

Caledonia County, VT

County · VT · Vermont

BALANCED MARKET

\$230K

MEDIAN SALE PRICE

-20.2%

1-YR CHANGE

524

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



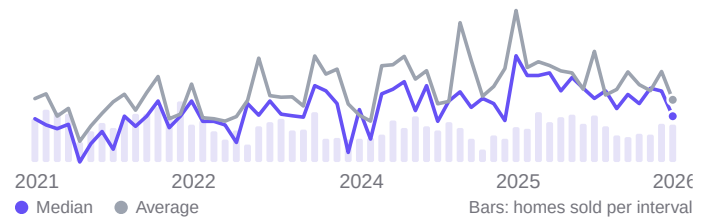
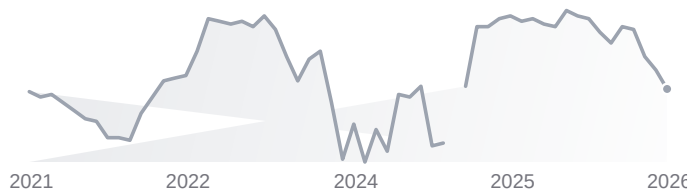
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$195K · Average \$227K

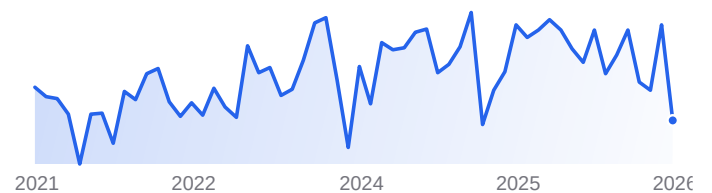
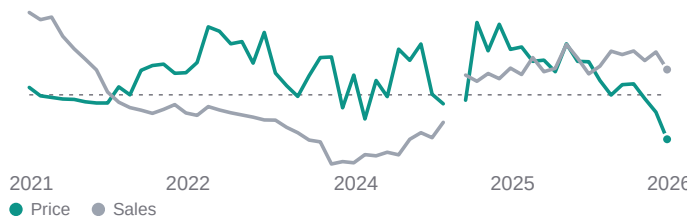


Growth (year over year)

Price -20.2% · Sales +11.5%

Price per square foot

\$104/ft²

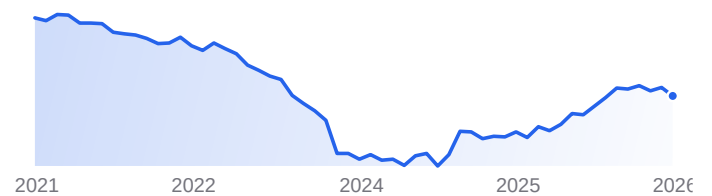
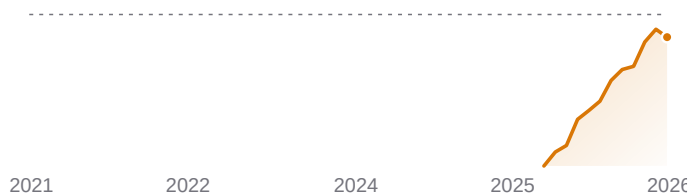


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

3.8%



BUYERS & OUTCOMES

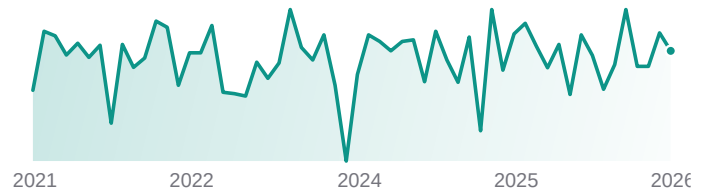
Buyer mix

Cash 100% · Investor 13% · Flip resale 6.7%



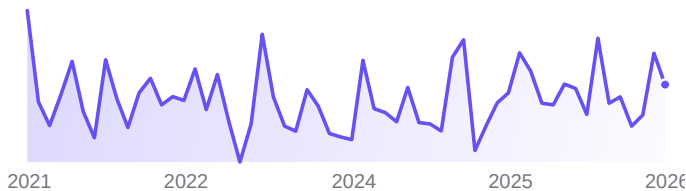
Sellers who sold at a gain

86%



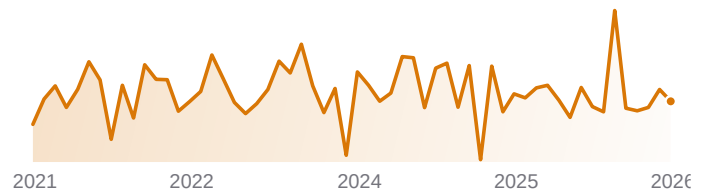
Typical hold before selling

5.3 yrs



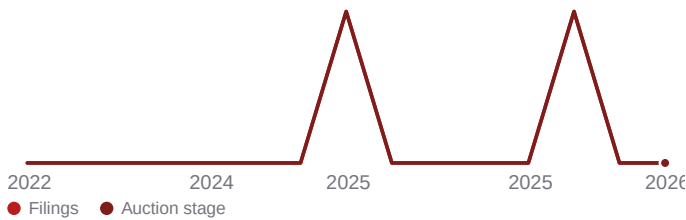
Median annualized return at resale

+7.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,809
Median value (AVM)	\$289K
Median size	1,468 ft²
Median bedrooms	3
Median year built	1974
Single family	77%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0.0%
Owner occupied	68%
Company owned	19%
Median loan-to-value	0%

Typical ownership tenure

19.2 yrs

COMMUNITY

Population	30,701
Density	47 / mi²
Median household income	\$64K
Average household income	\$88K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	77
Homes occupied	81%
Bachelor's or higher	19%
Poverty rate	10.4%
Unemployment	0.9%
Average temp	41°F
Annual precip	41 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.