

Williamstown 05679

ZIP code · VT · Vermont > Orange County > Williamstown

SELLER'S MARKET

\$198K

MEDIAN SALE PRICE

+19.7%

1-YR CHANGE

58

SALES (12 MO)

\$311K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

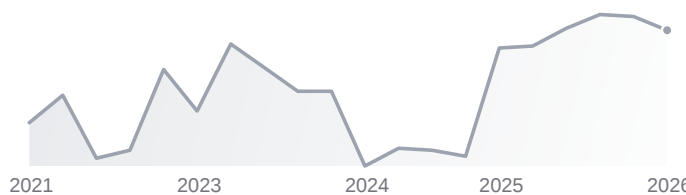
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

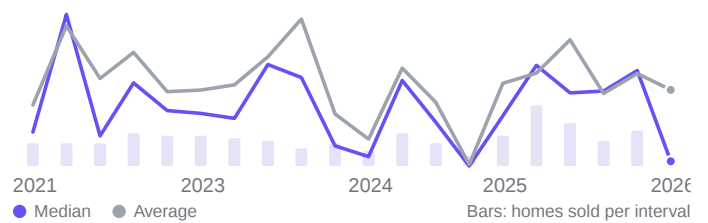
Market temperature (0–100)

75 / 100



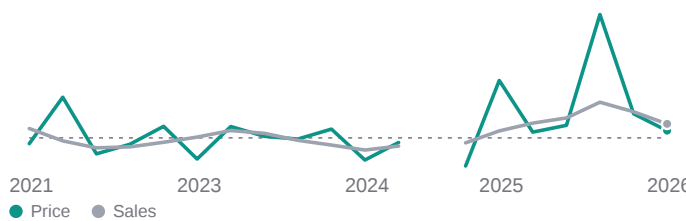
Sale prices

Median \$50K · Average \$200K



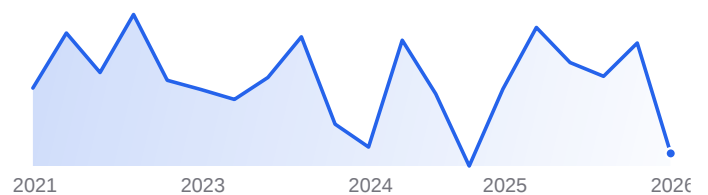
Growth (year over year)

Price +19.7% · Sales +38.1%



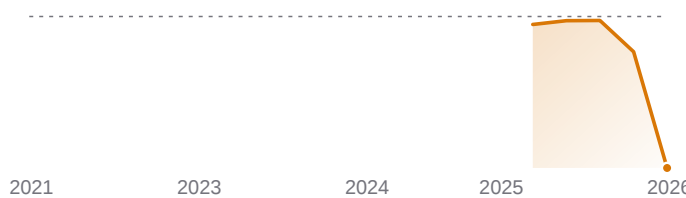
Price per square foot

\$43/ft²



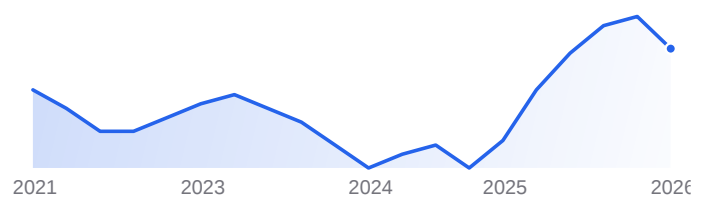
Sale premium vs estimated value

-66.7%



Annual turnover (share of homes sold)

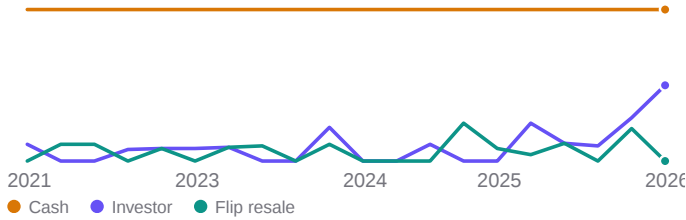
4.6%



BUYERS & OUTCOMES

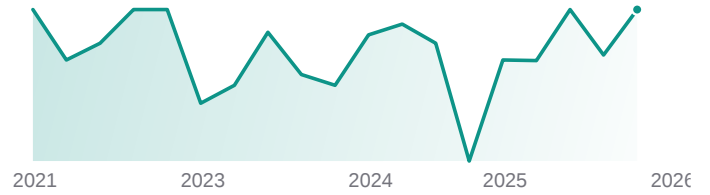
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



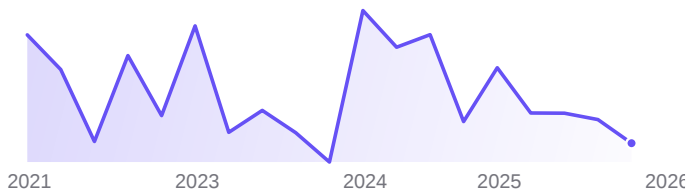
Sellers who sold at a gain

100%



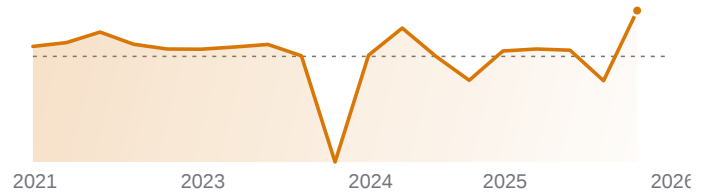
Typical hold before selling

1.5 yrs



Median annualized return at resale

+34.6%



HOUSING STOCK

Homes	1,260
Median value (AVM)	\$311K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1985
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0%
Owner occupied	86%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	3,269
Density	87 / mi²
Median household income	\$75K
Average household income	\$93K

Crime index (US avg 100)	102
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	75
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	7.9%
Unemployment	0.9%
Average temp	41°F
Annual precip	43 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.