

Wallingford

Community · VT · Vermont > Rutland County

BALANCED MARKET

\$257K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

37

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



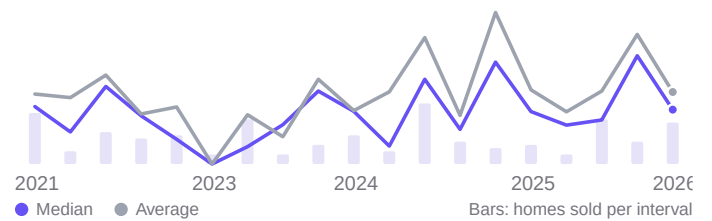
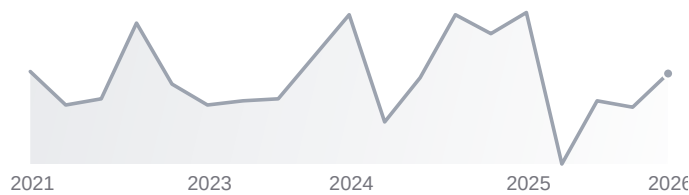
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$242K · Average \$291K

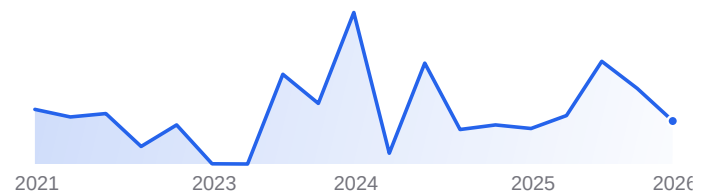
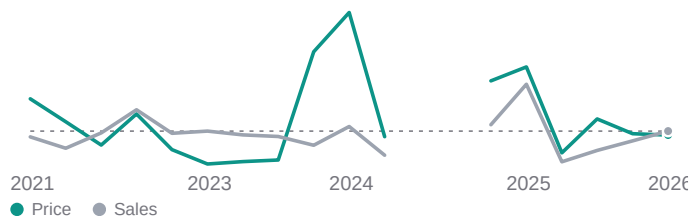


Growth (year over year)

Price -5.8% · Sales +0.0%

Price per square foot

\$136/ft²

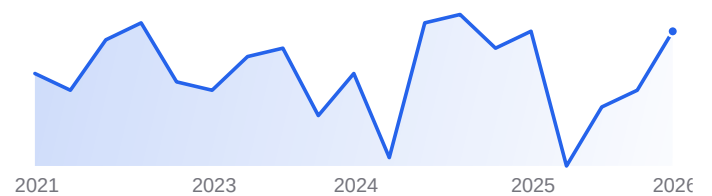
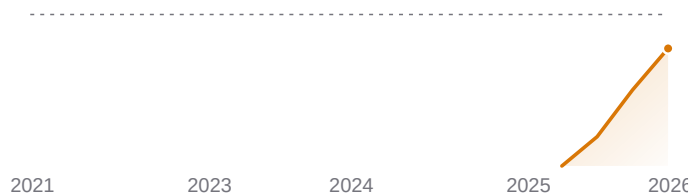


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

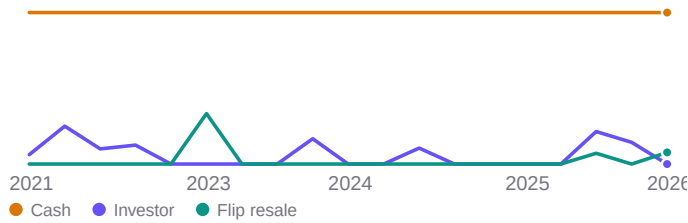
4.1%



BUYERS & OUTCOMES

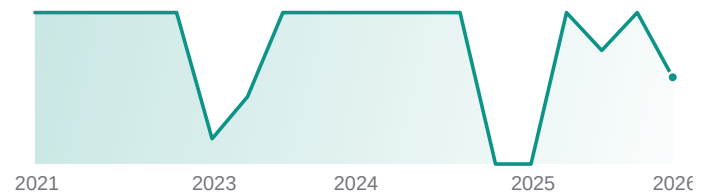
Buyer mix

Cash 100% · Investor 0% · Flip resale 7.7%



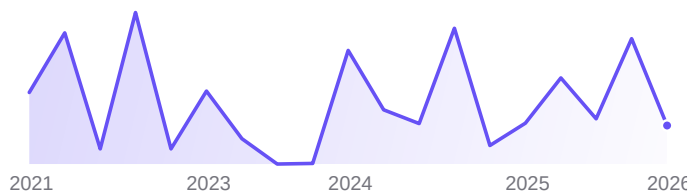
Sellers who sold at a gain

74%



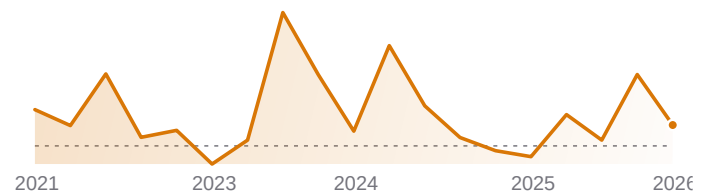
Typical hold before selling

3.4 yrs



Median annualized return at resale

+8.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	908
Median value (AVM)	\$320K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1968
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	69%
Company owned	21%
Median loan-to-value	0%
Typical ownership tenure	21.9 yrs

COMMUNITY

Population	816
Density	492 / mi²
Median household income	\$83K
Average household income	\$94K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	67
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	14.2%
Unemployment	0.6%
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.