

West Fairlee 05083

ZIP code · VT · Vermont > Orange County

STRONG SELLER'S MARKET

\$235K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 94 / 100

Buyer's market

Balanced

Seller's market

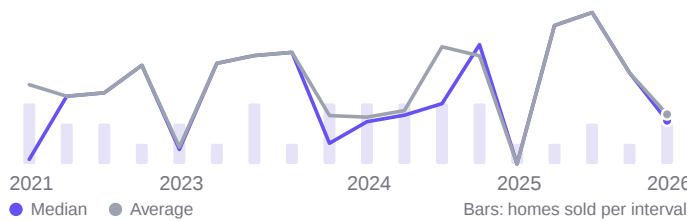
MARKET TRENDS (5 YEARS)

Sale prices

Median \$160K · Average \$180K

Growth (year over year)

Price +116.5% · Sales -41.7%



Price per square foot

\$130/ft²

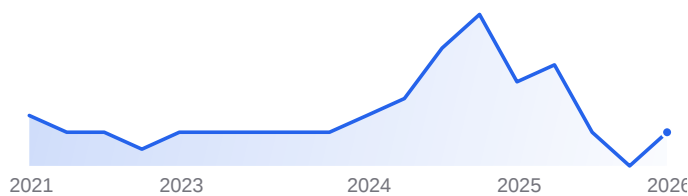
Sale premium vs estimated value

-49.0%

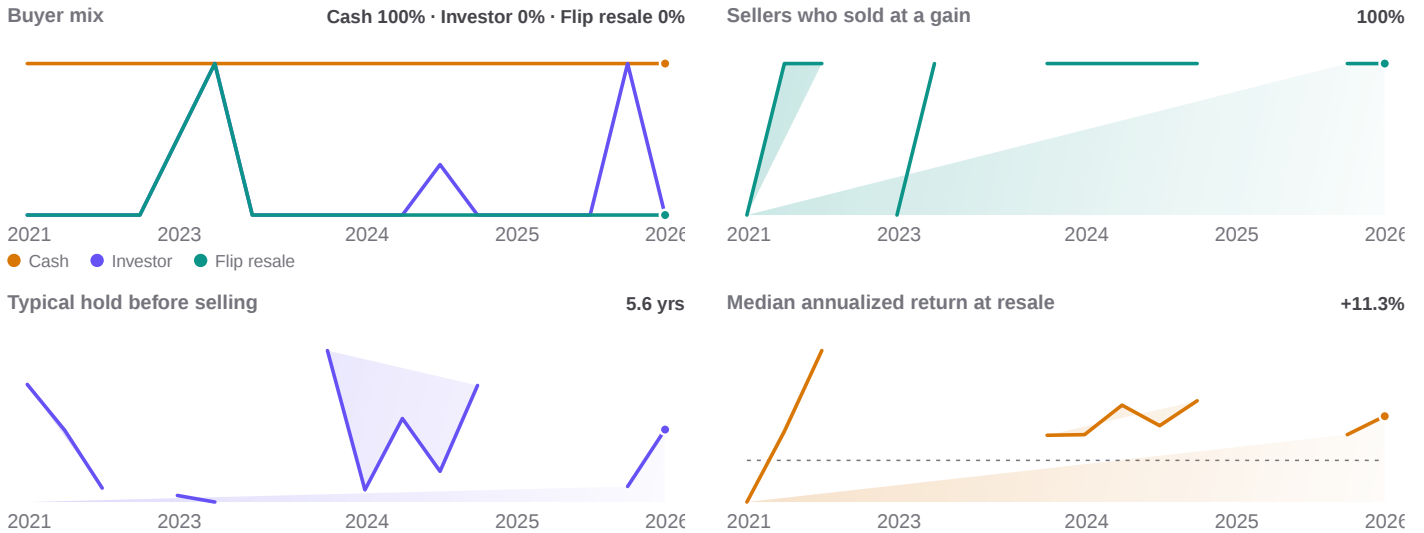


Annual turnover (share of homes sold)

3.5%



BUYERS & OUTCOMES



HOUSING STOCK

Homes	199
Median value (AVM)	\$254K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1976
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	63%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	49
Density	29 / mi²
Median household income	\$73K
Average household income	\$105K

Crime index (US avg 100)	177
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	81
Homes occupied	83%
Bachelor's or higher	26%
Poverty rate	8.6%
Unemployment	0.7%
Average temp	42°F
Annual precip	41 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.