

Fairlee 05045

ZIP code · VT · Vermont > Orange County > Fairlee

BUYER'S MARKET

\$256K

MEDIAN SALE PRICE

-60.9%

1-YR CHANGE

22

SALES (12 MO)

\$391K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



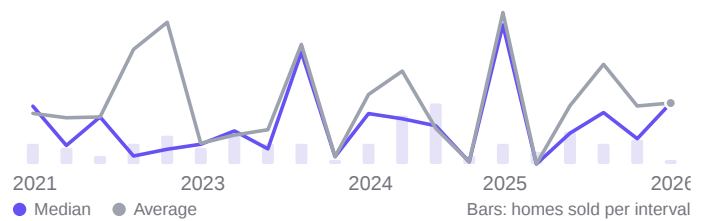
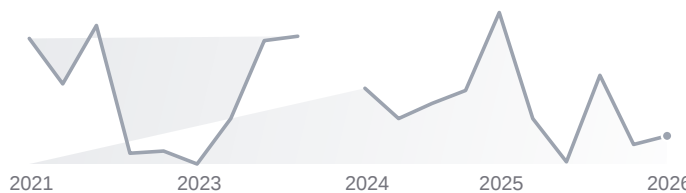
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$369K · Average \$369K

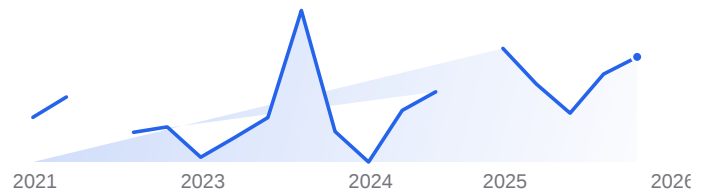
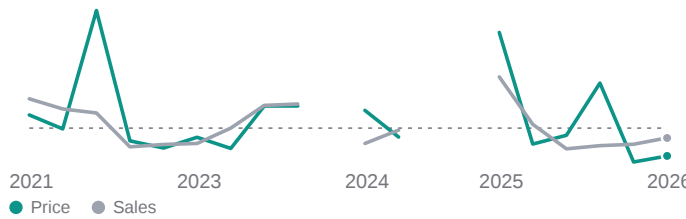


Growth (year over year)

Price -60.9% · Sales -21.4%

Price per square foot

\$339/ft²

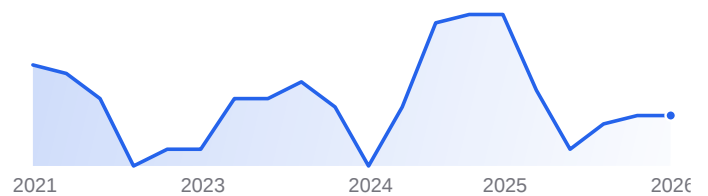


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

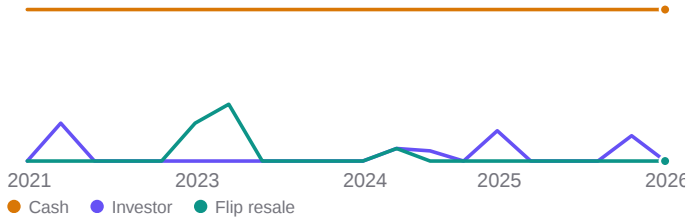
3.1%



BUYERS & OUTCOMES

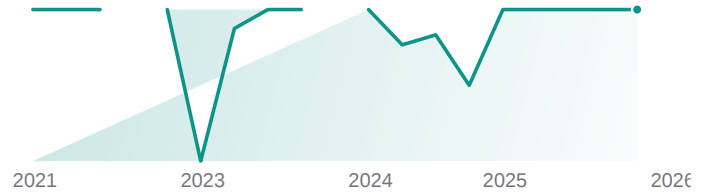
Buyer mix

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



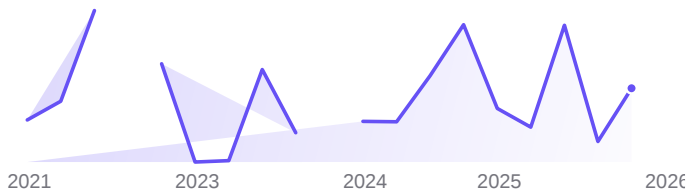
Sellers who sold at a gain

100%



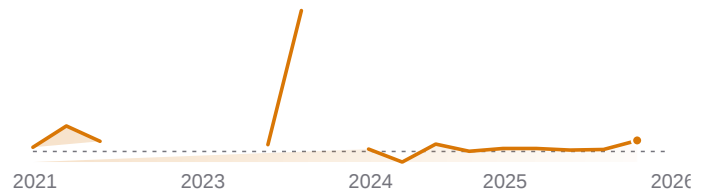
Typical hold before selling

5.0 yrs



Median annualized return at resale

+19.4%



HOUSING STOCK

Homes	717
Median value (AVM)	\$391K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1977
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	71%
Company owned	26%
Median loan-to-value	0%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	2,173
Density	45 / mi²
Median household income	\$68K
Average household income	\$97K

Crime index (US avg 100)	132
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	85
Homes occupied	78%
Bachelor's or higher	28%
Poverty rate	8.1%
Unemployment	0.8%
Average temp	43°F
Annual precip	39 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.