

# Shaftsbury 05262

ZIP code · VT · Vermont · Bennington County

BUYER'S MARKET

**\$278K**

MEDIAN SALE PRICE

**-28.3%**

1-YR CHANGE

**28**

SALES (12 MO)

**\$321K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



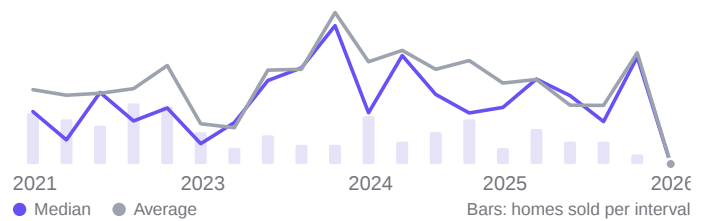
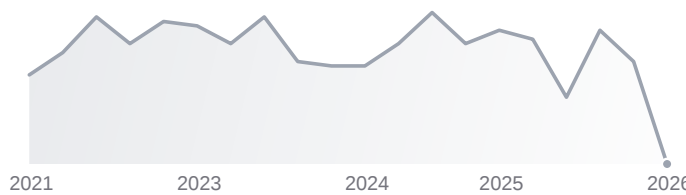
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$115K · Average \$115K

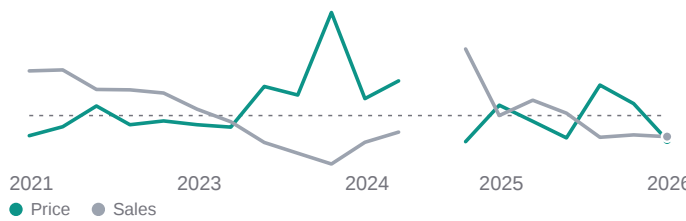


Growth (year over year)

Price -28.3% · Sales -24.3%

Price per square foot

\$163/ft²

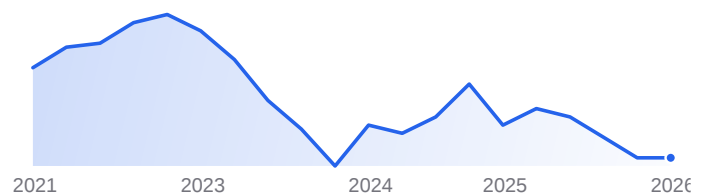


Sale premium vs estimated value

-4.2%

Annual turnover (share of homes sold)

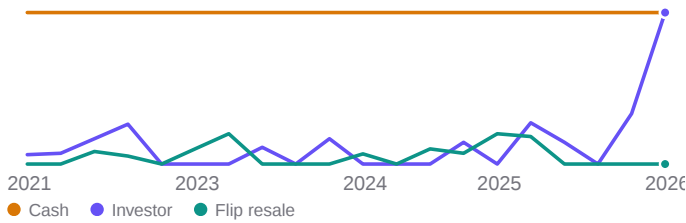
2.7%



## BUYERS & OUTCOMES

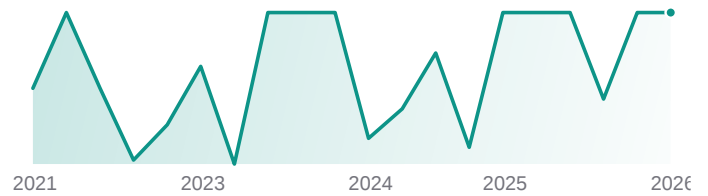
Buyer mix

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



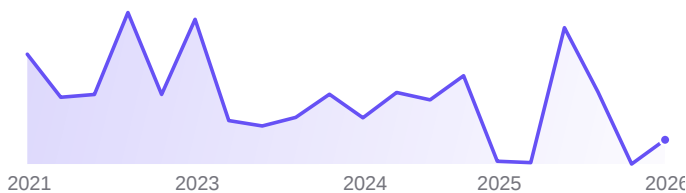
Sellers who sold at a gain

100%



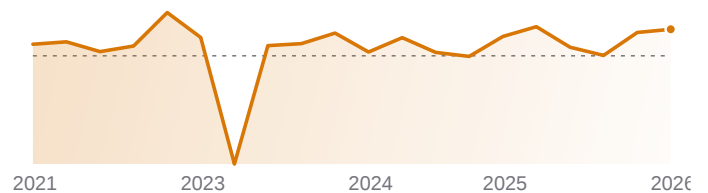
Typical hold before selling

3.8 yrs



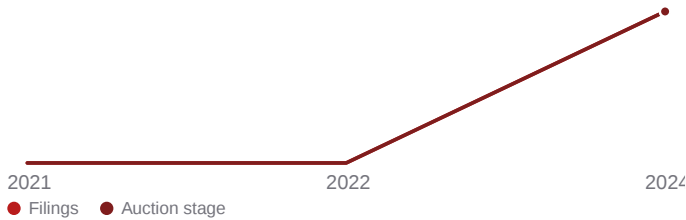
Median annualized return at resale

+10.3%



Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,049     |
| Median value (AVM) | \$321K    |
| Median size        | 1,616 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1972      |
| Single family      | 86%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 100%     |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 81%      |
| Company owned                 | 19%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 22.4 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,585    |
| Density                          | 28 / mi² |
| Median household income          | \$100K   |
| Average household income         | \$122K   |
| Crime index (US avg 100)         | 81       |
| Air pollution index (US avg 100) | 86       |
| Earthquake index (US avg 100)    | 55       |
| Homes occupied                   | 72%      |
| Bachelor's or higher             | 23%      |
| Poverty rate                     | 6.1%     |
| Unemployment                     | 0.8%     |
| Average temp                     | 41°F     |
| Annual precip                    | 57 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.