

Calais 05648

ZIP code · VT · Vermont > Washington County

BALANCED MARKET

\$389K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$376K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



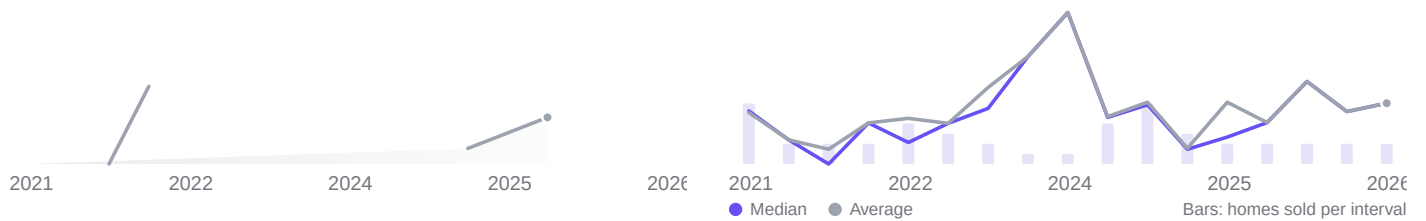
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$389K · Average \$389K



Growth (year over year)

Price +99.1% · Sales -42.9%

Price per square foot

\$334/ft²

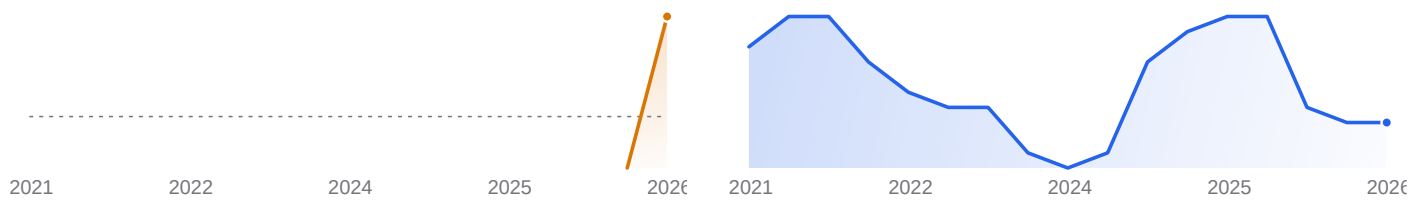


Sale premium vs estimated value

+2.9%

Annual turnover (share of homes sold)

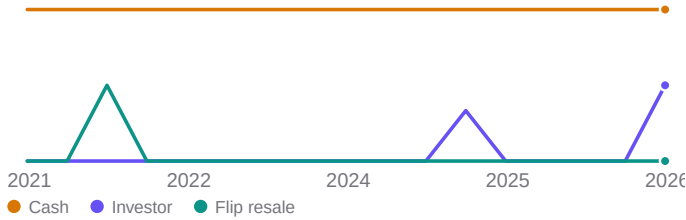
2.4%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



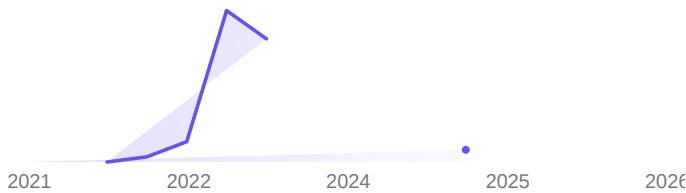
Sellers who sold at a gain

0%



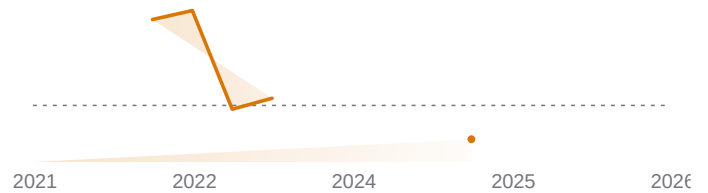
Typical hold before selling

2.4 yrs



Median annualized return at resale

-20.8%



HOUSING STOCK

Homes	335
Median value (AVM)	\$376K
Median size	1,414 ft²
Median bedrooms	3
Median year built	1974
Single family	93%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	99%
Underwater (LTV 125% or more)	0%
Owner occupied	74%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	452
Density	43 / mi²
Median household income	\$78K

Average household income	\$116K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	73
Homes occupied	85%
Bachelor's or higher	25%
Poverty rate	7.3%
Unemployment	0.6%
Average temp	41°F
Annual precip	43 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.