

Bethel 05032

ZIP code · VT · Vermont > Windsor County > Bethel

BALANCED MARKET

\$321K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

48

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

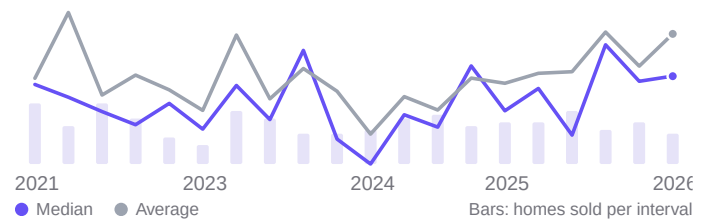
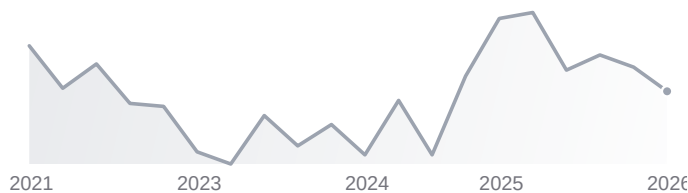
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$340K · Average \$459K

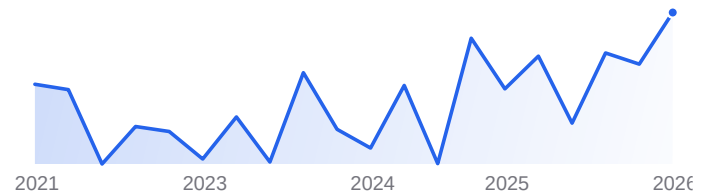
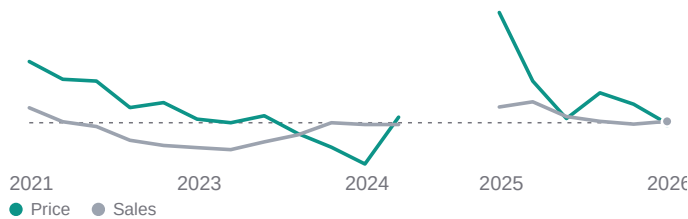


Growth (year over year)

Price -1.1% · Sales +2.1%

Price per square foot

\$254/ft²

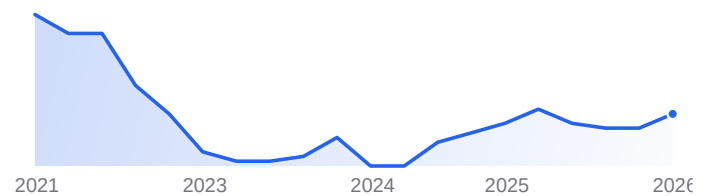
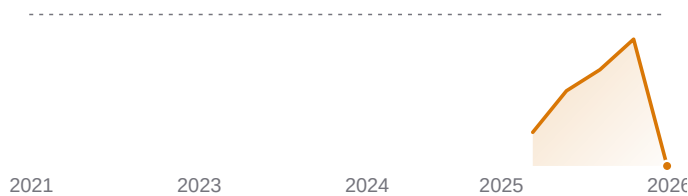


Sale premium vs estimated value

-8.2%

Annual turnover (share of homes sold)

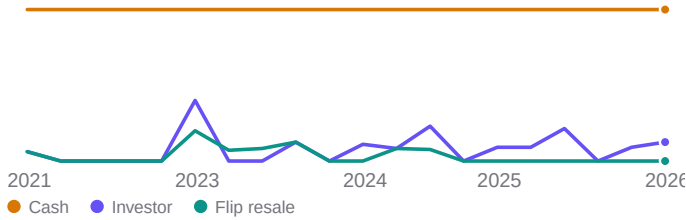
4.0%



BUYERS & OUTCOMES

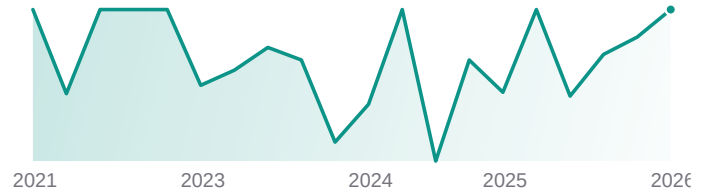
Buyer mix

Cash 100% · Investor 13% · Flip resale 0%



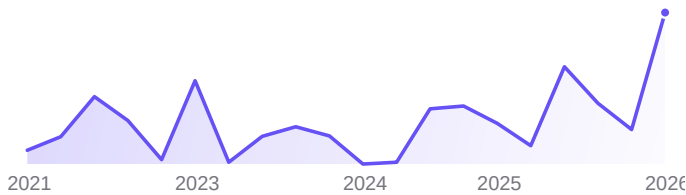
Sellers who sold at a gain

100%



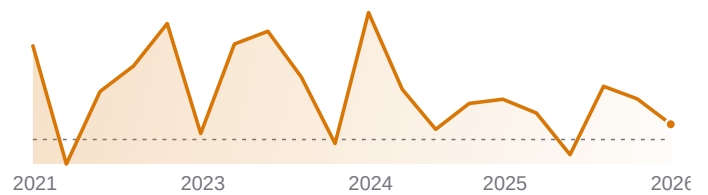
Typical hold before selling

17.8 yrs



Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,192
Median value (AVM)	\$352K
Median size	1,558 ft²
Median bedrooms	3
Median year built	1975
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	70%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	2,746
Density	36 / mi²
Median household income	\$73K
Average household income	\$100K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	68
Homes occupied	79%
Bachelor's or higher	24%
Poverty rate	8.1%
Unemployment	0.7%
Average temp	42°F
Annual precip	47 in
Sunshine	49%

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