Sutton

Community · VT · Vermont › Caledonia County

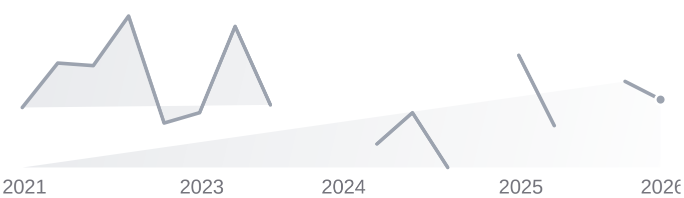
BALANCED MARKET

$181K	-19.0%	13	$300K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

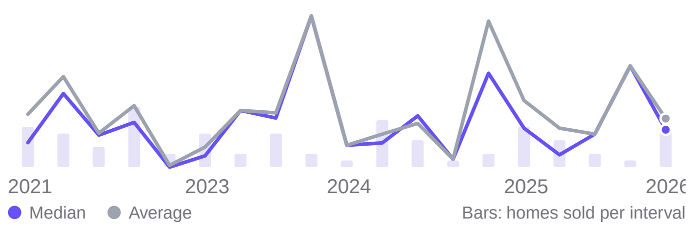
Market temperature — Balanced market · 41 / 100

MARKET TRENDS (5 YEARS)

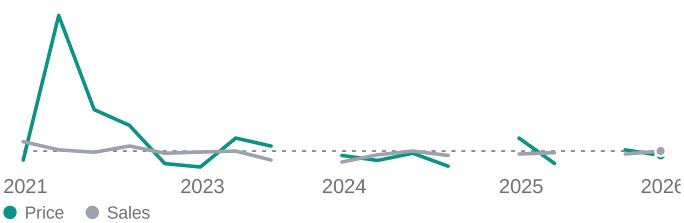
Market temperature (0–100) — 41 / 100



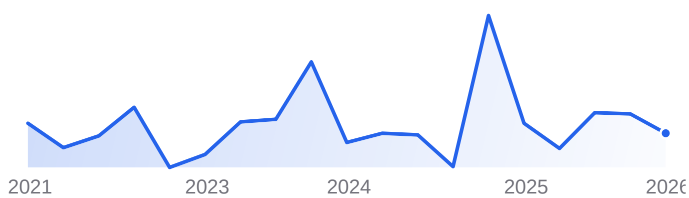
Sale prices — Median $171K · Average $211K



Growth (year over year) — Price -19.0% · Sales +0.0%

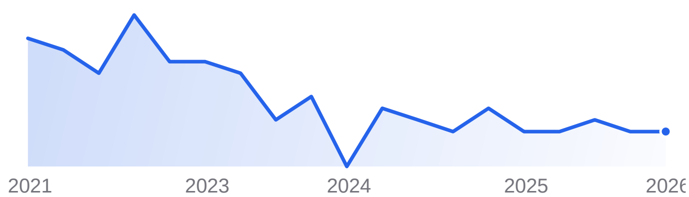


Price per square foot — $117/ft²



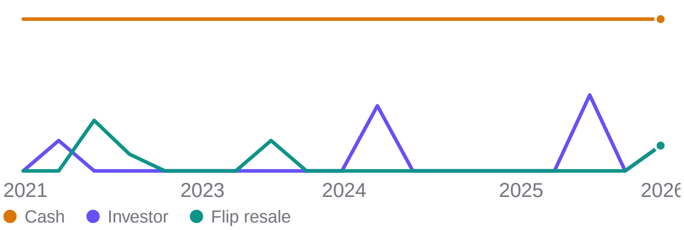
Sale premium vs estimated value — +5.4%

Annual turnover (share of homes sold) — 3.0%

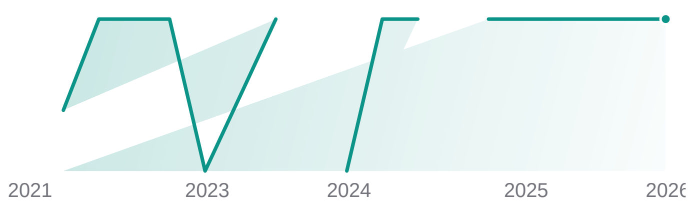


BUYERS & OUTCOMES

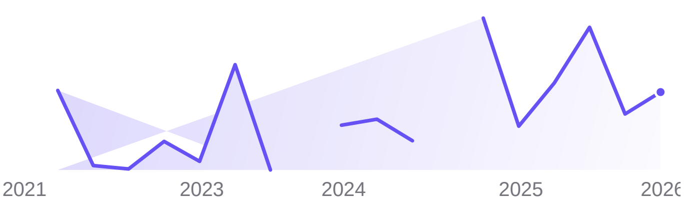
Buyer mix — Cash 100% · Investor 17% · Flip resale 17%



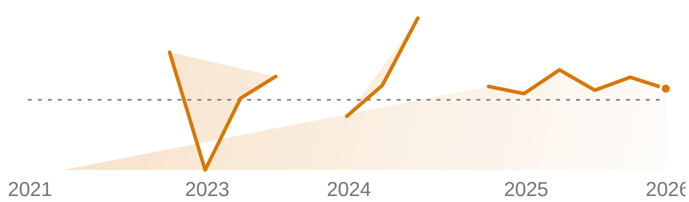
Sellers who sold at a gain — 100%



Typical hold before selling — 6.1 yrs



Median annualized return at resale — +7.1%



HOUSING STOCK

Homes	**439**
Median value (AVM)	**$300K**
Median size	**1,432 ft²**
Median bedrooms	**3**
Median year built	**1982**
Single family	**77%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**100%**
Underwater (LTV 125% or more)	**0%**
Owner occupied	**68%**
Company owned	**15%**
Median loan-to-value	**0%**
Typical ownership tenure	**20.0 yrs**

COMMUNITY

Population	**152**
Density	**86 / mi²**
Median household income	**$61K**
Average household income	**$70K**

Crime index (US avg 100)	150
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	69
Homes occupied	64%
Bachelor's or higher	18%
Poverty rate	7.9%
Unemployment	0.8%
Average temp	40°F
Annual precip	44 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.