

Thetford Center 05075

ZIP code · VT · Vermont > Orange County

SELLER'S MARKET

\$623K

MEDIAN SALE PRICE

24

SALES (12 MO)

\$411K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

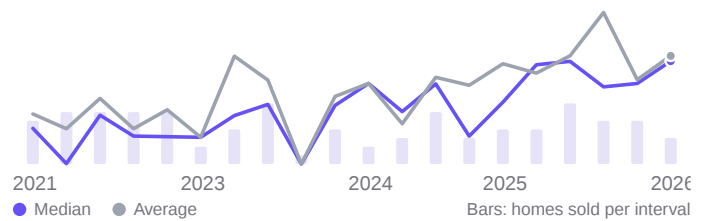
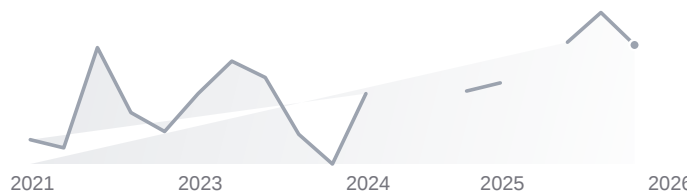
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$545K · Average \$568K

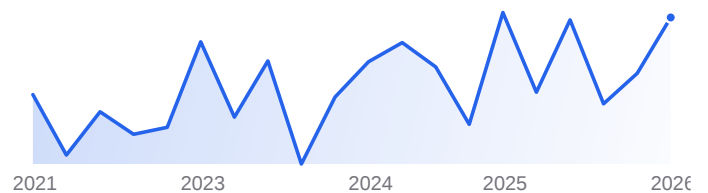
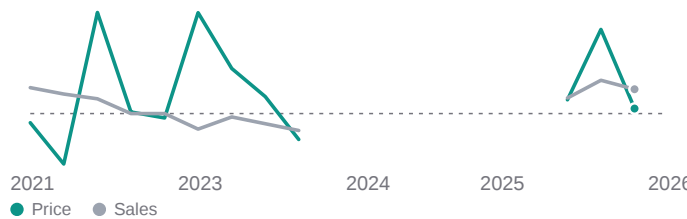


Growth (year over year)

Price +6.5% · Sales +31.3%

Price per square foot

\$307/ft²

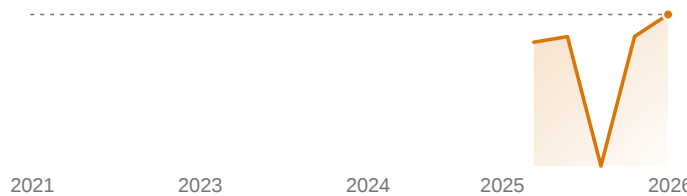


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

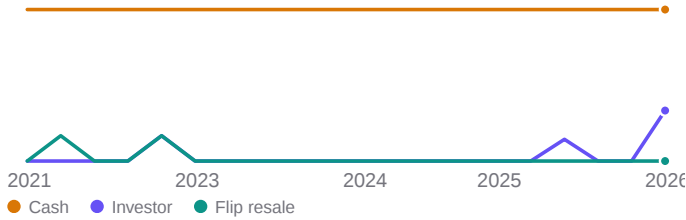
4.1%



BUYERS & OUTCOMES

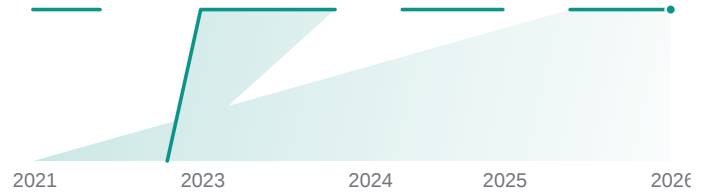
Buyer mix

Cash 100% · Investor 33% · Flip resale 0%



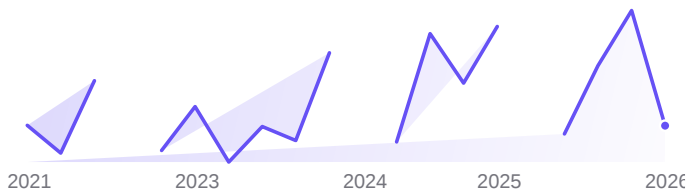
Sellers who sold at a gain

100%



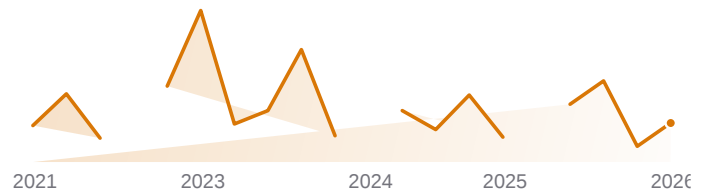
Typical hold before selling

5.0 yrs



Median annualized return at resale

+6.7%



HOUSING STOCK

Homes	579
Median value (AVM)	\$411K
Median size	1,582 ft²
Median bedrooms	3
Median year built	1979
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	85%
Company owned	23%
Median loan-to-value	0%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	1,362
Density	50 / mi²
Median household income	\$102K
Average household income	\$123K

Crime index (US avg 100)	68
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	83
Homes occupied	89%
Bachelor's or higher	27%
Poverty rate	6.3%
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.