

Rutland County, VT

County · VT · Vermont

BALANCED MARKET

\$285K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

981

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

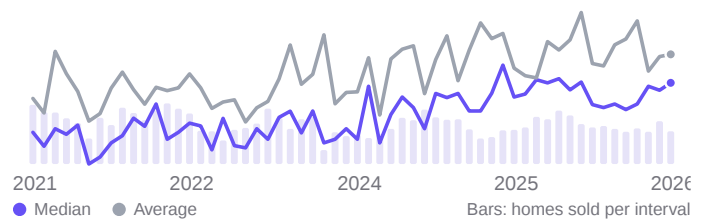
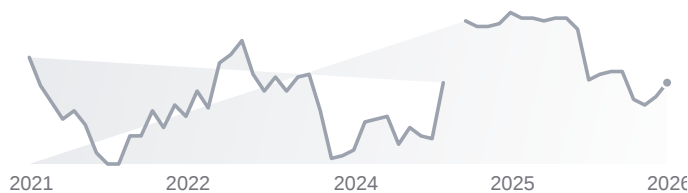
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$290K · Average \$330K

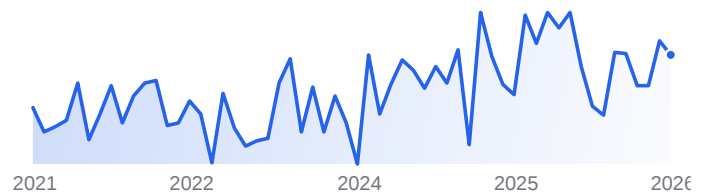
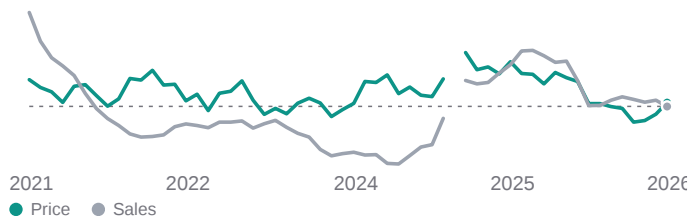


Growth (year over year)

Price +1.9% · Sales -0.1%

Price per square foot

\$189/ft²

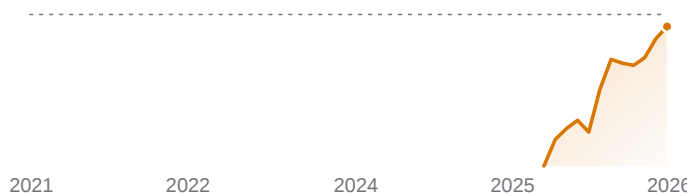


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

3.4%



BUYERS & OUTCOMES

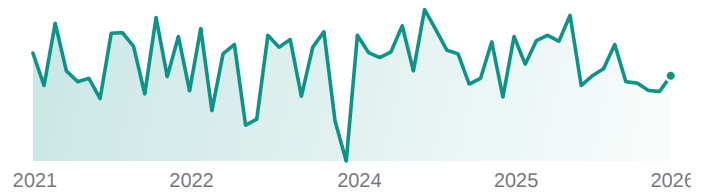
Buyer mix

Cash 100% · Investor 13% · Flip resale 2.9%



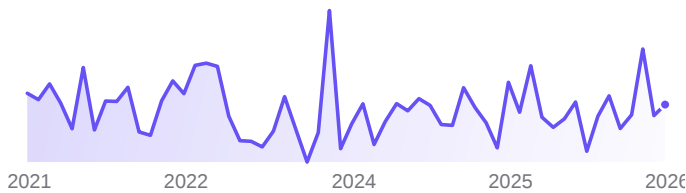
Sellers who sold at a gain

86%



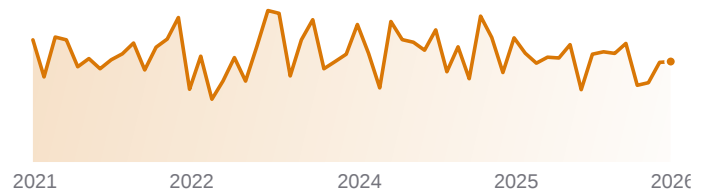
Typical hold before selling

5.0 yrs



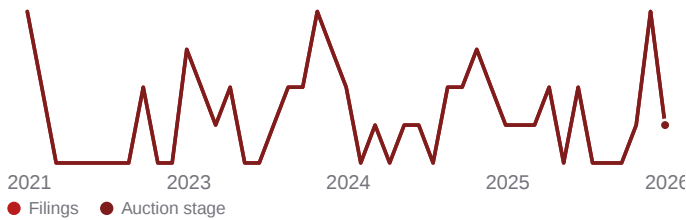
Median annualized return at resale

+8.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	28,971
Median value (AVM)	\$298K
Median size	1,518 ft²
Median bedrooms	3
Median year built	1971
Single family	78%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	95%
Underwater (LTV 125% or more)	0.1%
Owner occupied	67%
Company owned	17%
Median loan-to-value	0%

Typical ownership tenure

20.0 yrs

COMMUNITY

Population	60,448
Density	65 / mi²
Median household income	\$64K
Average household income	\$85K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	68
Homes occupied	80%
Bachelor's or higher	20%
Poverty rate	13.0%
Unemployment	0.8%
Average temp	44°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.