

Wolcott

Community · VT · Vermont › Lamoille County

BUYER'S MARKET

\$378K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

26

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



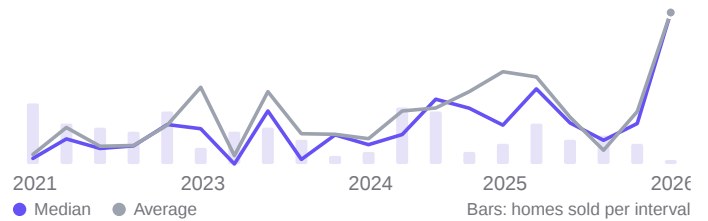
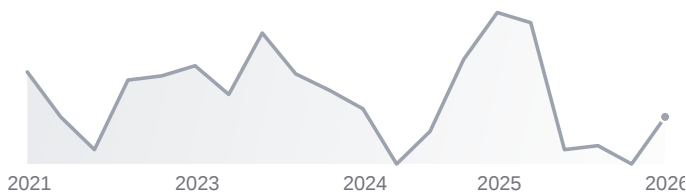
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$600K · Average \$600K

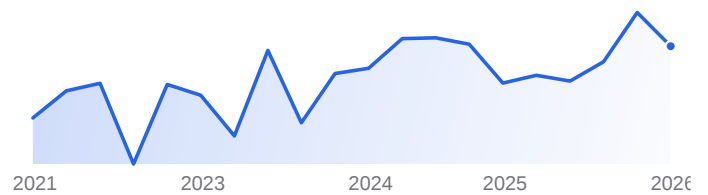
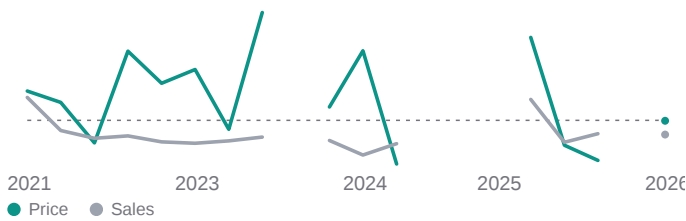


Growth (year over year)

Price -0.4% · Sales -16.1%

Price per square foot

\$214/ft²

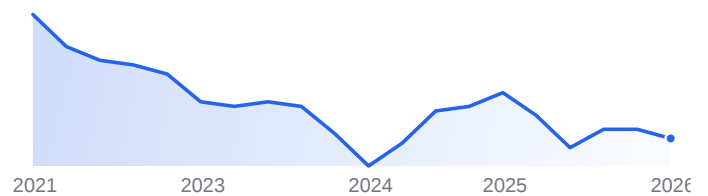


Sale premium vs estimated value

+10.7%

Annual turnover (share of homes sold)

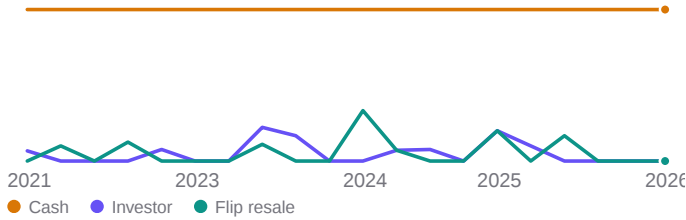
2.7%



BUYERS & OUTCOMES

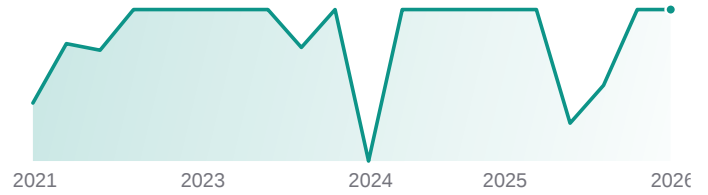
Buyer mix

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



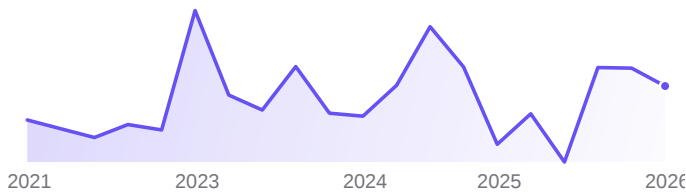
Sellers who sold at a gain

100%



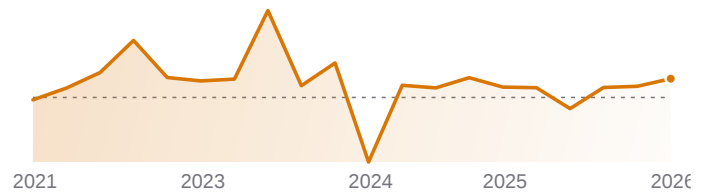
Typical hold before selling

6.0 yrs



Median annualized return at resale

+11.8%



HOUSING STOCK

Homes	954
Median value (AVM)	\$332K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1990
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	79%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	21.4 yrs

COMMUNITY

Population	177
Density	198 / mi²
Median household income	\$73K
Average household income	\$101K

Crime index (US avg 100)	182
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	76
Homes occupied	83%
Bachelor's or higher	27%
Poverty rate	8.5%
Unemployment	0.7%
Average temp	40°F
Annual precip	45 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.