

Rochester 05767

ZIP code · VT · Vermont > Windsor County > Rochester

SELLER'S MARKET

\$335K

MEDIAN SALE PRICE

+27.6%

1-YR CHANGE

28

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

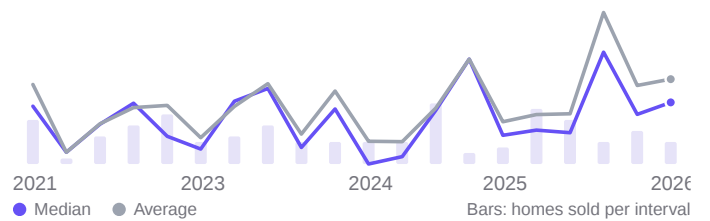
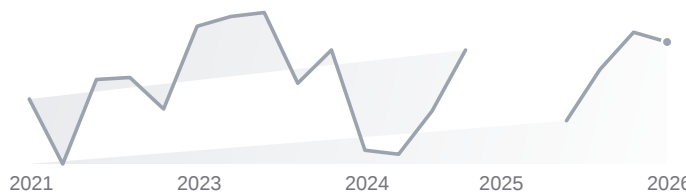
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$365K · Average \$482K

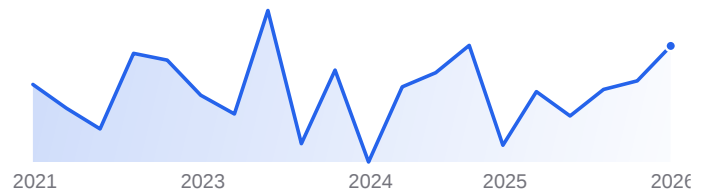
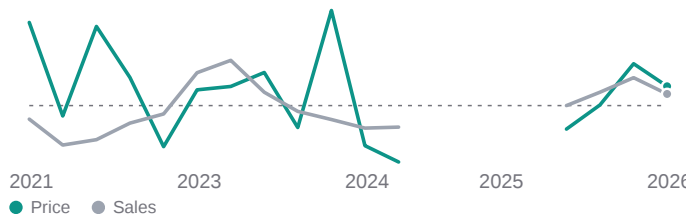


Growth (year over year)

Price +27.6% · Sales +16.7%

Price per square foot

\$249/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

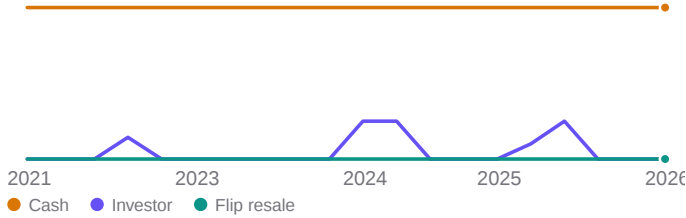
3.9%



BUYERS & OUTCOMES

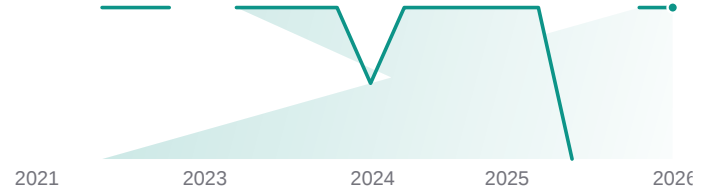
Buyer mix

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



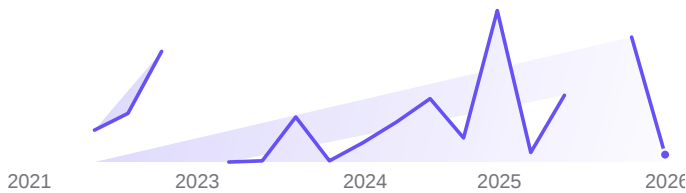
Sellers who sold at a gain

100%



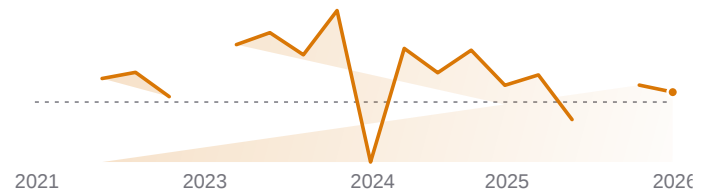
Typical hold before selling

3.3 yrs



Median annualized return at resale

+3.1%



HOUSING STOCK

Homes	718
Median value (AVM)	\$332K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1974
Single family	79%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	56%
Company owned	21%
Median loan-to-value	0%
Typical ownership tenure	23.0 yrs

COMMUNITY

Population	1,133
Density	20 / mi²
Median household income	\$66K

Average household income	\$119K
Crime index (US avg 100)	170
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	70
Homes occupied	69%
Bachelor's or higher	34%
Poverty rate	8.6%
Unemployment	0.7%
Average temp	41°F
Annual precip	49 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.