

# East Thetford 05043

ZIP code · VT · Vermont · Orange County

SELLER'S MARKET

\$578K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$445K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

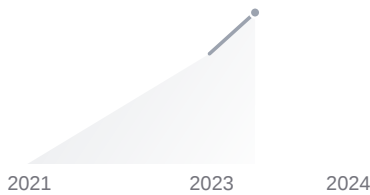
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$457K · Average \$480K

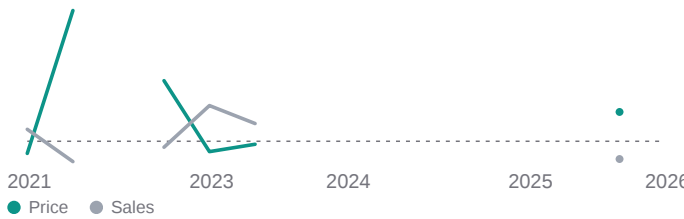


Growth (year over year)

Price +82.3% · Sales -50.0%

Price per square foot

\$241/ft²

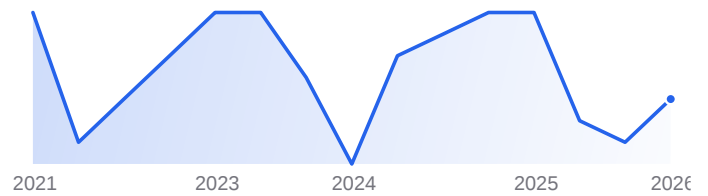
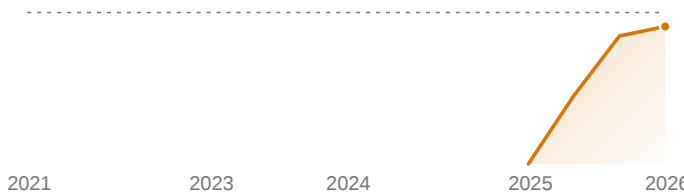


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

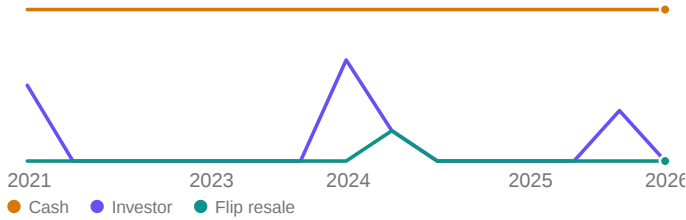
2.6%



## BUYERS & OUTCOMES

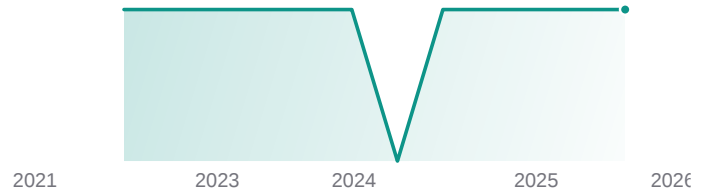
### Buyer mix

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



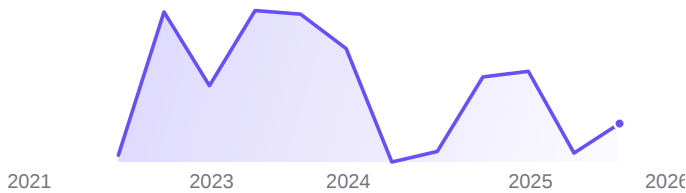
### Sellers who sold at a gain

100%



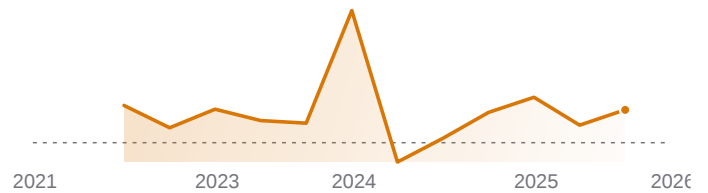
### Typical hold before selling

3.7 yrs



### Median annualized return at resale

+8.0%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 308       |
| Median value (AVM) | \$445K    |
| Median size        | 1,680 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1980      |
| Single family      | 87%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 100%     |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 89%      |
| Company owned                 | 21%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 22.1 yrs |

## COMMUNITY

|                          |           |
|--------------------------|-----------|
| Population               | 835       |
| Density                  | 108 / mi² |
| Median household income  | \$88K     |
| Average household income | \$103K    |

|                                  |              |
|----------------------------------|--------------|
| Crime index (US avg 100)         | <b>56</b>    |
| Air pollution index (US avg 100) | <b>87</b>    |
| Earthquake index (US avg 100)    | <b>92</b>    |
| Homes occupied                   | <b>94%</b>   |
| Bachelor's or higher             | <b>25%</b>   |
| Poverty rate                     | <b>5.9%</b>  |
| Unemployment                     | <b>0.7%</b>  |
| Average temp                     | <b>44°F</b>  |
| Annual precip                    | <b>37 in</b> |
| Sunshine                         | <b>49%</b>   |

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.