

Peacham

Community · VT · Vermont › Caledonia County

\$400K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

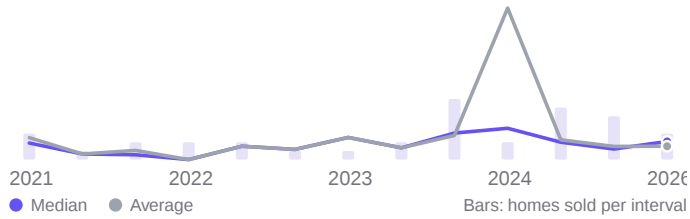
MARKET TRENDS (5 YEARS)

Sale prices

Median \$400K · Average \$307K

Growth (year over year)

Price -5.3% · Sales +25.0%

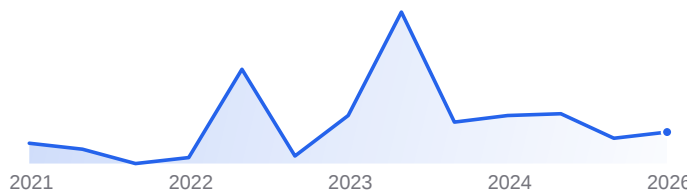


Price per square foot

\$191/ft²

Sale premium vs estimated value

-84.0%



Annual turnover (share of homes sold)

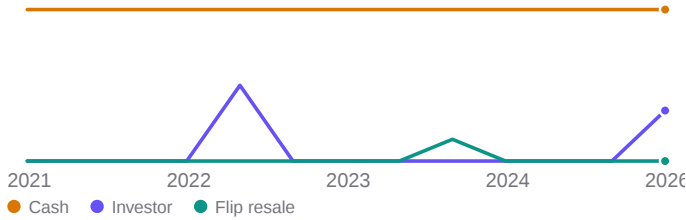
4.3%



BUYERS & OUTCOMES

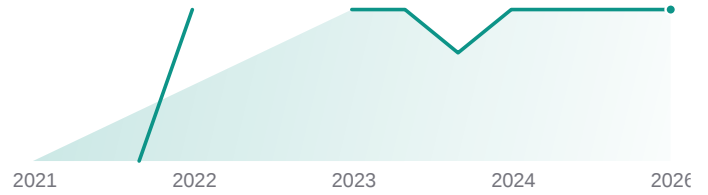
Buyer mix

Cash 100% · Investor 33% · Flip resale 0%



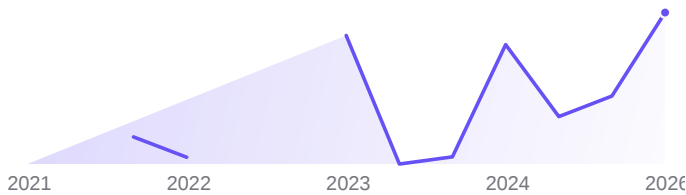
Sellers who sold at a gain

100%



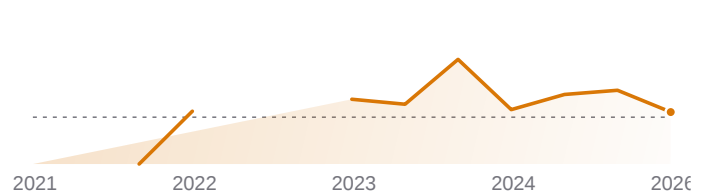
Typical hold before selling

16.5 yrs



Median annualized return at resale

+1.6%



HOUSING STOCK

Homes	326
Median value (AVM)	\$337K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1965
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	40%
Company owned	21%
Median loan-to-value	0%
Typical ownership tenure	23.9 yrs

COMMUNITY

Population	153
Density	99 / mi²
Median household income	\$79K
Average household income	\$115K

Crime index (US avg 100)	146
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	83
Homes occupied	63%
Bachelor's or higher	32%
Poverty rate	10.5%
Unemployment	0.8%
Average temp	40°F
Annual precip	45 in
Sunshine	49%

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