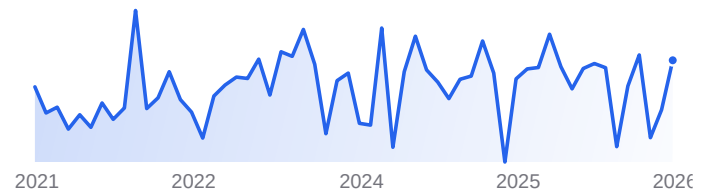
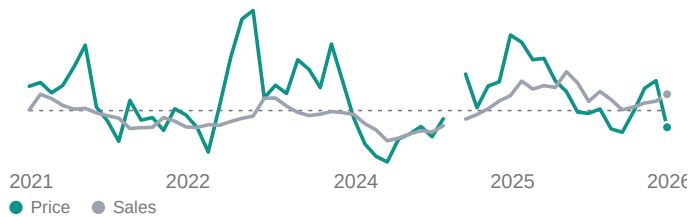


Growth (year over year)

Price -24.2% · Sales +23.9%

Price per square foot

\$303/ft²

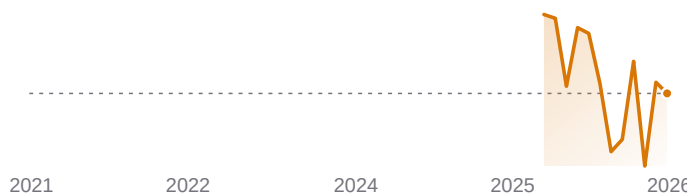


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

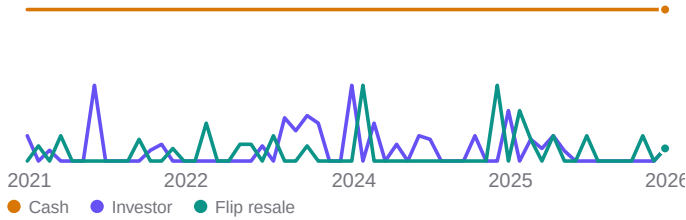
4.5%



BUYERS & OUTCOMES

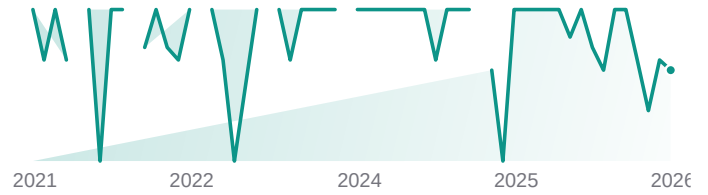
Buyer mix

Cash 100% · Investor 8.3% · Flip resale 8.3%



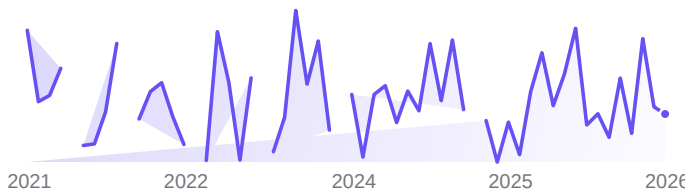
Sellers who sold at a gain

60%



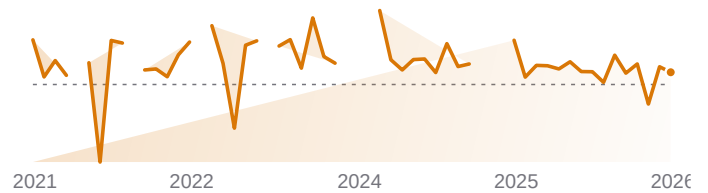
Typical hold before selling

3.3 yrs



Median annualized return at resale

+4.7%



HOUSING STOCK

Homes	1,958
Median value (AVM)	\$462K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1981
Single family	69%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	98%
Underwater (LTV 125% or more)	0%
Owner occupied	85%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	6,290
Density	63 / mi²
Median household income	\$91K

Average household income	\$107K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	80
Homes occupied	91%
Bachelor's or higher	34%
Poverty rate	6.0%
Unemployment	0.8%
Average temp	41°F
Annual precip	47 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.