

Waterbury Center 05677

ZIP code · VT · Vermont > Washington County > Waterbury Center

STRONG BUYER'S MARKET

\$785K

MEDIAN SALE PRICE

-14.0%

1-YR CHANGE

17

SALES (12 MO)

\$609K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



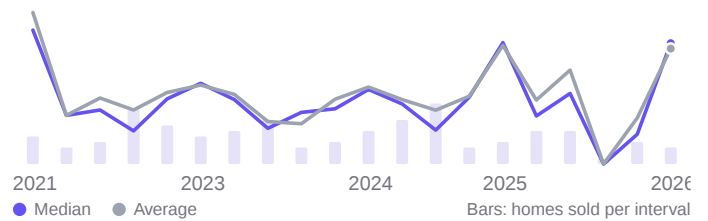
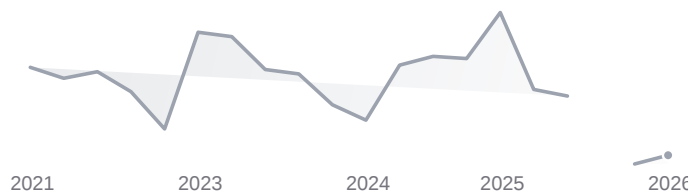
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

11 / 100

Sale prices

Median \$1M · Average \$977K

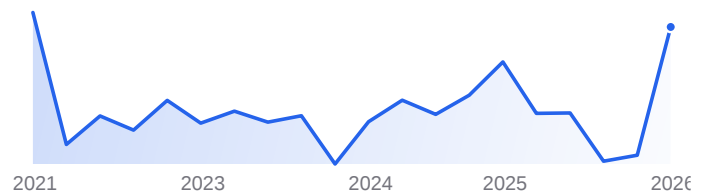
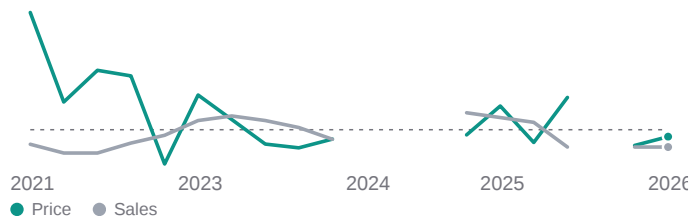


Growth (year over year)

Price -14.0% · Sales -34.6%

Price per square foot

\$526/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

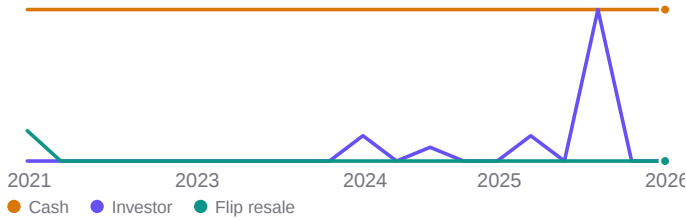
2.0%



BUYERS & OUTCOMES

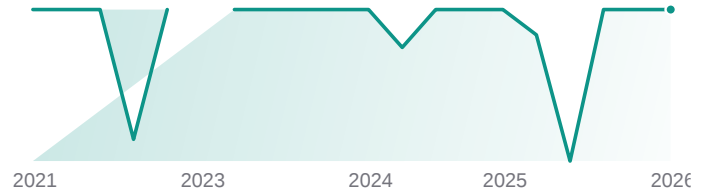
Buyer mix

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



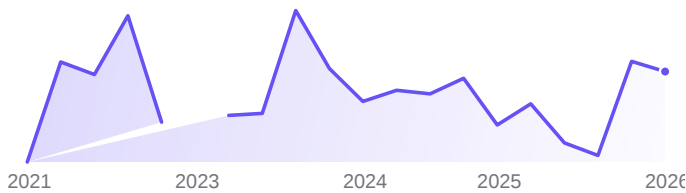
Sellers who sold at a gain

100%



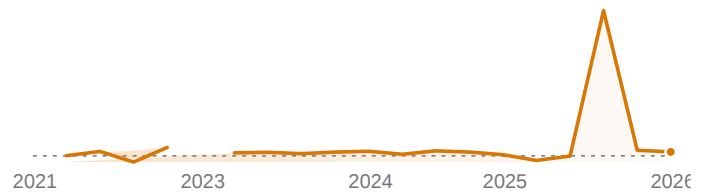
Typical hold before selling

8.8 yrs



Median annualized return at resale

+9.6%



HOUSING STOCK

Homes	868
Median value (AVM)	\$609K
Median size	1,820 ft²
Median bedrooms	3
Median year built	1981
Single family	79%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	99%
Underwater (LTV 125% or more)	0%
Owner occupied	89%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	1,435
Density	88 / mi²
Median household income	\$116K

Average household income	\$145K
Crime index (US avg 100)	33
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	77
Homes occupied	91%
Bachelor's or higher	35%
Poverty rate	7.3%
Unemployment	0.7%
Average temp	43°F
Annual precip	44 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.