

East Fairfield 05448

ZIP code · VT · Vermont > Franklin County

SELLER'S MARKET

\$378K

MEDIAN SALE PRICE

+32.0%

1-YR CHANGE

20

SALES (12 MO)

\$415K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

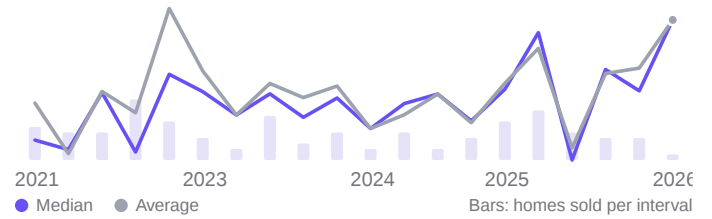
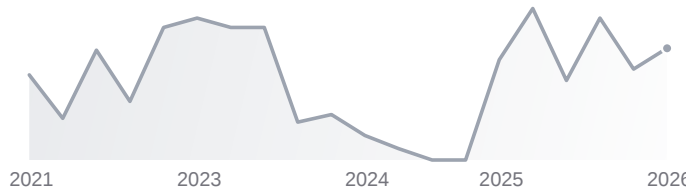
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$556K · Average \$556K

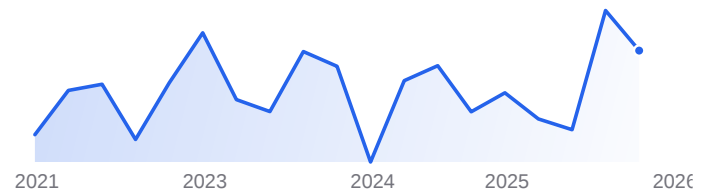
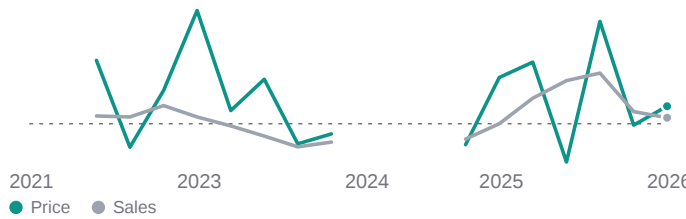


Growth (year over year)

Price +32.0% · Sales +11.1%

Price per square foot

\$224/ft²

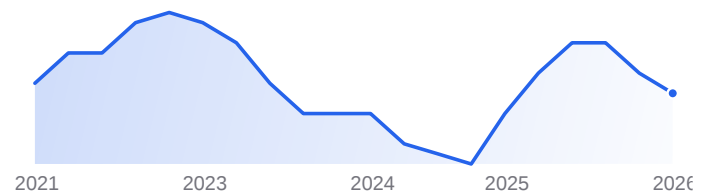


Sale premium vs estimated value

-7.9%

Annual turnover (share of homes sold)

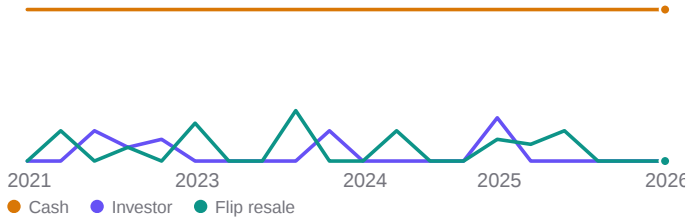
4.1%



BUYERS & OUTCOMES

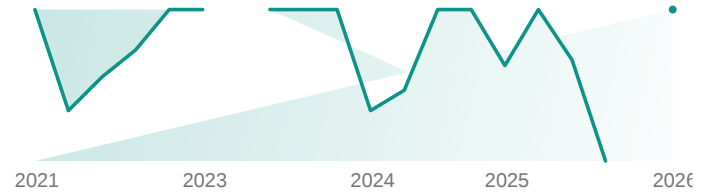
Buyer mix

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



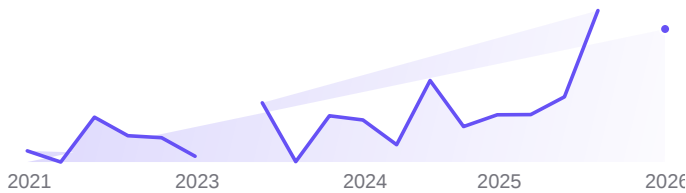
Sellers who sold at a gain

100%



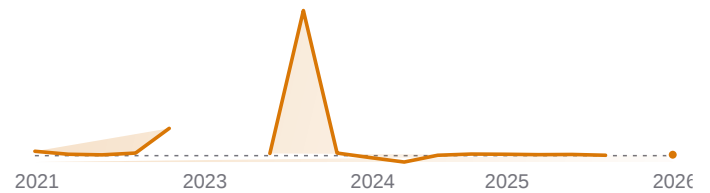
Typical hold before selling

10.9 yrs



Median annualized return at resale

+6.5%



HOUSING STOCK

Homes	492
Median value (AVM)	\$415K
Median size	1,548 ft²
Median bedrooms	3
Median year built	1979
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	91%
Company owned	6.7%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	1,496
Density	33 / mi²
Median household income	\$87K
Average household income	\$99K

Crime index (US avg 100)	79
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	93
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	7.0%
Unemployment	0.8%
Average temp	43°F
Annual precip	42 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.