

Cabot 05647

ZIP code · VT · Vermont > Washington County > Cabot

BUYER'S MARKET

\$273K

MEDIAN SALE PRICE

-52.2%

1-YR CHANGE

21

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



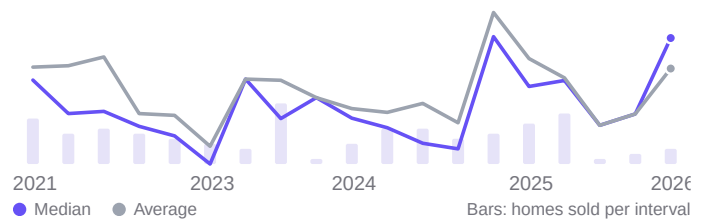
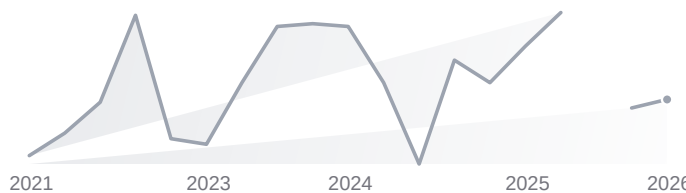
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$406K · Average \$326K

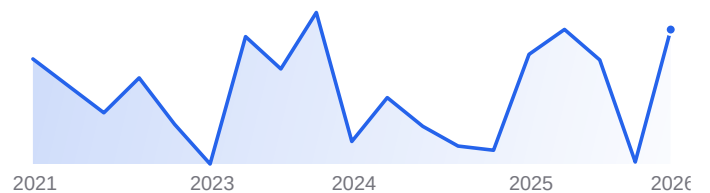
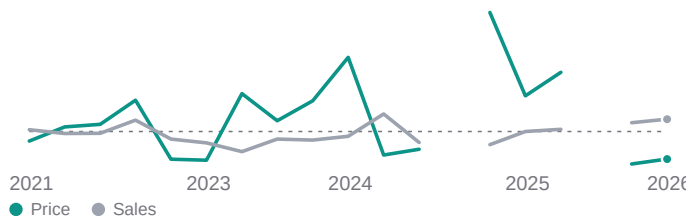


Growth (year over year)

Price -52.2% · Sales +23.5%

Price per square foot

\$208/ft²

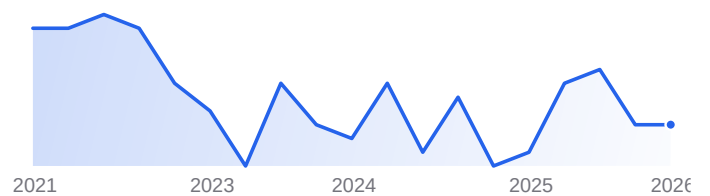


Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

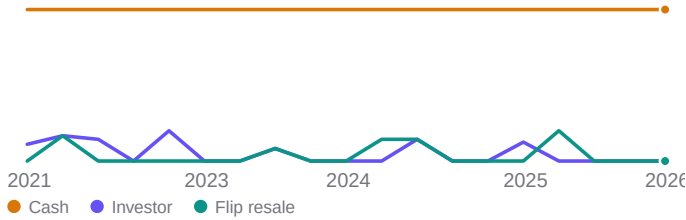
3.6%



BUYERS & OUTCOMES

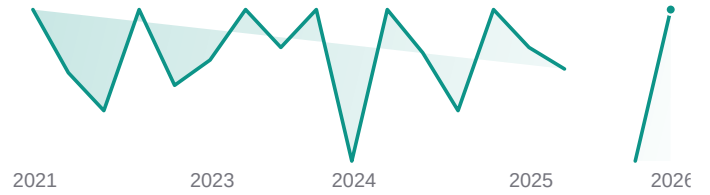
Buyer mix

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



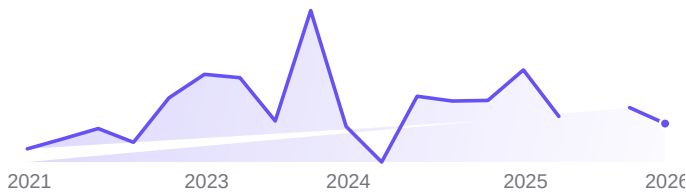
Sellers who sold at a gain

100%



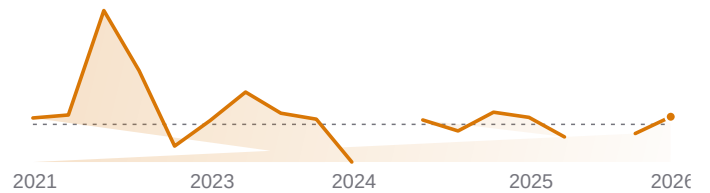
Typical hold before selling

4.0 yrs



Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	589
Median value (AVM)	\$350K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1982
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	96%
Underwater (LTV 125% or more)	0%
Owner occupied	69%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	1,041
Density	36 / mi²
Median household income	\$67K
Average household income	\$92K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	77
Homes occupied	75%
Bachelor's or higher	27%
Poverty rate	10.4%
Unemployment	0.7%
Average temp	40°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.