

Cavendish 05142

ZIP code · VT · Vermont > Windsor County > Cavendish

BUYER'S MARKET

\$200K

MEDIAN SALE PRICE

22

SALES (12 MO)

\$315K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



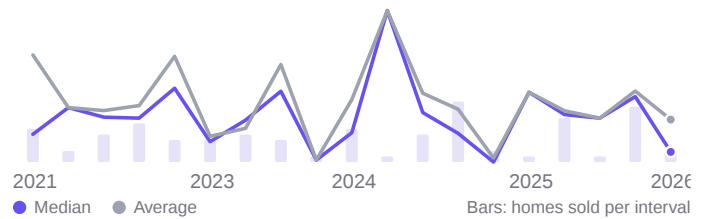
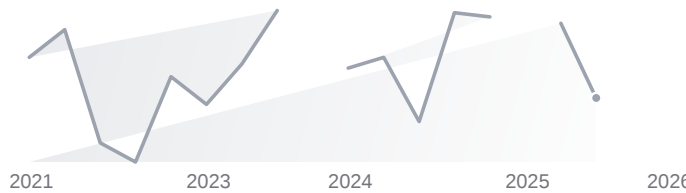
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$80K · Average \$240K

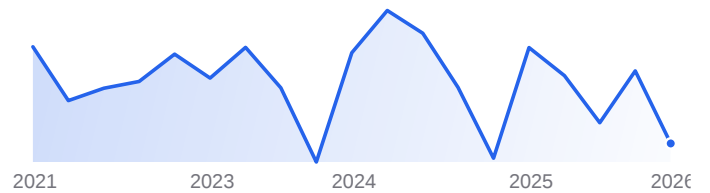
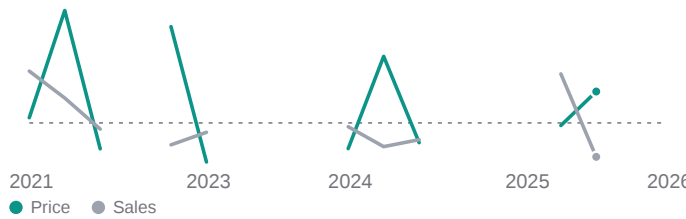


Growth (year over year)

Price +44.4% · Sales -47.8%

Price per square foot

\$54/ft²

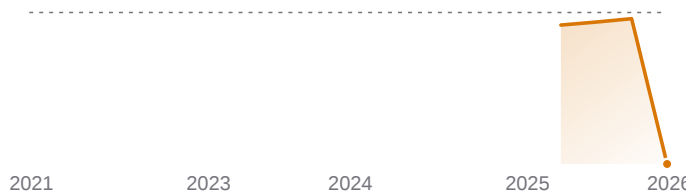


Sale premium vs estimated value

-87.4%

Annual turnover (share of homes sold)

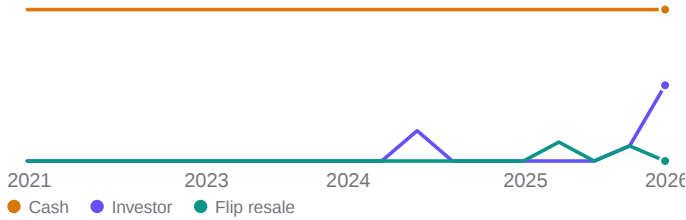
4.2%



BUYERS & OUTCOMES

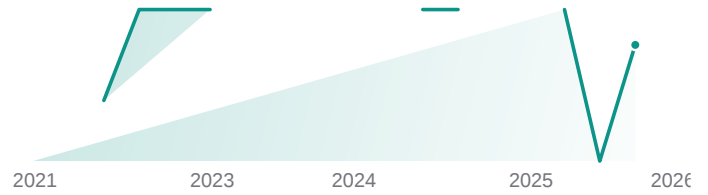
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



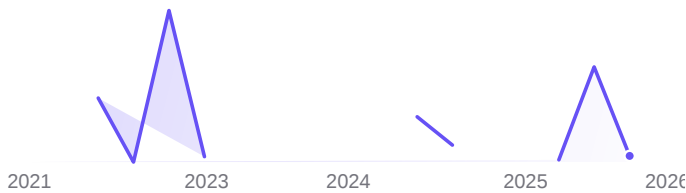
Sellers who sold at a gain

77%



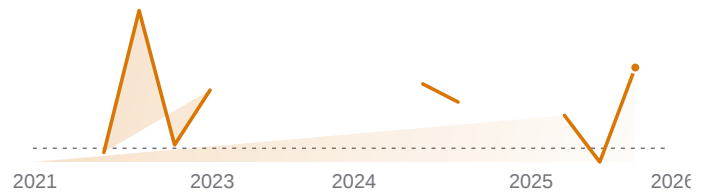
Typical hold before selling

2.7 yrs



Median annualized return at resale

+14.8%



HOUSING STOCK

Homes	527
Median value (AVM)	\$315K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1982
Single family	78%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	51%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	21.9 yrs

COMMUNITY

Population	997
Density	38 / mi²
Median household income	\$75K

Average household income	\$106K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	65
Homes occupied	68%
Bachelor's or higher	23%
Poverty rate	10.5%
Unemployment	0.7%
Average temp	43°F
Annual precip	47 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.