

Cuttingsville 05738

ZIP code · VT · Vermont · Rutland County

BALANCED MARKET

\$713K

MEDIAN SALE PRICE

+270.6%

1-YR CHANGE

14

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



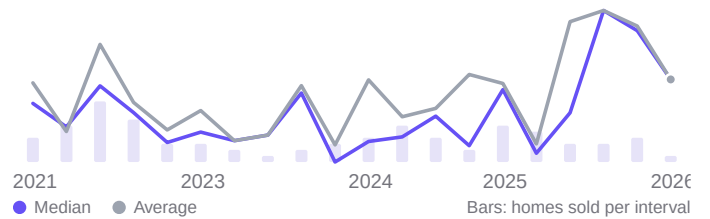
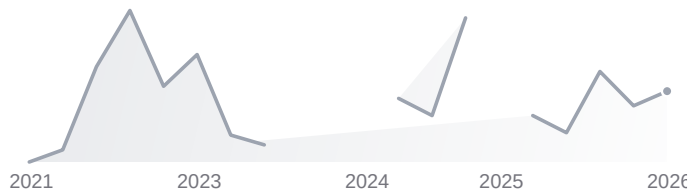
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$470K · Average \$470K

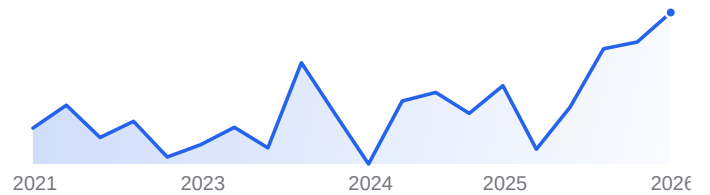
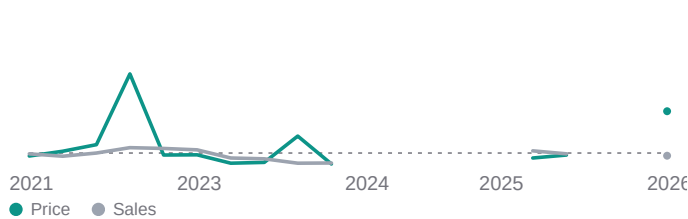


Growth (year over year)

Price +270.6% · Sales -17.6%

Price per square foot

\$364/ft²

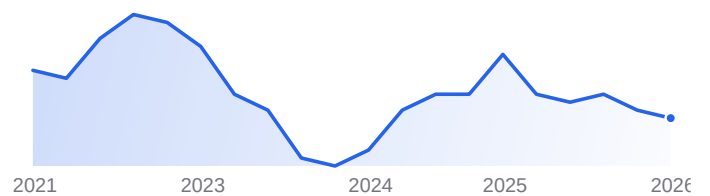
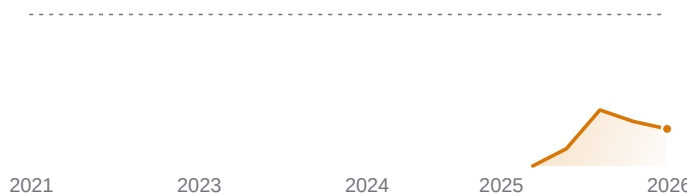


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

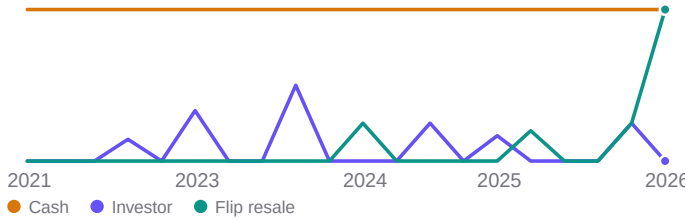
2.5%



BUYERS & OUTCOMES

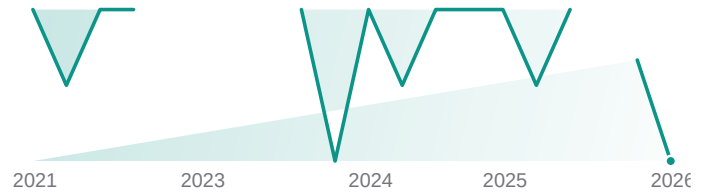
Buyer mix

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



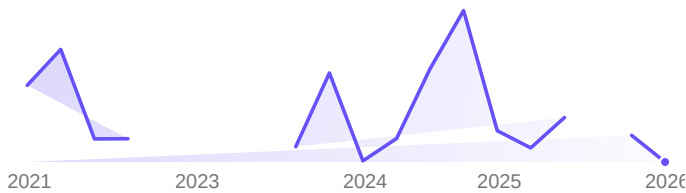
Sellers who sold at a gain

0%



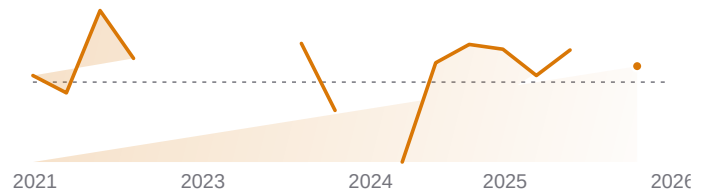
Typical hold before selling

0.2 yrs



Median annualized return at resale

+7.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	568
Median value (AVM)	\$379K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1978
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	74%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	1,490
Density	23 / mi²
Median household income	\$89K
Average household income	\$100K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	70
Homes occupied	81%
Bachelor's or higher	25%
Poverty rate	7.1%
Unemployment	0.8%
Average temp	40°F
Annual precip	53 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.