

East Calais 05650

ZIP code · VT · Vermont · Washington County

BUYER'S MARKET

\$190K

MEDIAN SALE PRICE

-10.2%

1-YR CHANGE

18

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



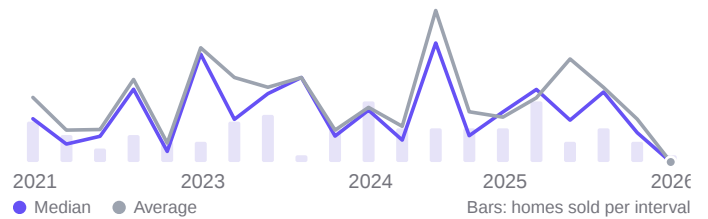
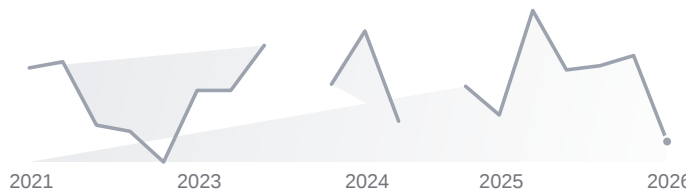
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$29K · Average \$29K

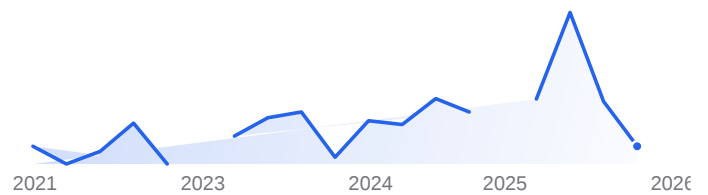
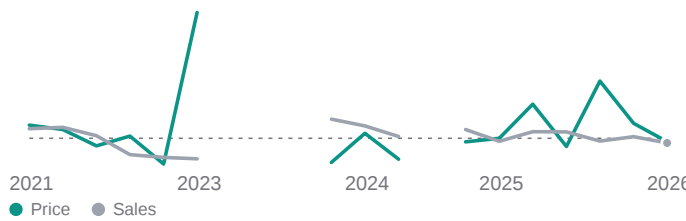


Growth (year over year)

Price -10.2% · Sales -14.3%

Price per square foot

\$122/ft²

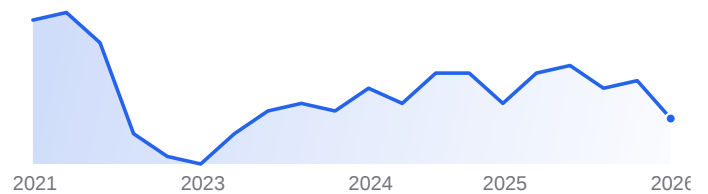
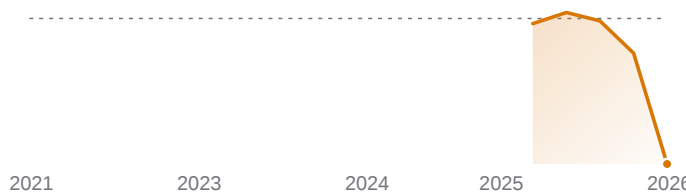


Sale premium vs estimated value

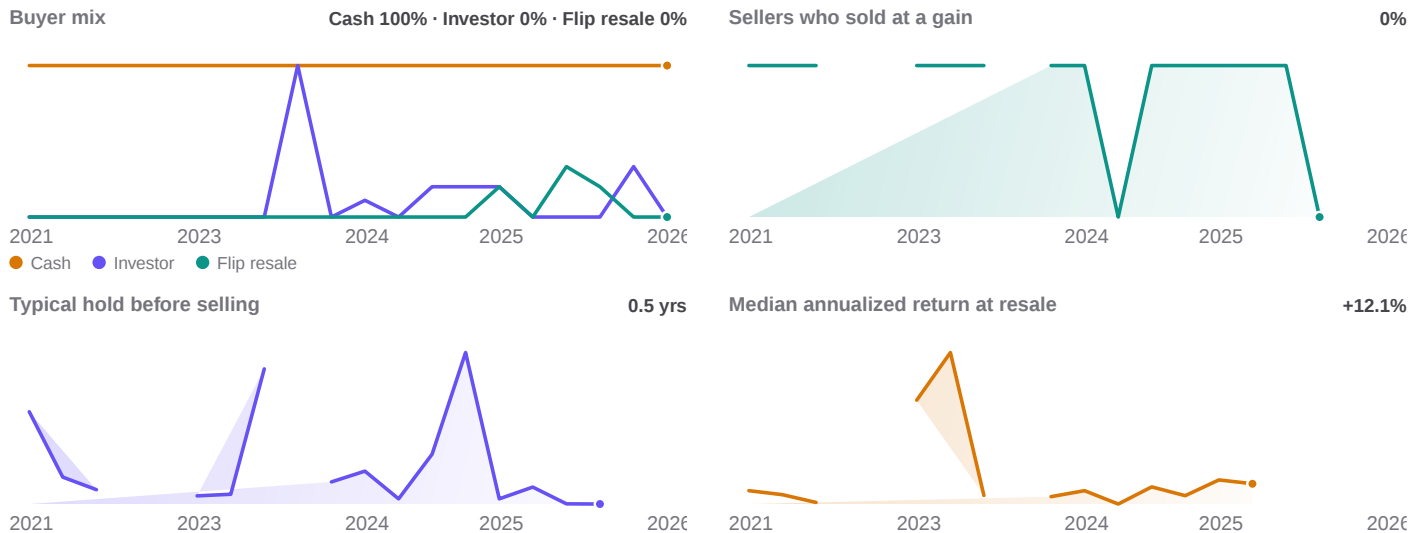
-88.1%

Annual turnover (share of homes sold)

3.4%



BUYERS & OUTCOMES



HOUSING STOCK

Homes	531
Median value (AVM)	\$350K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1973
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	96%
Underwater (LTV 125% or more)	0%
Owner occupied	75%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	998
Density	33 / mi²
Median household income	\$81K
Average household income	\$101K

Crime index (US avg 100)	120
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	75
Homes occupied	68%
Bachelor's or higher	24%
Poverty rate	7.1%
Unemployment	0.6%
Average temp	41°F
Annual precip	44 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.