

Wells River 05081

ZIP code · VT · Vermont > Orange County > Wells River

BALANCED MARKET

\$370K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



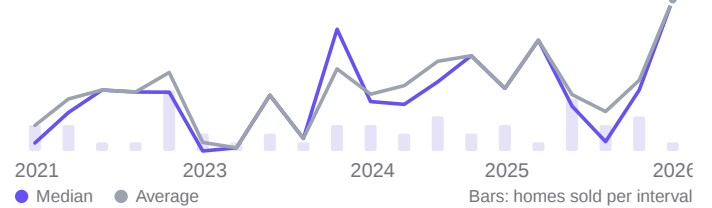
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$515K · Average \$515K



Growth (year over year)

Price -18.9% · Sales +25.0%

Price per square foot

\$239/ft²

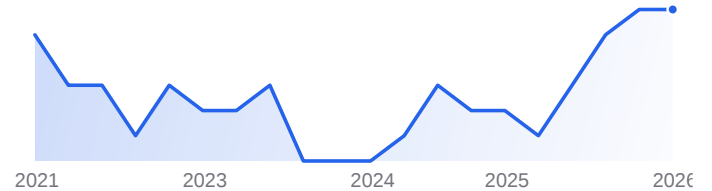


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

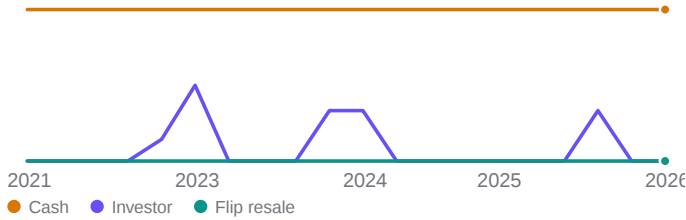
5.0%



BUYERS & OUTCOMES

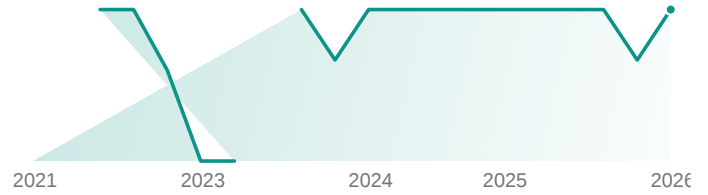
Buyer mix

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



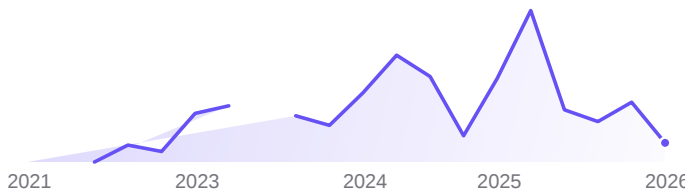
Sellers who sold at a gain

100%



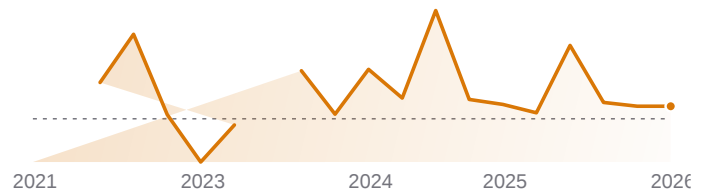
Typical hold before selling

3.6 yrs



Median annualized return at resale

+7.8%



HOUSING STOCK

Homes	303
Median value (AVM)	\$276K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1981
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0%
Owner occupied	65%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	826
Density	40 / mi²
Median household income	\$65K
Average household income	\$79K

Crime index (US avg 100)	162
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	83
Homes occupied	80%
Bachelor's or higher	23%
Poverty rate	10.2%
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.