

Orleans County, VT

County · VT · Vermont

BALANCED MARKET

\$242K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

593

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



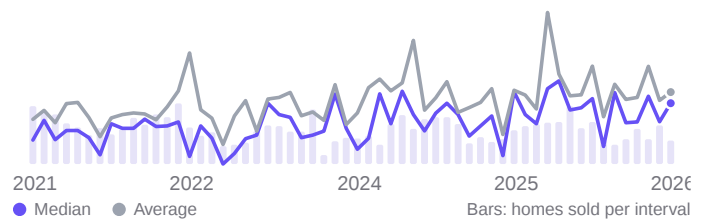
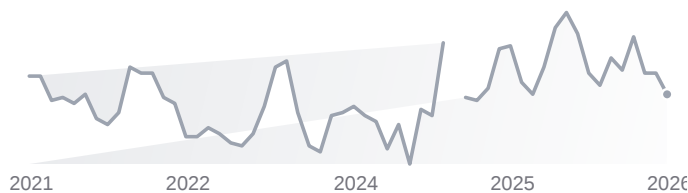
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$250K · Average \$274K

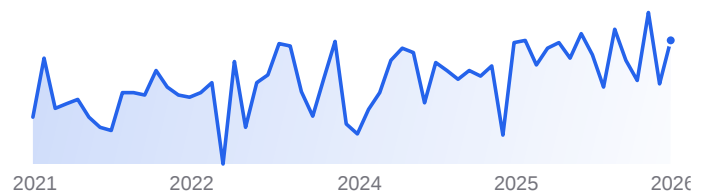
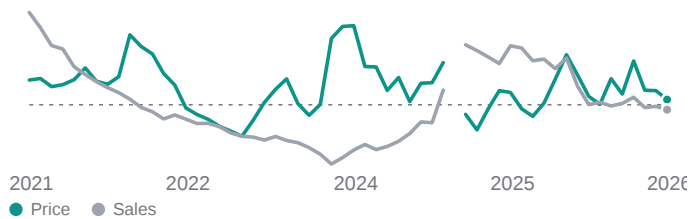


Growth (year over year)

Price +2.8% · Sales -2.6%

Price per square foot

\$190/ft²

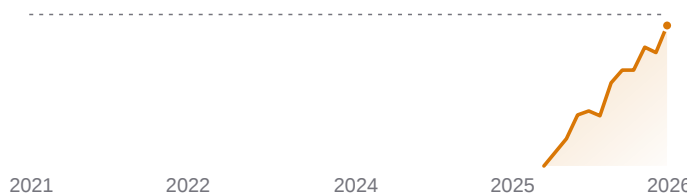


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

4.0%



BUYERS & OUTCOMES

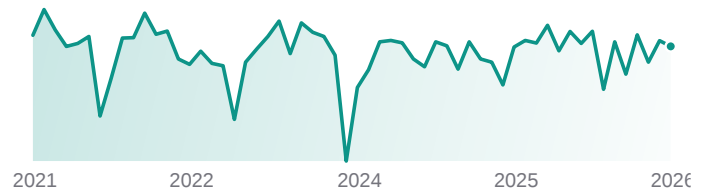
Buyer mix

Cash 100% · Investor 12% · Flip resale 5.9%



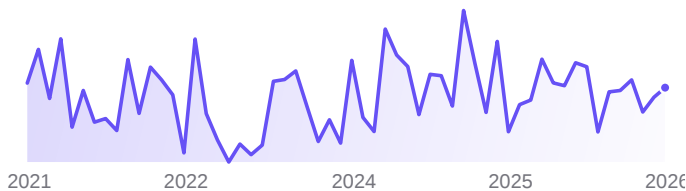
Sellers who sold at a gain

84%



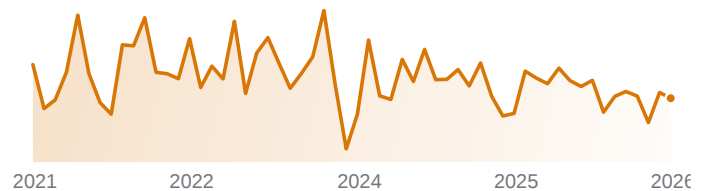
Typical hold before selling

4.6 yrs



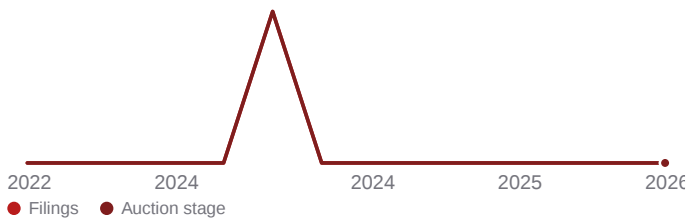
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,668
Median value (AVM)	\$298K
Median size	1,378 ft²
Median bedrooms	3
Median year built	1978
Single family	76%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	99%
Underwater (LTV 125% or more)	0.0%
Owner occupied	62%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

19.9 yrs

COMMUNITY

Population	27,858
Density	40 / mi²
Median household income	\$65K
Average household income	\$82K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	71
Homes occupied	74%
Bachelor's or higher	19%
Poverty rate	9.4%
Unemployment	1.1%
Average temp	41°F
Annual precip	44 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.