

Proctorsville

Community · VT · Vermont > Windsor County

BALANCED MARKET

\$332K

MEDIAN SALE PRICE

-18.0%

1-YR CHANGE

16

SALES (12 MO)

\$344K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100

Buyer's market

Balanced

Seller's market

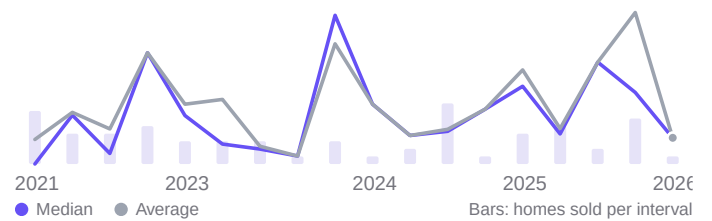
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$234K · Average \$234K

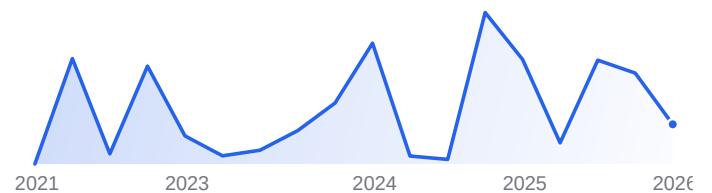
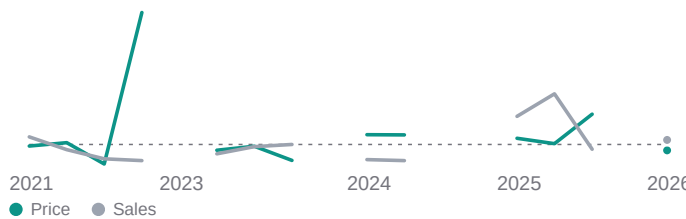


Growth (year over year)

Price -18.0% · Sales +14.3%

Price per square foot

\$182/ft²



Sale premium vs estimated value

-7.2%

Annual turnover (share of homes sold)

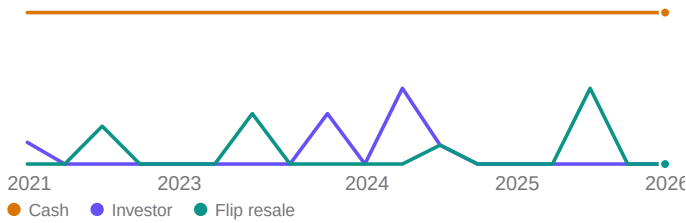
4.1%



BUYERS & OUTCOMES

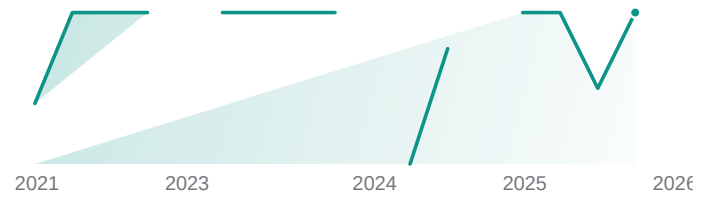
Buyer mix

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



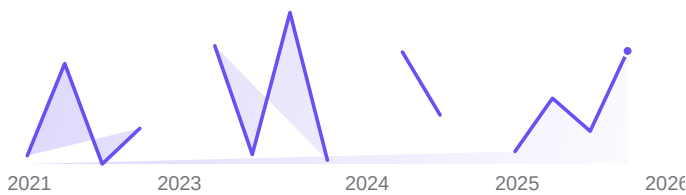
Sellers who sold at a gain

100%



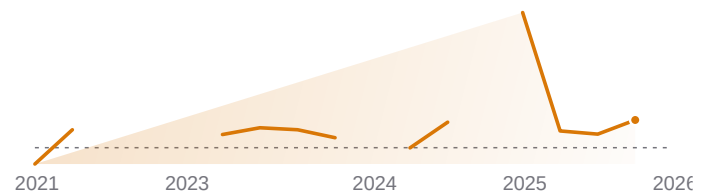
Typical hold before selling

11.2 yrs



Median annualized return at resale

+12.5%



HOUSING STOCK

Homes	393
Median value (AVM)	\$344K
Median size	1,520 ft²
Median bedrooms	3
Median year built	1980
Single family	75%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	54%
Company owned	25%
Median loan-to-value	0%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	462
Density	584 / mi²
Median household income	\$74K

Average household income	\$95K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	65
Homes occupied	69%
Bachelor's or higher	23%
Poverty rate	10.6%
Unemployment	0.8%
Average temp	43°F
Annual precip	47 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.