

# East Arlington 05252

ZIP code · VT · Vermont · Bennington County

**\$68K**

MEDIAN SALE PRICE

**8**

SALES (12 MO)

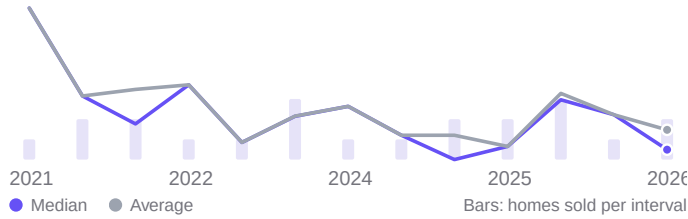
**\$286K**

MEDIAN VALUE (AVM)

## MARKET TRENDS (5 YEARS)

Sale prices

Median \$68K · Average \$174K



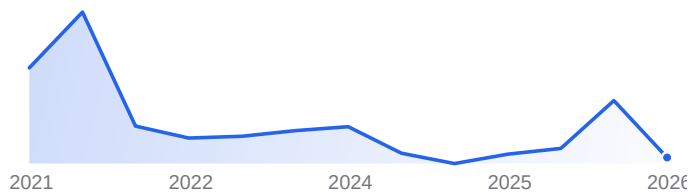
Growth (year over year)

Price -33.4% · Sales +0.0%



Price per square foot

\$20/ft²



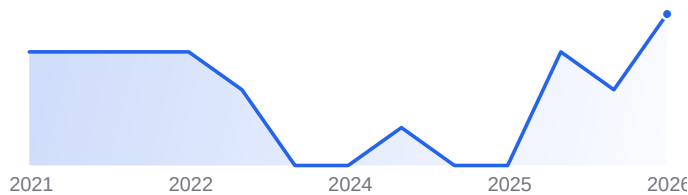
Sale premium vs estimated value

-76.1%



Annual turnover (share of homes sold)

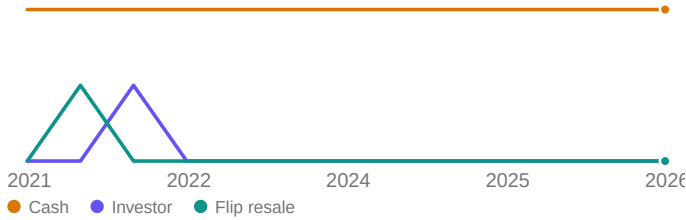
5.7%



## BUYERS & OUTCOMES

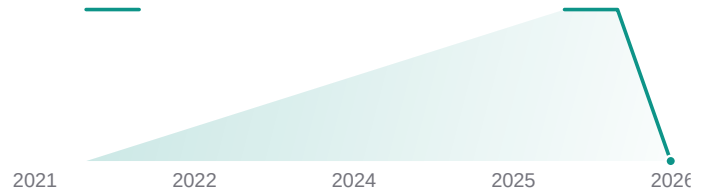
### Buyer mix

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



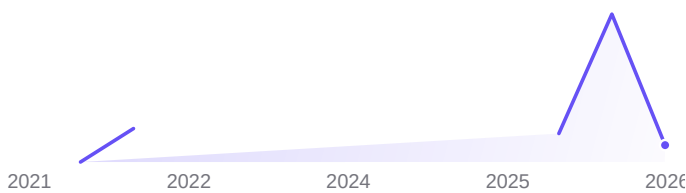
### Sellers who sold at a gain

0%



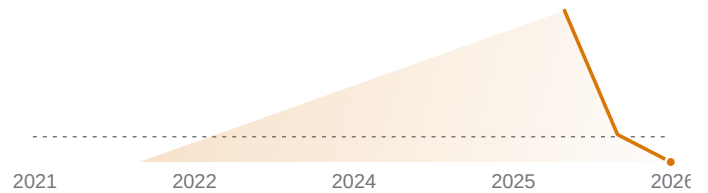
### Typical hold before selling

1.5 yrs



### Median annualized return at resale

-60.1%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 140       |
| Median value (AVM) | \$286K    |
| Median size        | 2,086 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1968      |
| Single family      | 96%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 100%     |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 75%      |
| Company owned                 | 14%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 19.6 yrs |

## COMMUNITY

|                          |          |
|--------------------------|----------|
| Population               | 877      |
| Density                  | 24 / mi² |
| Median household income  | \$77K    |
| Average household income | \$101K   |

|                                  |              |
|----------------------------------|--------------|
| Crime index (US avg 100)         | <b>186</b>   |
| Air pollution index (US avg 100) | <b>86</b>    |
| Earthquake index (US avg 100)    | <b>61</b>    |
| Homes occupied                   | <b>82%</b>   |
| Bachelor's or higher             | <b>24%</b>   |
| Poverty rate                     | <b>7.6%</b>  |
| Unemployment                     | <b>0.9%</b>  |
| Average temp                     | <b>41°F</b>  |
| Annual precip                    | <b>67 in</b> |
| Sunshine                         | <b>49%</b>   |

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.