

South Strafford 05070

ZIP code · VT · Vermont > Orange County

BALANCED MARKET

\$150K

MEDIAN SALE PRICE

-48.7%

1-YR CHANGE

7

SALES (12 MO)

\$434K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



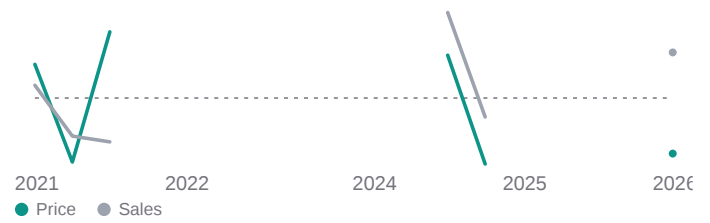
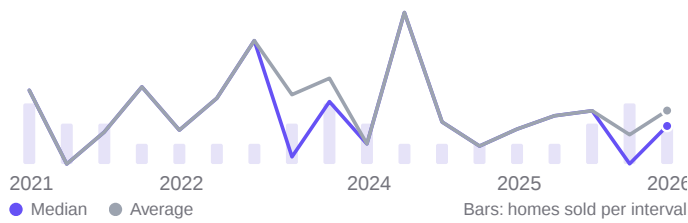
MARKET TRENDS (5 YEARS)

Sale prices

Median \$275K · Average \$350K

Growth (year over year)

Price -48.7% · Sales +40.0%

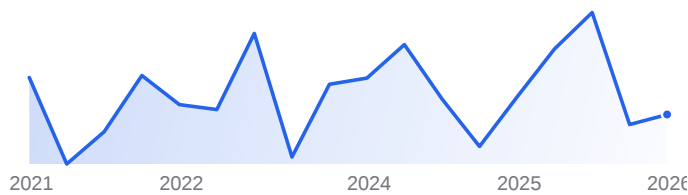


Price per square foot

\$140/ft²

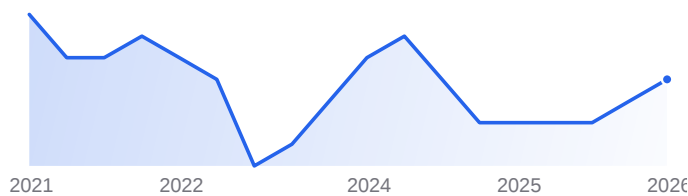
Sale premium vs estimated value

-13.8%



Annual turnover (share of homes sold)

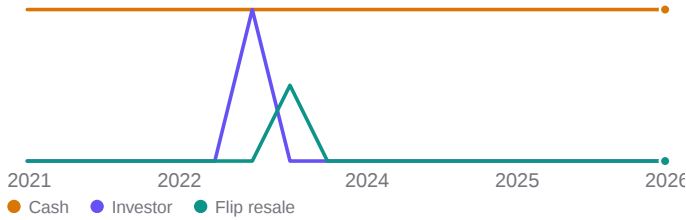
4.0%



BUYERS & OUTCOMES

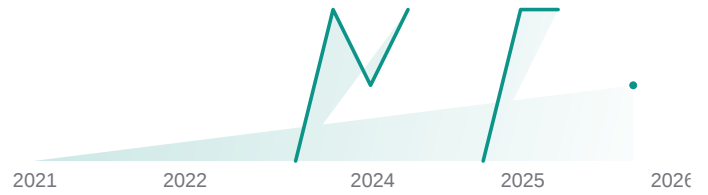
Buyer mix

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



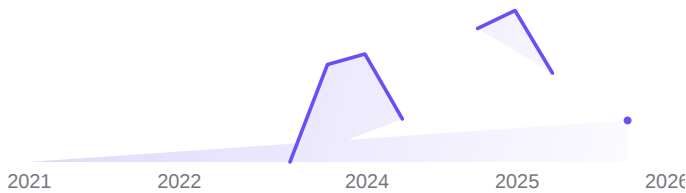
Sellers who sold at a gain

50%



Typical hold before selling

3.7 yrs



Median annualized return at resale

-19.5%



HOUSING STOCK

Homes	174
Median value (AVM)	\$434K
Median size	1,788 ft²
Median bedrooms	3
Median year built	1977
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	76%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	257
Density	26 / mi²
Median household income	\$102K
Average household income	\$134K

Crime index (US avg 100)	59
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	84
Homes occupied	84%
Bachelor's or higher	27%
Poverty rate	10.3%
Unemployment	0.8%
Average temp	42°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.