

Eden 05652

ZIP code · VT · Vermont · Lamoille County

SELLER'S MARKET

\$333K

MEDIAN SALE PRICE

+55.0%

1-YR CHANGE

18

SALES (12 MO)

\$256K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

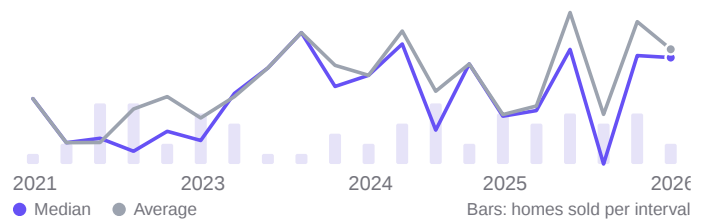
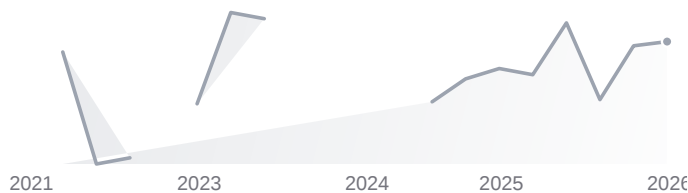
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$300K · Average \$320K

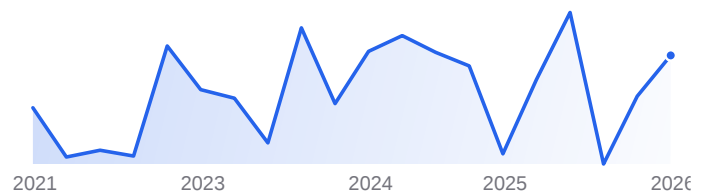
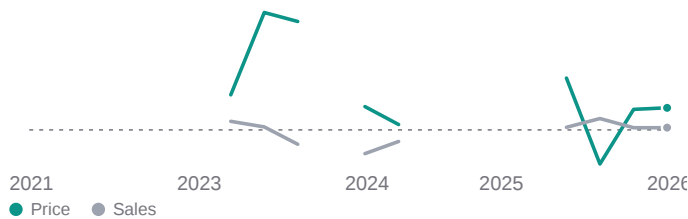


Growth (year over year)

Price +55.0% · Sales +5.9%

Price per square foot

\$206/ft²

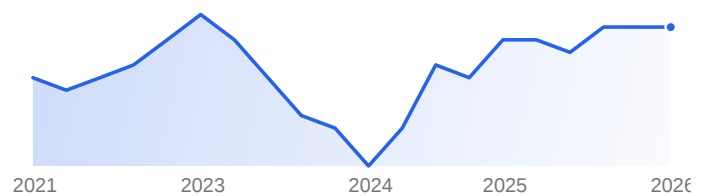


Sale premium vs estimated value

-25.9%

Annual turnover (share of homes sold)

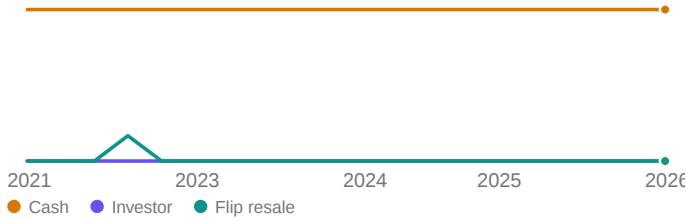
4.6%



BUYERS & OUTCOMES

Buyer mix

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



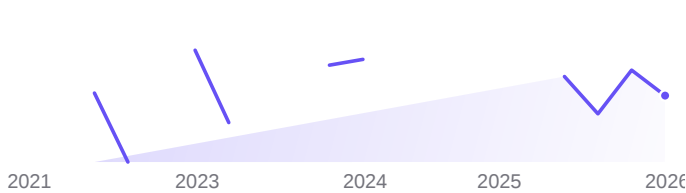
Sellers who sold at a gain

100%



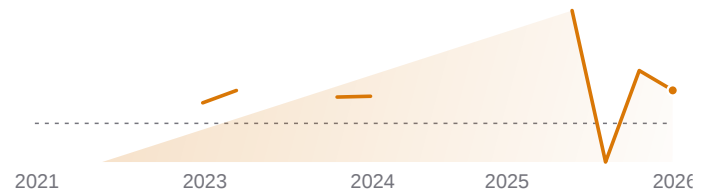
Typical hold before selling

3.8 yrs



Median annualized return at resale

+14.2%



HOUSING STOCK

Homes	391
Median value (AVM)	\$256K
Median size	1,294 ft²
Median bedrooms	3
Median year built	1990
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	79%
Company owned	9.7%
Median loan-to-value	0%
Typical ownership tenure	21.6 yrs

COMMUNITY

Population	683
Density	21 / mi²
Median household income	\$68K
Average household income	\$77K

Crime index (US avg 100)	124
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	82
Homes occupied	75%
Bachelor's or higher	13%
Poverty rate	5.1%
Unemployment	0.9%
Average temp	41°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.