

# Essex County, VT

County · VT · Vermont

BUYER'S MARKET

**\$210K**

MEDIAN SALE PRICE

**-22.1%**

1-YR CHANGE

**152**

SALES (12 MO)

**\$240K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



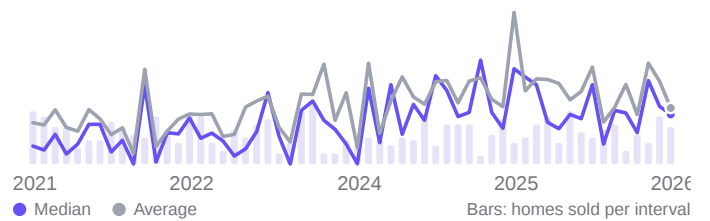
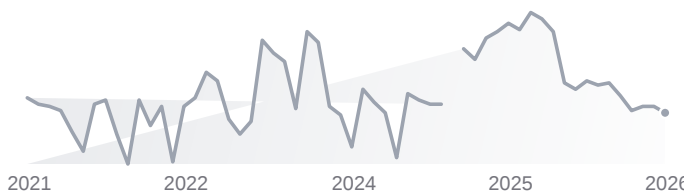
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$175K · Average \$191K

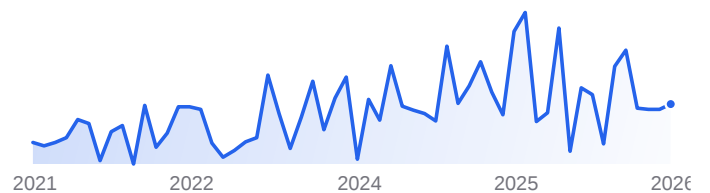
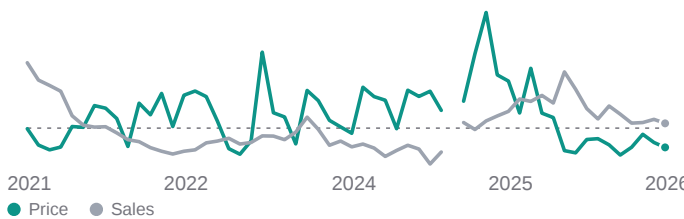


Growth (year over year)

Price -22.1% · Sales +5.6%

Price per square foot

\$128/ft²

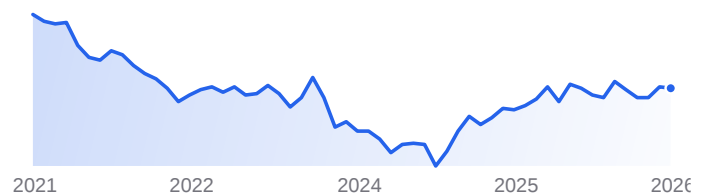
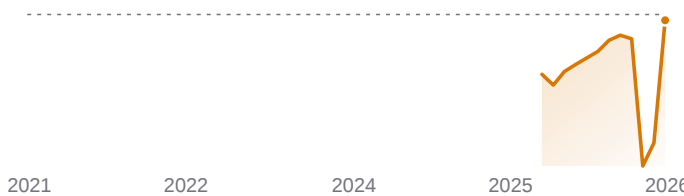


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

3.8%



## BUYERS & OUTCOMES

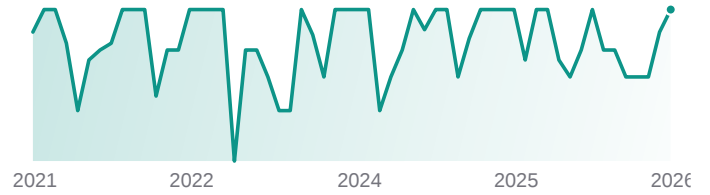
### Buyer mix

Cash 100% · Investor 21% · Flip resale 0%



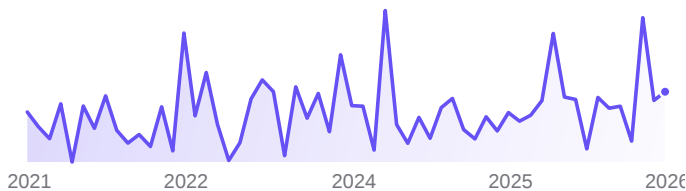
### Sellers who sold at a gain

100%



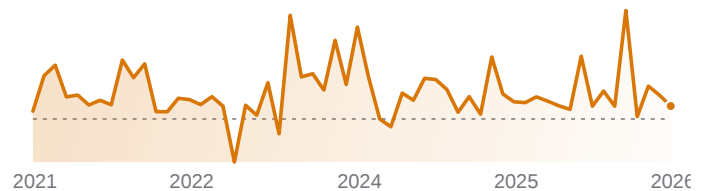
### Typical hold before selling

6.6 yrs



### Median annualized return at resale

+5.0%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,024     |
| Median value (AVM) | \$240K    |
| Median size        | 1,296 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1976      |
| Single family      | 76%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 100%     |
| Underwater (LTV 125% or more) | 0.0%     |
| Owner occupied                | 52%      |
| Company owned                 | 15%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 21.3 yrs |

## COMMUNITY

|                                  |         |
|----------------------------------|---------|
| Population                       | 6,089   |
| Density                          | 9 / mi² |
| Median household income          | \$57K   |
| Average household income         | \$74K   |
| Crime index (US avg 100)         | 120     |
| Air pollution index (US avg 100) | 83      |
| Earthquake index (US avg 100)    | 75      |
| Homes occupied                   | 54%     |
| Bachelor's or higher             | 11%     |
| Poverty rate                     | 11.6%   |
| Unemployment                     | 0.8%    |
| Average temp                     | 40°F    |
| Annual precip                    | 43 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.