

East Ryegate 05042

ZIP code · VT · Vermont · Caledonia County

STRONG SELLER'S MARKET

\$128K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$329K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 87 / 100

Buyer's market

Balanced

Seller's market

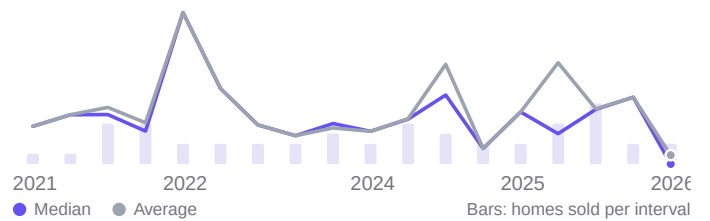
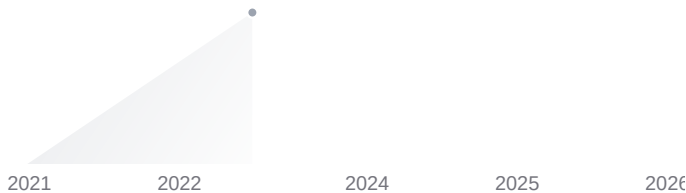
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

87 / 100

Sale prices

Median \$16K · Average \$56K

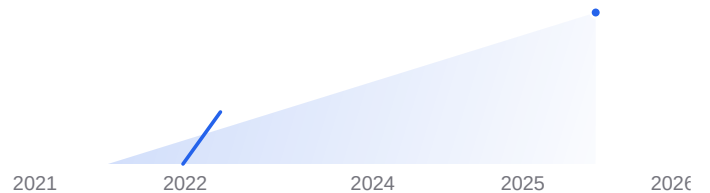
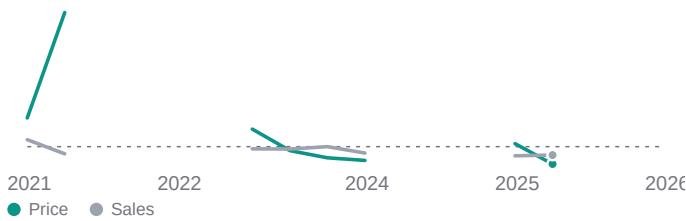


Growth (year over year)

Price -68.4% · Sales -33.3%

Price per square foot

\$239/ft²



Sale premium vs estimated value

-95.4%

Annual turnover (share of homes sold)

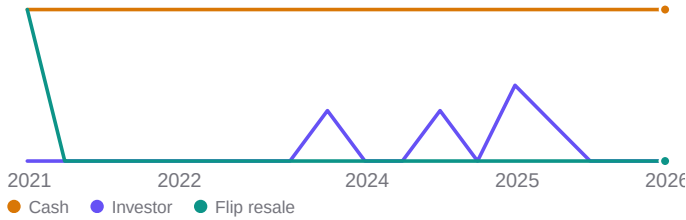
5.0%



BUYERS & OUTCOMES

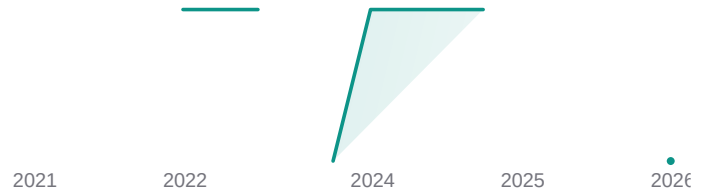
Buyer mix

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



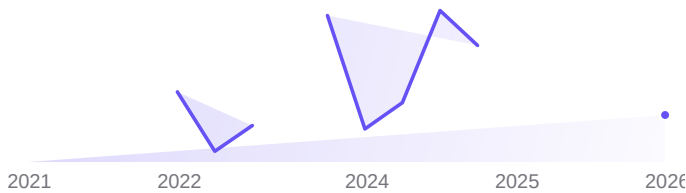
Sellers who sold at a gain

0%



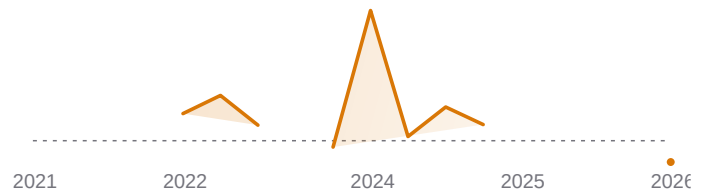
Typical hold before selling

3.8 yrs



Median annualized return at resale

-10.0%



HOUSING STOCK

Homes	299
Median value (AVM)	\$329K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1979
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	69%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	22.3 yrs

COMMUNITY

Population	1,034
Density	34 / mi²
Median household income	\$68K
Average household income	\$85K

Crime index (US avg 100)	88
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	81
Homes occupied	74%
Bachelor's or higher	25%
Poverty rate	10.1%
Unemployment	0.8%
Average temp	41°F
Annual precip	41 in
Sunshine	49%

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