

East Montpelier 05651

ZIP code · VT · Vermont > Washington County > East Montpelier

BALANCED MARKET

\$583K

MEDIAN SALE PRICE

+91.0%

1-YR CHANGE

17

SALES (12 MO)

\$473K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



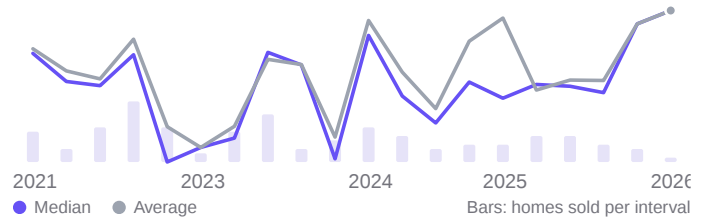
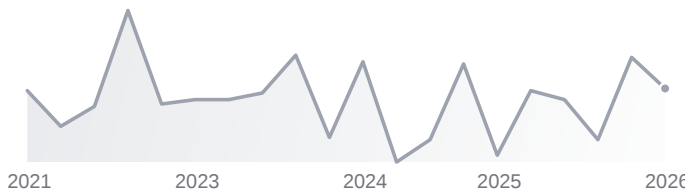
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$580K · Average \$580K

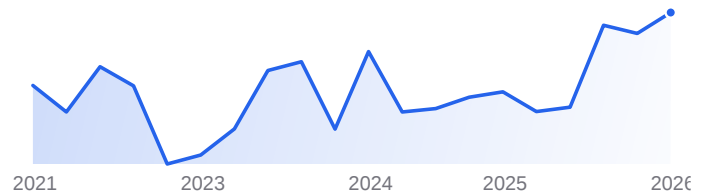
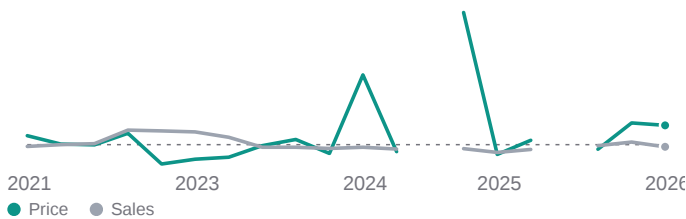


Growth (year over year)

Price +91.0% · Sales -10.5%

Price per square foot

\$362/ft²

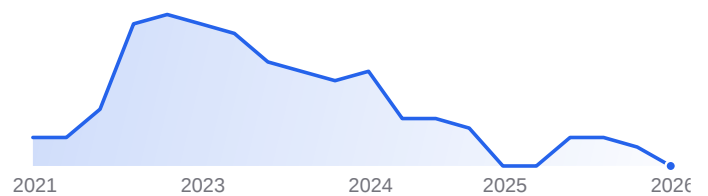


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

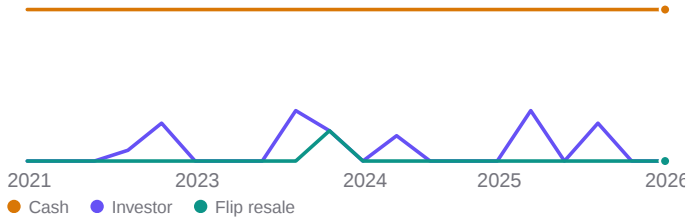
2.6%



BUYERS & OUTCOMES

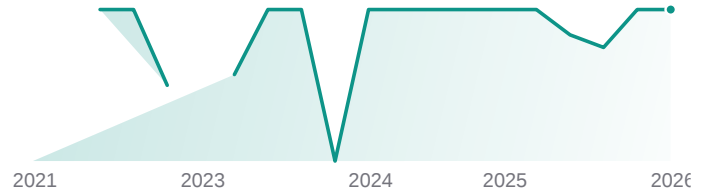
Buyer mix

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



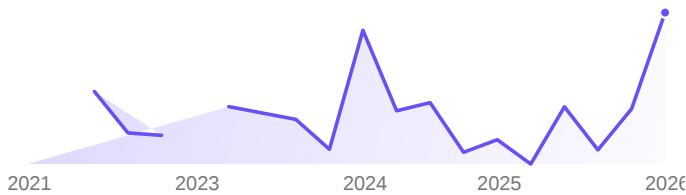
Sellers who sold at a gain

100%



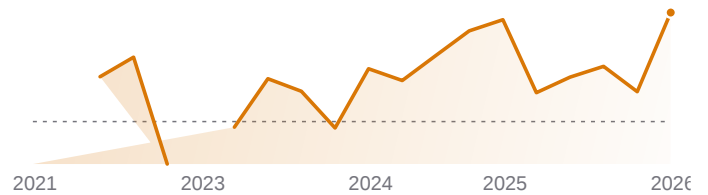
Typical hold before selling

13.6 yrs



Median annualized return at resale

+16.2%



HOUSING STOCK

Homes	658
Median value (AVM)	\$473K
Median size	1,604 ft²
Median bedrooms	3
Median year built	1980
Single family	77%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	94%
Underwater (LTV 125% or more)	0%
Owner occupied	91%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	1,533
Density	88 / mi²
Median household income	\$84K

Average household income	\$99K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	75
Homes occupied	93%
Bachelor's or higher	29%
Poverty rate	3.6%
Unemployment	0.7%
Average temp	42°F
Annual precip	39 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.