

Pownal 05261

ZIP code · VT · Vermont > Bennington County > Pownal

BALANCED MARKET

\$273K

MEDIAN SALE PRICE

+278.7%

1-YR CHANGE

30

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



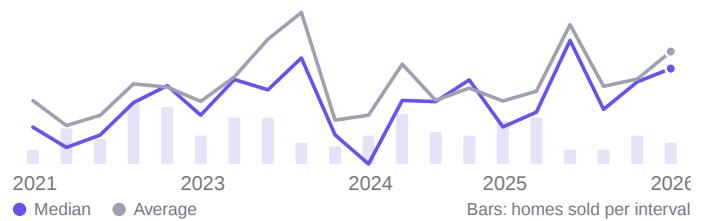
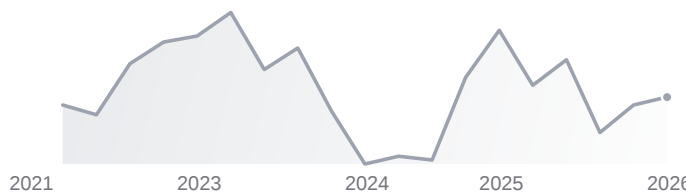
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$270K · Average \$310K

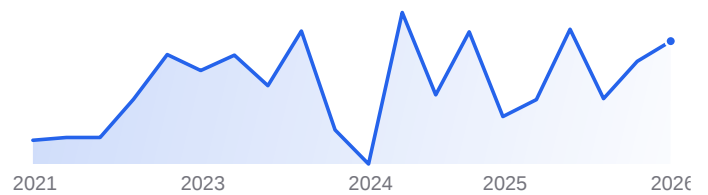
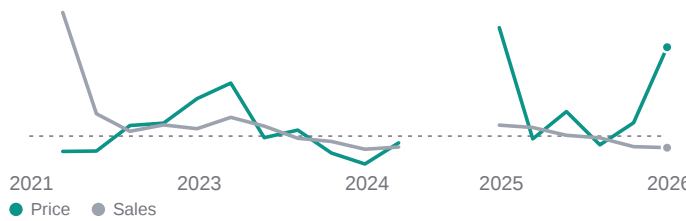


Growth (year over year)

Price +278.7% · Sales -36.2%

Price per square foot

\$175/ft²



Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

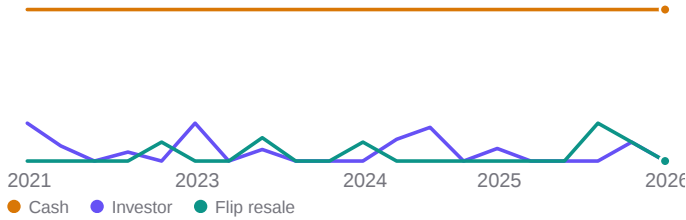
2.5%



BUYERS & OUTCOMES

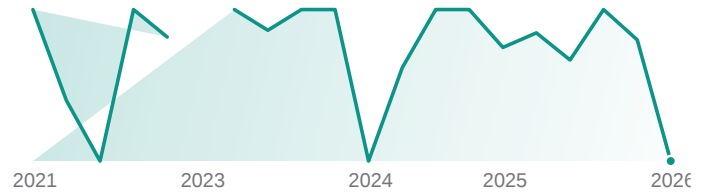
Buyer mix

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



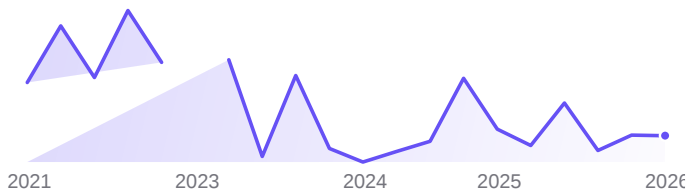
Sellers who sold at a gain

0%



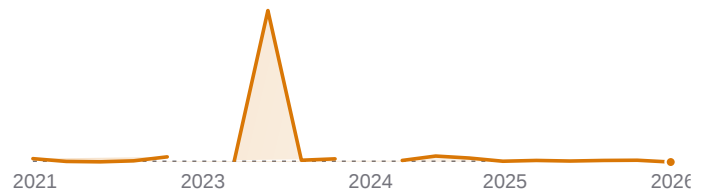
Typical hold before selling

3.2 yrs



Median annualized return at resale

-4.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,217
Median value (AVM)	\$222K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1976
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.4%
Owner occupied	73%
Company owned	17%
Median loan-to-value	12%
Typical ownership tenure	27.1 yrs

COMMUNITY

Population	1,896
Density	58 / mi²
Median household income	\$73K
Average household income	\$89K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	54
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	5.3%
Unemployment	1.0%
Average temp	43°F
Annual precip	46 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.