

Richford 05476

ZIP code · VT · Vermont > Franklin County > Richford

BALANCED MARKET

\$215K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

49

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

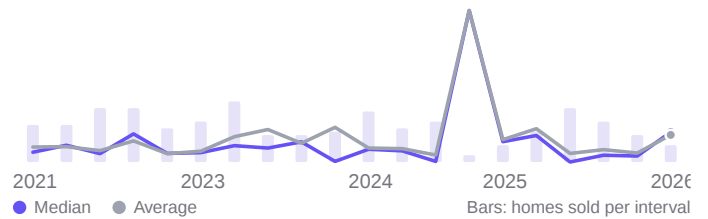
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$275K · Average \$260K

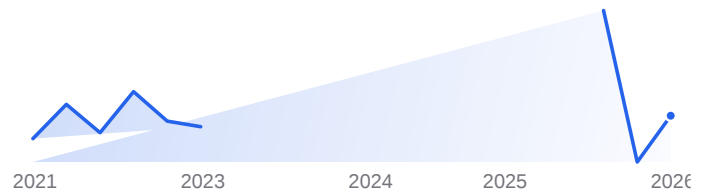
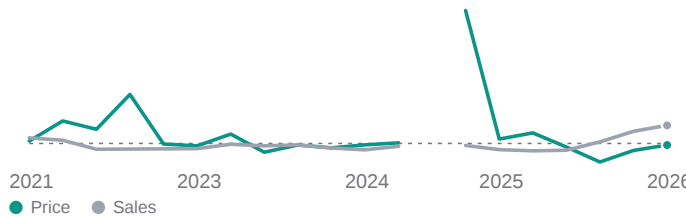


Growth (year over year)

Price -7.1% · Sales +81.5%

Price per square foot

\$161/ft²



Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

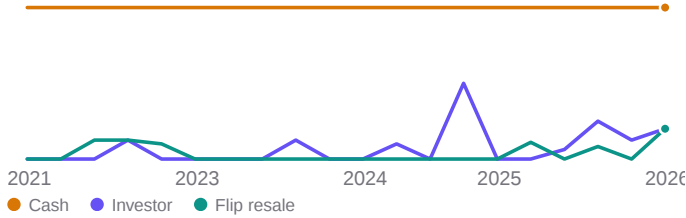
4.1%



BUYERS & OUTCOMES

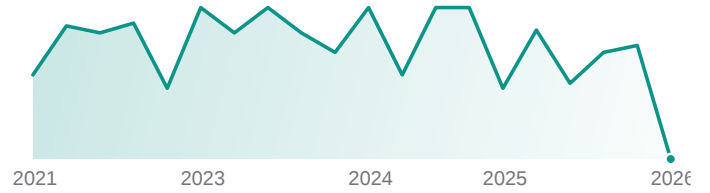
Buyer mix

Cash 100% · Investor 20% · Flip resale 20%



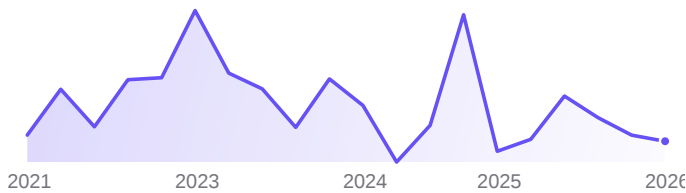
Sellers who sold at a gain

25%



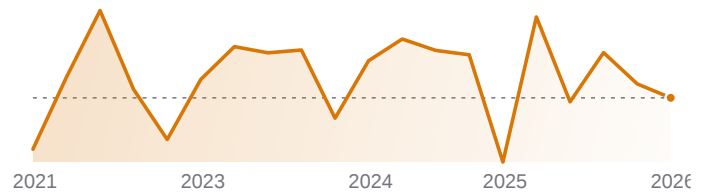
Typical hold before selling

3.0 yrs



Median annualized return at resale

+0.0%



HOUSING STOCK

Homes	1,188
Median value (AVM)	\$202K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1985
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	76%
Company owned	9.5%
Median loan-to-value	0%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	2,954
Density	49 / mi²
Median household income	\$59K
Average household income	\$67K

Crime index (US avg 100)	120
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	83
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	17.6%
Unemployment	0.7%
Average temp	41°F
Annual precip	50 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.