

Topsham 05076

ZIP code · VT · Vermont > Orange County

BALANCED MARKET

\$112K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



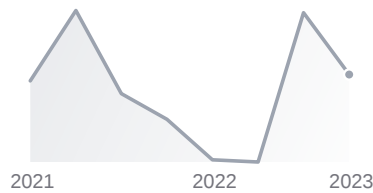
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$204K · Average \$156K



2025

2026

2021

2022

2023

2025

2026

● Median ● Average

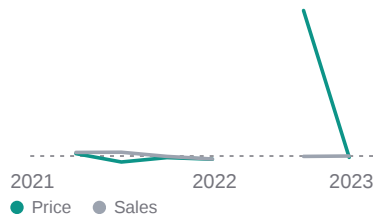
Bars: homes sold per interval

Growth (year over year)

Price -24.9% · Sales +75.0%

Price per square foot

\$33/ft²



Sale premium vs estimated value

-7.3%

Annual turnover (share of homes sold)

3.0%



2025

2026

2021

2022

2023

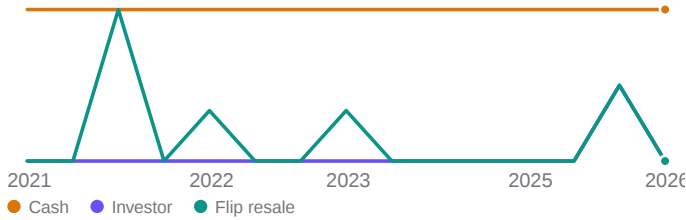
2025

2026

BUYERS & OUTCOMES

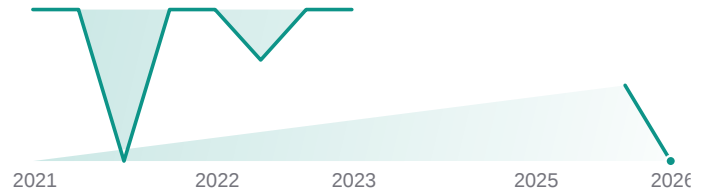
Buyer mix

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



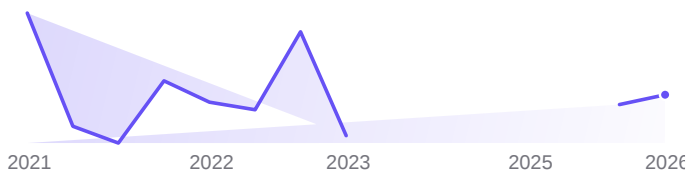
Sellers who sold at a gain

0%



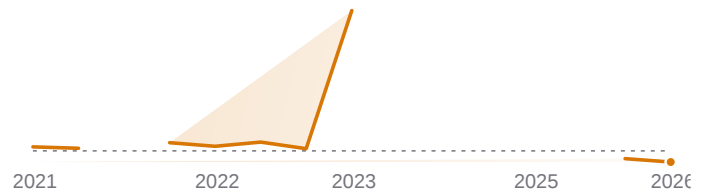
Typical hold before selling

4.4 yrs



Median annualized return at resale

-21.9%



HOUSING STOCK

Homes	365
Median value (AVM)	\$245K
Median size	1,272 ft²
Median bedrooms	3
Median year built	1987
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	59%
Company owned	8.2%
Median loan-to-value	0%
Typical ownership tenure	22.6 yrs

COMMUNITY

Population	777
Density	26 / mi²
Median household income	\$70K
Average household income	\$74K

Crime index (US avg 100)	117
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	82
Homes occupied	81%
Bachelor's or higher	21%
Poverty rate	14.3%
Unemployment	0.7%
Average temp	41°F
Annual precip	43 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.