Bennington County, VT

County · VT · Vermont

SELLER'S MARKET

$343K	+21.9%	626	$346K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

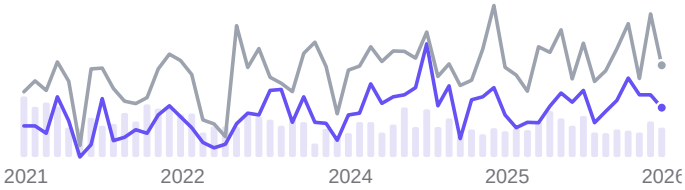
Market temperature — Seller's market · 67 / 100

Buyer's market | Balanced | Seller's market

MARKET TRENDS (5 YEARS)

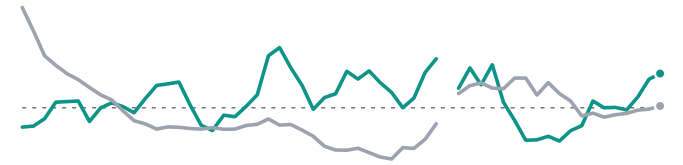
Market temperature (0–100) — 67 / 100

Sale prices — Median $320K · Average $436K



Median · Average — Bars: homes sold per interval

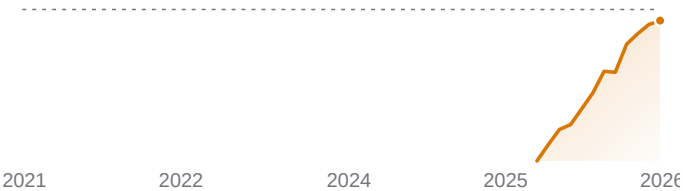
Growth (year over year) — Price +21.9% · Sales +1.1%



Price · Sales

Price per square foot — $230/ft²

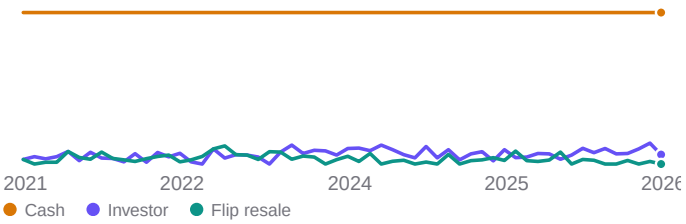
Sale premium vs estimated value — -0.2%



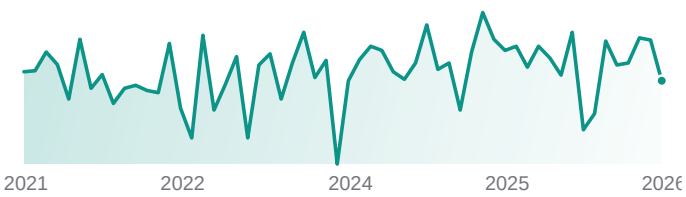
Annual turnover (share of homes sold) — 3.6%

BUYERS & OUTCOMES

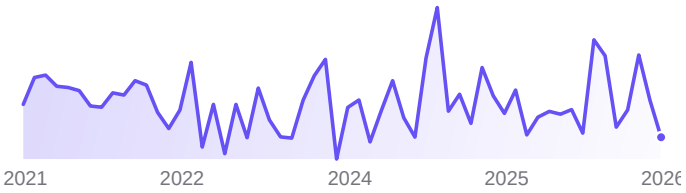
Buyer mix — Cash 100% · Investor 6.3% · Flip resale 0%



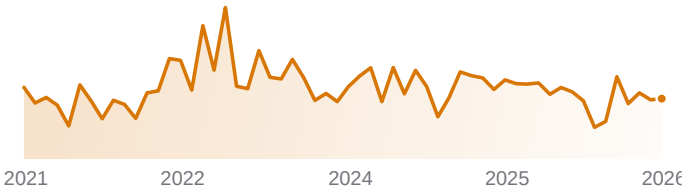
Sellers who sold at a gain — 85%



Typical hold before selling — 3.9 yrs



Median annualized return at resale — +6.7%



Preforeclosure filings — Filings 4 · Auction stage 4

HOUSING STOCK

Homes	**17,576**
Median value (AVM)	**$346K**
Median size	**1,554 ft²**
Median bedrooms	**3**
Median year built	**1972**
Single family	**82%**
Condos	**3.6%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**97%**
Underwater (LTV 125% or more)	**0.1%**
Owner occupied	**63%**
Company owned	**22%**
Median loan-to-value	**0%**

Typical ownership tenure	**19.3 yrs**

COMMUNITY

Population	**37,210**
Density	**55 / mi²**
Median household income	**$71K**
Average household income	**$97K**
Crime index (US avg 100)	**108**
Air pollution index (US avg 100)	**84**
Earthquake index (US avg 100)	**57**
Homes occupied	**76%**
Bachelor's or higher	**20%**
Poverty rate	**10.6%**
Unemployment	**0.8%**
Average temp	**44°F**
Annual precip	**48 in**
Sunshine	**49%**

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