

Groton 05046

ZIP code · VT · Vermont > Caledonia County > Groton

BUYER'S MARKET

\$410K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

22

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



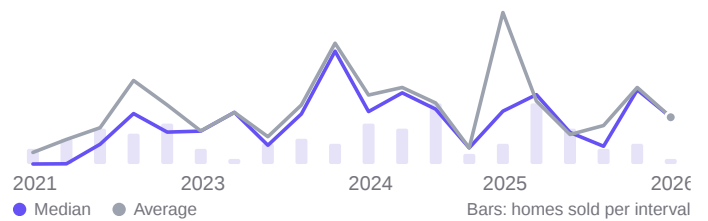
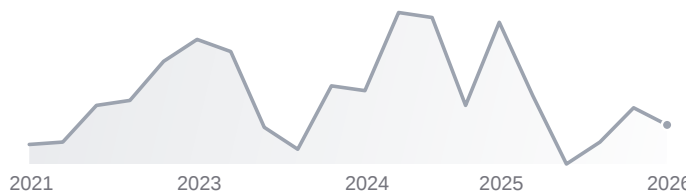
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$255K · Average \$255K

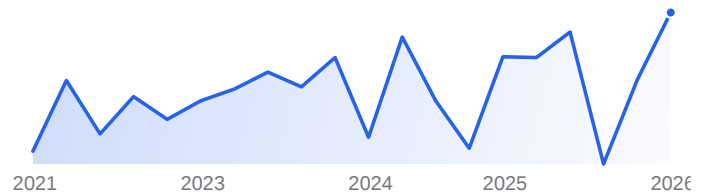
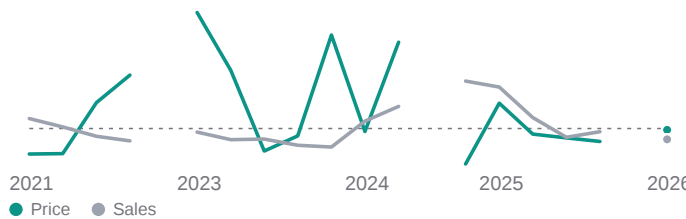


Growth (year over year)

Price -2.9% · Sales -24.1%

Price per square foot

\$309/ft²

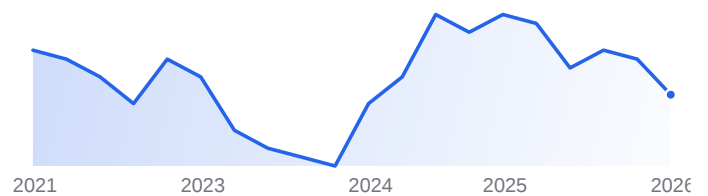


Sale premium vs estimated value

-5.6%

Annual turnover (share of homes sold)

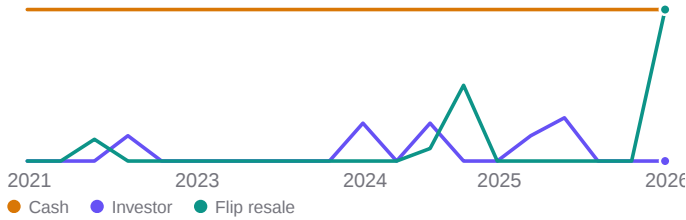
2.9%



BUYERS & OUTCOMES

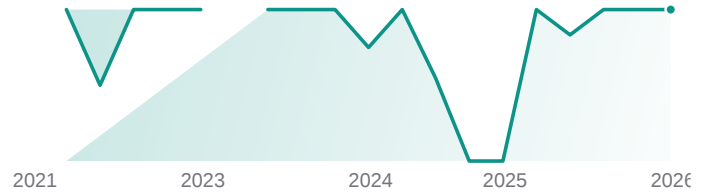
Buyer mix

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



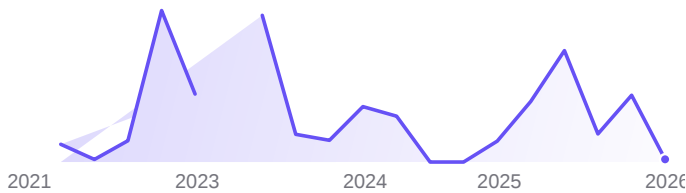
Sellers who sold at a gain

100%



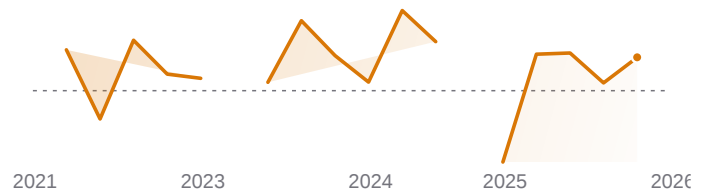
Typical hold before selling

1.0 yrs



Median annualized return at resale

+10.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	754
Median value (AVM)	\$305K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1973
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	59%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	21.1 yrs

COMMUNITY

Population	1,330
Density	18 / mi²
Median household income	\$71K
Average household income	\$96K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	83
Homes occupied	67%
Bachelor's or higher	22%
Poverty rate	10.3%
Unemployment	0.7%
Average temp	40°F
Annual precip	43 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.