

Grafton 05146

ZIP code · VT · Vermont > Windham County > Grafton

STRONG BUYER'S MARKET

\$94K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



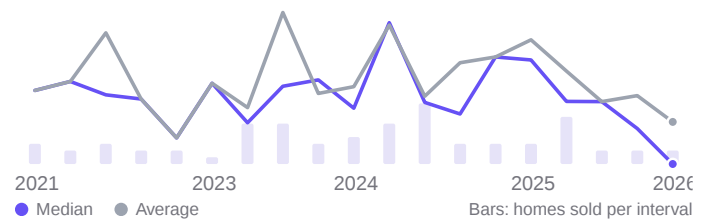
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

13 / 100

Sale prices

Median \$23K · Average \$191K



Growth (year over year)

Price -39.6% · Sales -42.9%

Price per square foot

\$32/ft²

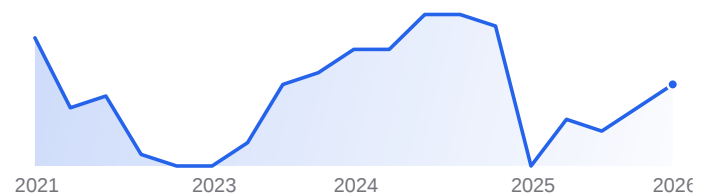
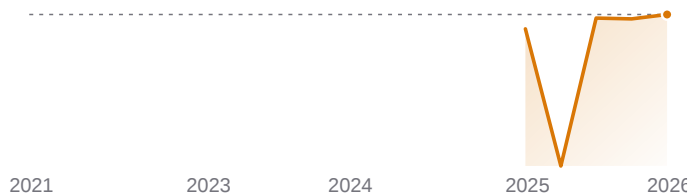


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

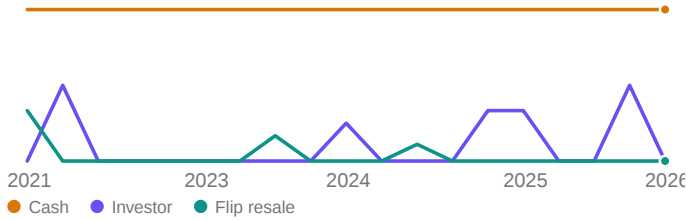
3.9%



BUYERS & OUTCOMES

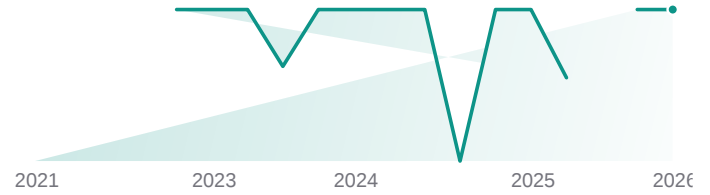
Buyer mix

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



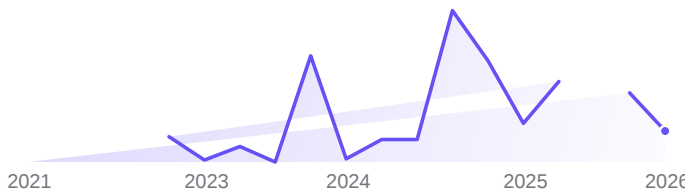
Sellers who sold at a gain

100%



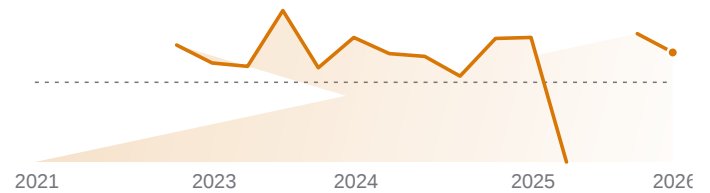
Typical hold before selling

3.7 yrs



Median annualized return at resale

+9.4%



HOUSING STOCK

Homes	412
Median value (AVM)	\$390K
Median size	1,642 ft²
Median bedrooms	3
Median year built	1970
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	59%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	747
Density	18 / mi²
Median household income	\$79K
Average household income	\$91K

Crime index (US avg 100)	107
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	64
Homes occupied	63%
Bachelor's or higher	23%
Poverty rate	7.4%
Unemployment	0.8%
Average temp	42°F
Annual precip	51 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.