

Randolph Center 05061

ZIP code · VT · Vermont · Orange County

BALANCED MARKET

\$299K

MEDIAN SALE PRICE

+49.5%

1-YR CHANGE

13

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

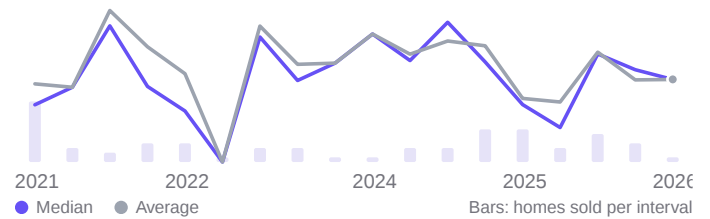
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$275K · Average \$275K

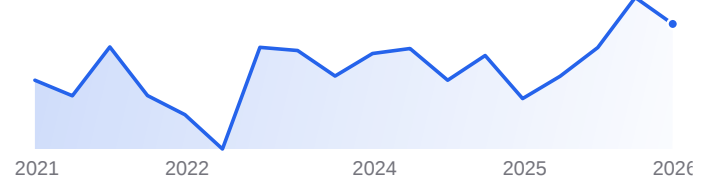
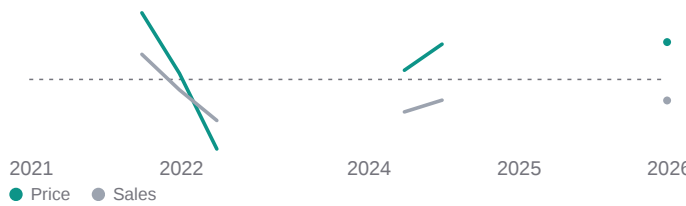


Growth (year over year)

Price +49.5% · Sales -27.8%

Price per square foot

\$255/ft²

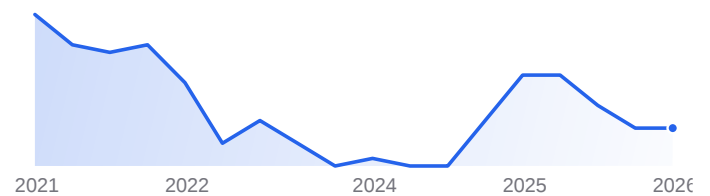


Sale premium vs estimated value

+26.9%

Annual turnover (share of homes sold)

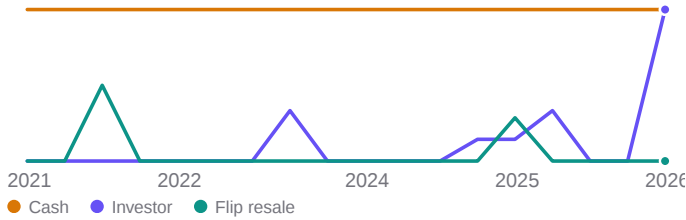
2.5%



BUYERS & OUTCOMES

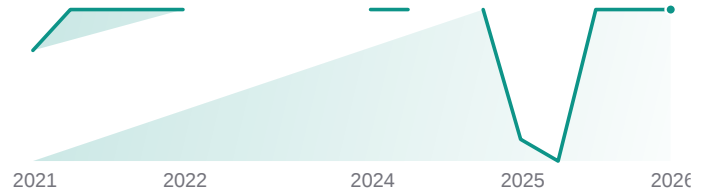
Buyer mix

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



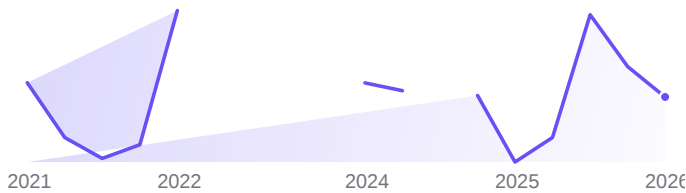
Sellers who sold at a gain

100%



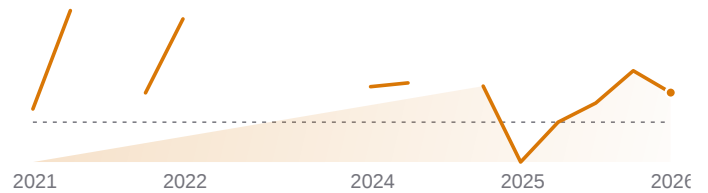
Typical hold before selling

4.6 yrs



Median annualized return at resale

+7.3%



HOUSING STOCK

Homes	515
Median value (AVM)	\$356K
Median size	1,657 ft²
Median bedrooms	3
Median year built	1976
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	99%
Underwater (LTV 125% or more)	0%
Owner occupied	87%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	21.5 yrs

COMMUNITY

Population	1,925
Density	63 / mi²
Median household income	\$79K
Average household income	\$90K

Crime index (US avg 100)	39
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	72
Homes occupied	90%
Bachelor's or higher	20%
Poverty rate	5.7%
Unemployment	0.7%
Average temp	42°F
Annual precip	40 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.