

Montgomery Center 05471

ZIP code · VT · Vermont · Franklin County

SELLER'S MARKET

\$243K

MEDIAN SALE PRICE

20

SALES (12 MO)

\$303K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

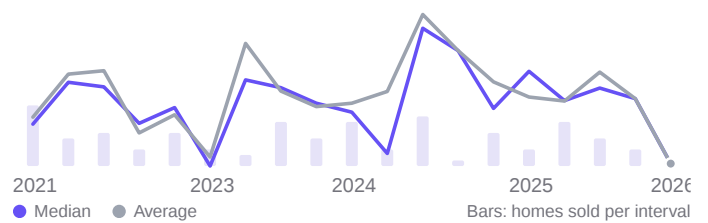
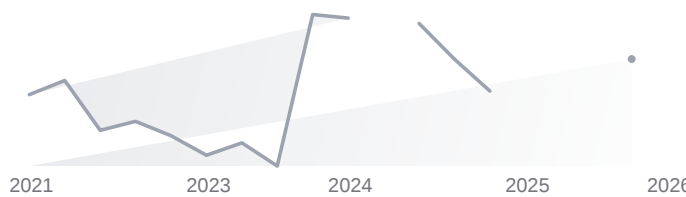
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$85K · Average \$85K

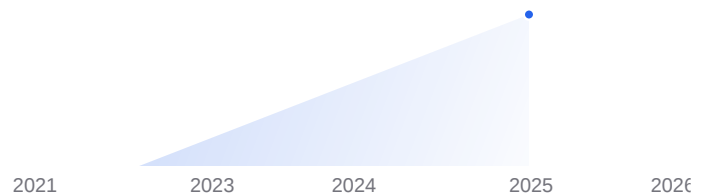
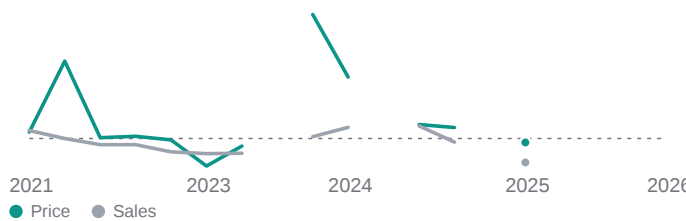


Growth (year over year)

Price -9.9% · Sales -60.0%

Price per square foot

\$362/ft²

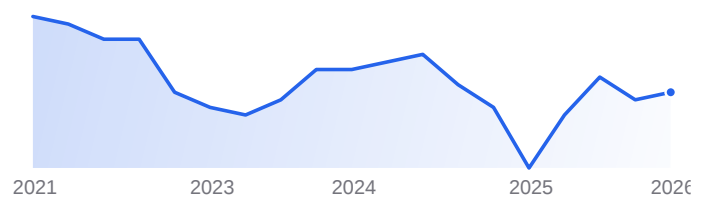
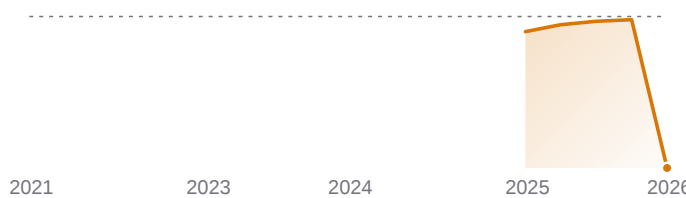


Sale premium vs estimated value

-34.3%

Annual turnover (share of homes sold)

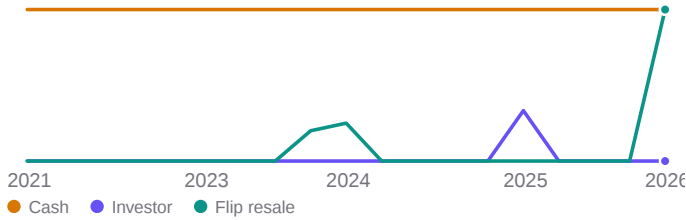
4.4%



BUYERS & OUTCOMES

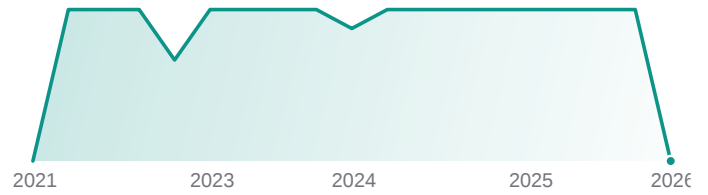
Buyer mix

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



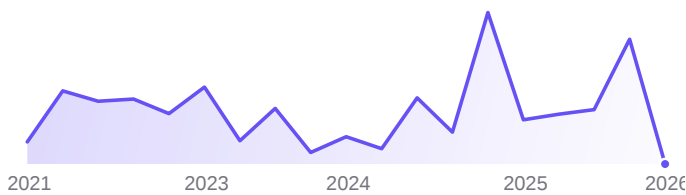
Sellers who sold at a gain

0%



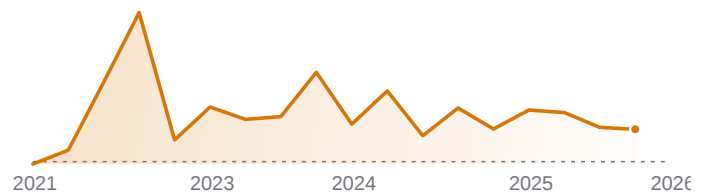
Typical hold before selling

0.2 yrs



Median annualized return at resale

+7.7%



HOUSING STOCK

Homes	458
Median value (AVM)	\$303K
Median size	1,411 ft²
Median bedrooms	4
Median year built	1967
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	68%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	1,025
Density	21 / mi²
Median household income	\$47K
Average household income	\$70K

Crime index (US avg 100)	166
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	89
Homes occupied	71%
Bachelor's or higher	27%
Poverty rate	17.7%
Unemployment	0.6%
Average temp	41°F
Annual precip	49 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.