

# West Topsham 05086

ZIP code · VT · Vermont · Orange County

SELLER'S MARKET

**\$82K**

MEDIAN SALE PRICE

**15**

SALES (12 MO)

**\$237K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

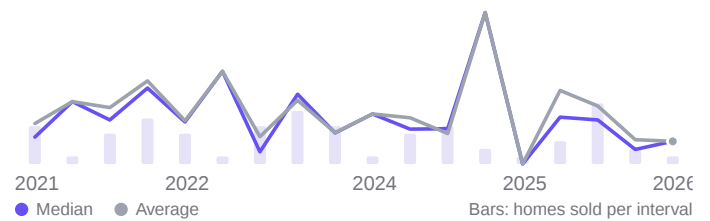
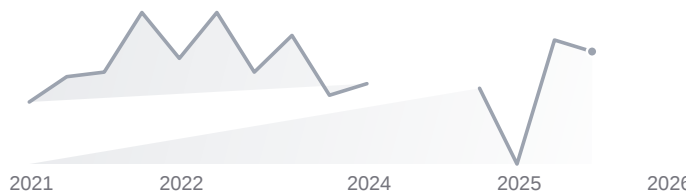
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$95K · Average \$95K

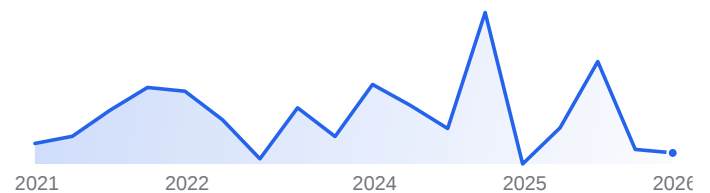
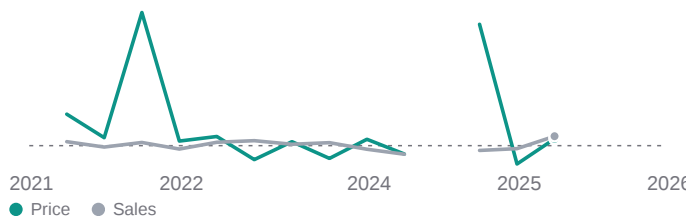


Growth (year over year)

Price +31.7% · Sales +44.4%

Price per square foot

\$53/ft²

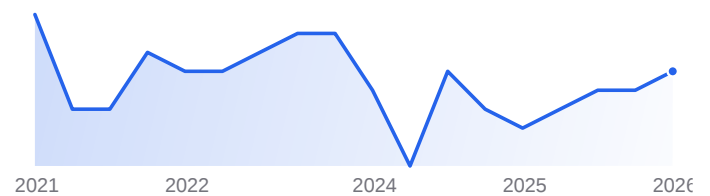
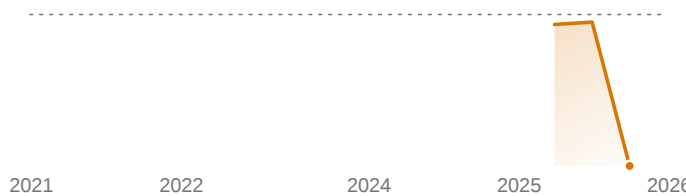


Sale premium vs estimated value

-72.6%

Annual turnover (share of homes sold)

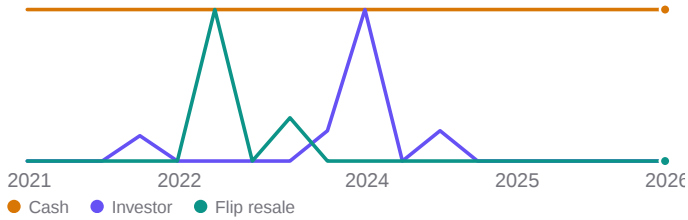
4.1%



## BUYERS & OUTCOMES

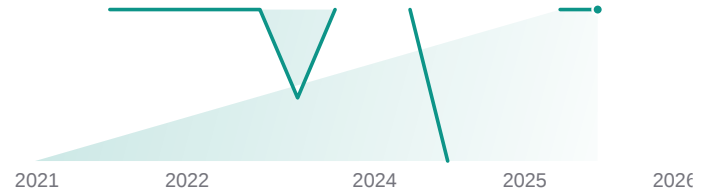
### Buyer mix

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



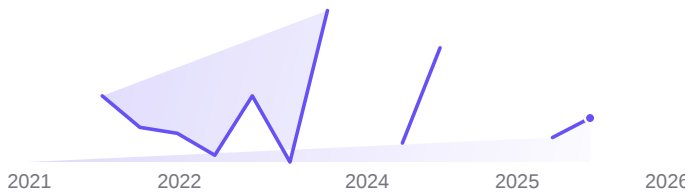
### Sellers who sold at a gain

100%



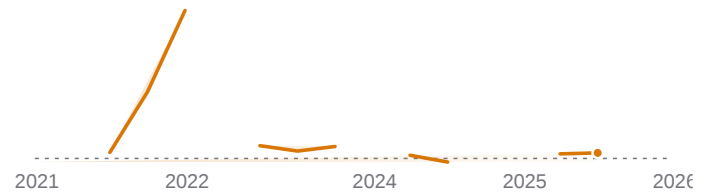
### Typical hold before selling

3.8 yrs



### Median annualized return at resale

+6.6%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 367       |
| Median value (AVM) | \$237K    |
| Median size        | 1,276 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1980      |
| Single family      | 82%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 99%      |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 75%      |
| Company owned                 | 8.4%     |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 21.3 yrs |

## COMMUNITY

|                          |          |
|--------------------------|----------|
| Population               | 673      |
| Density                  | 27 / mi² |
| Median household income  | \$69K    |
| Average household income | \$77K    |

|                                  |              |
|----------------------------------|--------------|
| Crime index (US avg 100)         | <b>107</b>   |
| Air pollution index (US avg 100) | <b>88</b>    |
| Earthquake index (US avg 100)    | <b>84</b>    |
| Homes occupied                   | <b>82%</b>   |
| Bachelor's or higher             | <b>18%</b>   |
| Poverty rate                     | <b>11.9%</b> |
| Unemployment                     | <b>0.7%</b>  |
| Average temp                     | <b>41°F</b>  |
| Annual precip                    | <b>44 in</b> |
| Sunshine                         | <b>49%</b>   |

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.