

Manchester 05254

ZIP code · VT · Vermont > Bennington County > Manchester

BUYER'S MARKET

\$652K

MEDIAN SALE PRICE

-6.3%

1-YR CHANGE

24

SALES (12 MO)

\$578K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



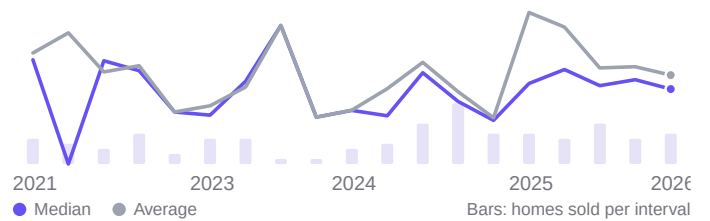
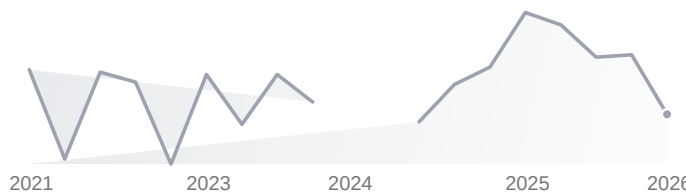
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$714K · Average \$821K

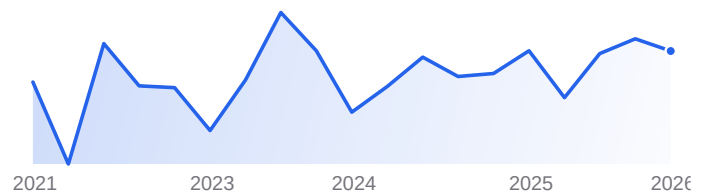
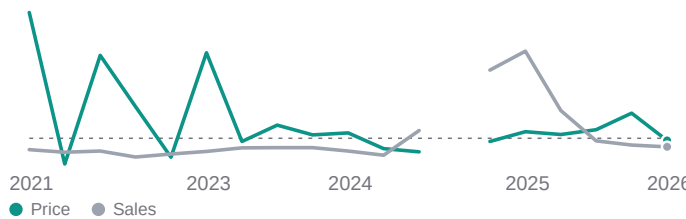


Growth (year over year)

Price -6.3% · Sales -25.0%

Price per square foot

\$384/ft²



Sale premium vs estimated value

+19.0%

Annual turnover (share of homes sold)

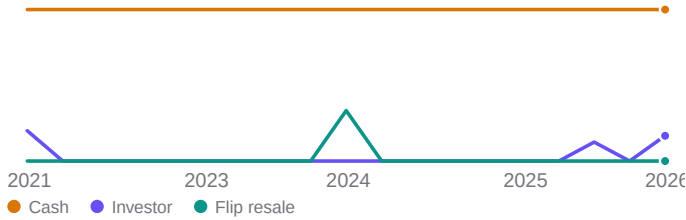
3.4%



BUYERS & OUTCOMES

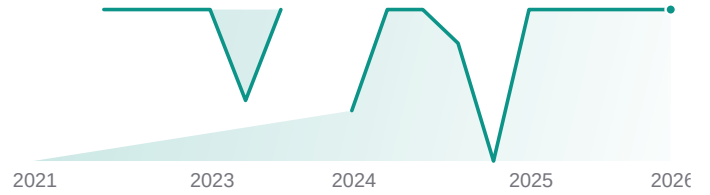
Buyer mix

Cash 100% · Investor 17% · Flip resale 0%



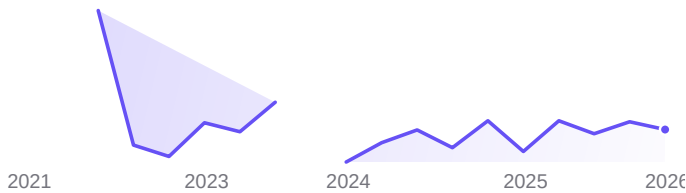
Sellers who sold at a gain

100%



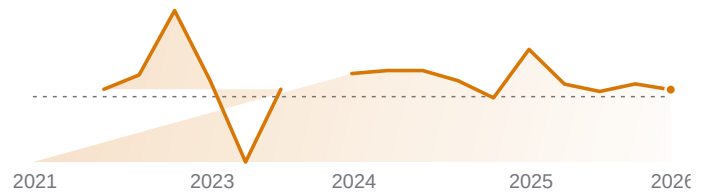
Typical hold before selling

8.1 yrs



Median annualized return at resale

+4.0%



HOUSING STOCK

Homes	706
Median value (AVM)	\$578K
Median size	1,932 ft²
Median bedrooms	3
Median year built	1984
Single family	61%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	33%
Company owned	31%
Median loan-to-value	0%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	103
Density	143 / mi²
Median household income	\$30K

Average household income	\$64K
Crime index (US avg 100)	179
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	57
Homes occupied	63%
Bachelor's or higher	25%
Poverty rate	14.3%
Unemployment	0.7%
Average temp	44°F
Annual precip	50 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.