

Westfield 05874

ZIP code · VT · Vermont · Orleans County

BALANCED MARKET

\$210K

MEDIAN SALE PRICE

21

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

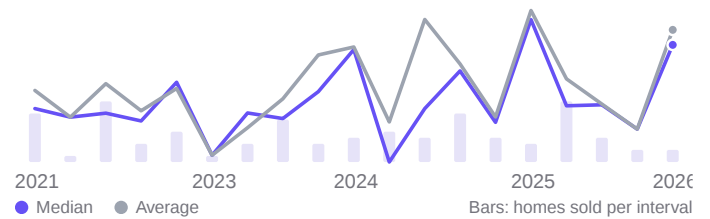
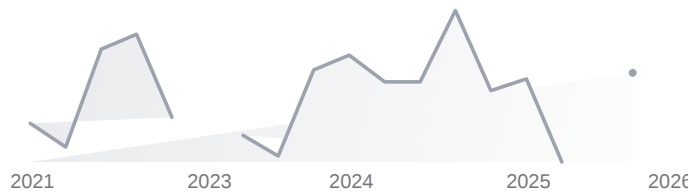
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$350K · Average \$387K

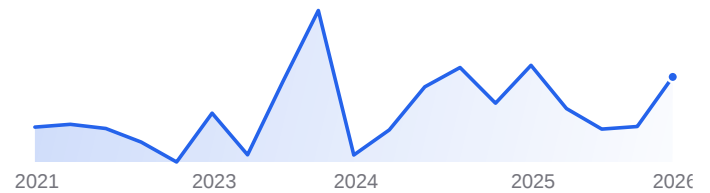
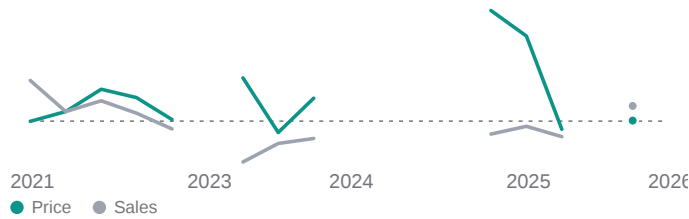


Growth (year over year)

Price +0.8% · Sales +18.8%

Price per square foot

\$203/ft²



Sale premium vs estimated value

+15.2%

Annual turnover (share of homes sold)

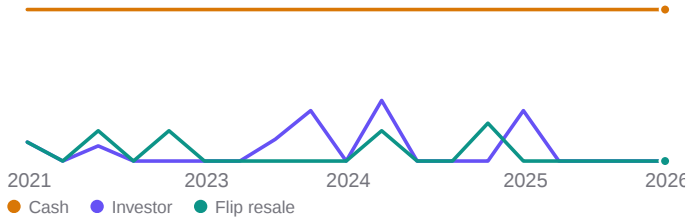
5.3%



BUYERS & OUTCOMES

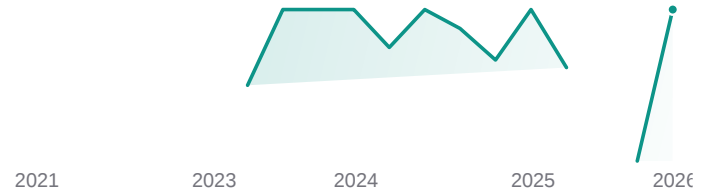
Buyer mix

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



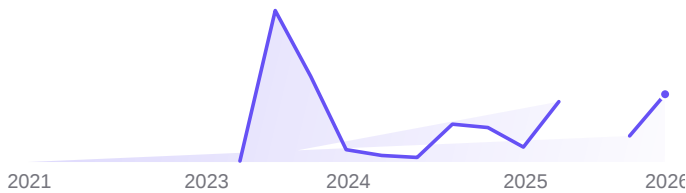
Sellers who sold at a gain

100%



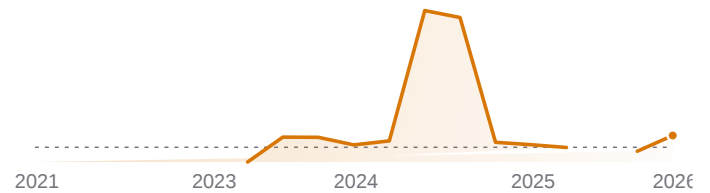
Typical hold before selling

5.8 yrs



Median annualized return at resale

+21.0%



HOUSING STOCK

Homes	399
Median value (AVM)	\$271K
Median size	1,410 ft²
Median bedrooms	3
Median year built	1980
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	64%
Company owned	9.0%
Median loan-to-value	0%
Typical ownership tenure	20.7 yrs

COMMUNITY

Population	665
Density	17 / mi²
Median household income	\$77K
Average household income	\$88K

Crime index (US avg 100)	139
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	78
Homes occupied	44%
Bachelor's or higher	20%
Poverty rate	7.0%
Unemployment	1.4%
Average temp	38°F
Annual precip	58 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.