

Eden Mills 05653

ZIP code · VT · Vermont · Lamoille County

BALANCED MARKET

\$227K

MEDIAN SALE PRICE

-27.8%

1-YR CHANGE

13

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

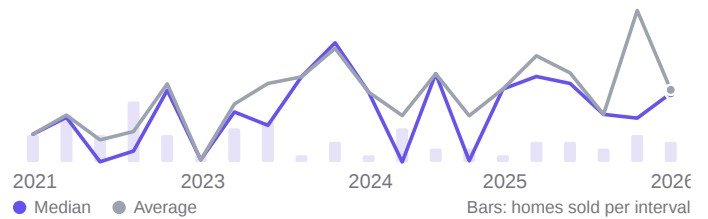
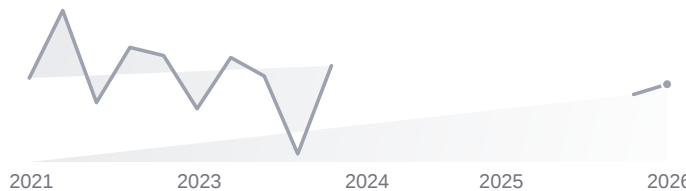
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$296K · Average \$307K

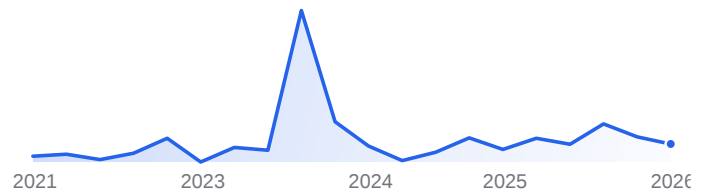
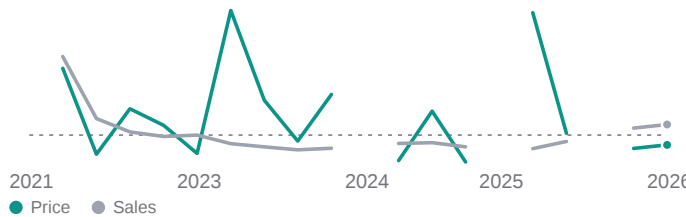


Growth (year over year)

Price -27.8% · Sales +30.0%

Price per square foot

\$240/ft²

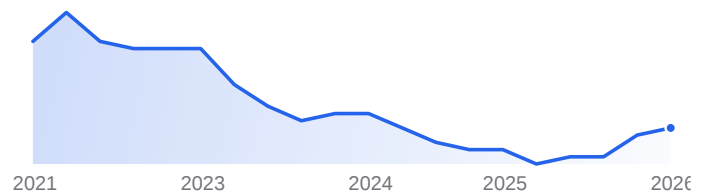


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

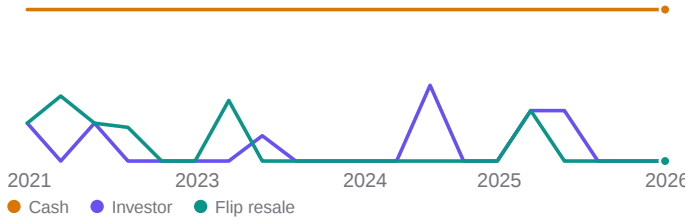
3.6%



BUYERS & OUTCOMES

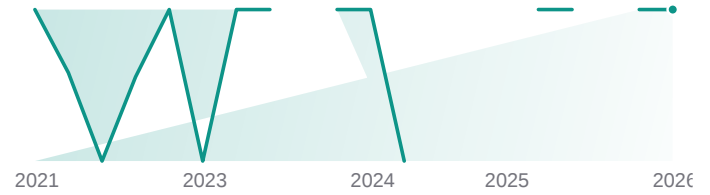
Buyer mix

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



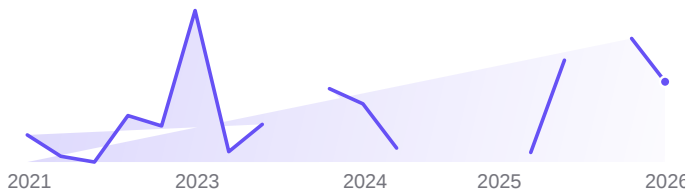
Sellers who sold at a gain

100%



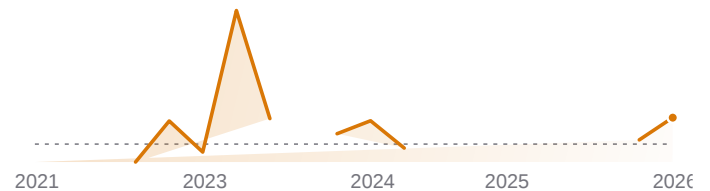
Typical hold before selling

6.8 yrs



Median annualized return at resale

+17.4%



HOUSING STOCK

Homes	366
Median value (AVM)	\$269K
Median size	1,209 ft²
Median bedrooms	3
Median year built	1988
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	46%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	699
Density	21 / mi²
Median household income	\$69K
Average household income	\$78K

Crime index (US avg 100)	123
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	77
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.