

Danby 05739

ZIP code · VT · Vermont > Rutland County > Danby

BALANCED MARKET

\$399K

MEDIAN SALE PRICE

-36.1%

1-YR CHANGE

25

SALES (12 MO)

\$329K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



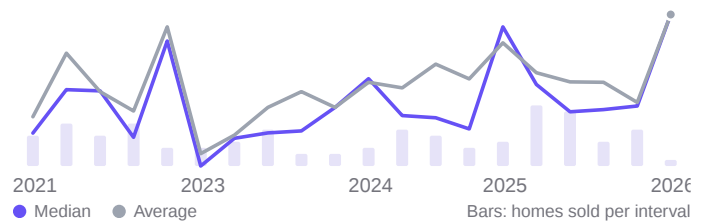
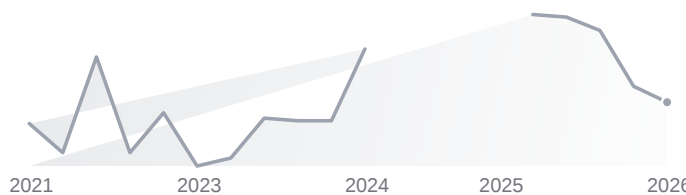
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$650K · Average \$650K

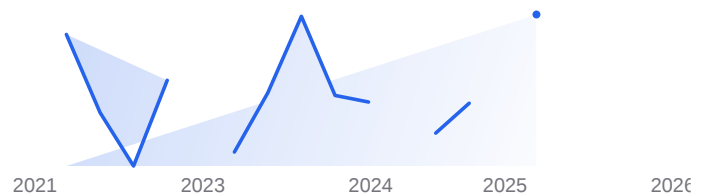
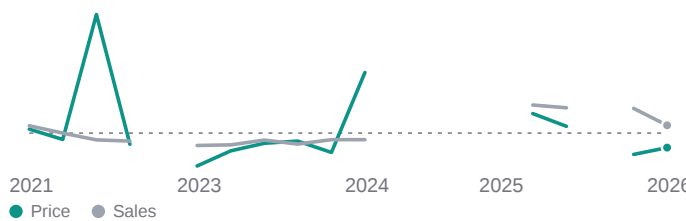


Growth (year over year)

Price -36.1% · Sales +19.0%

Price per square foot

\$347/ft²

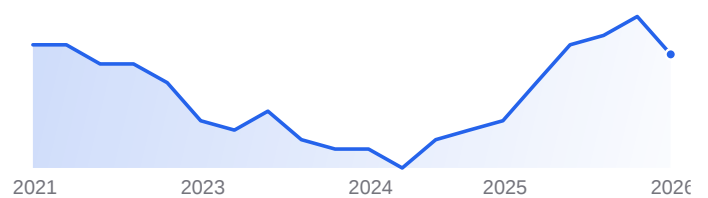


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

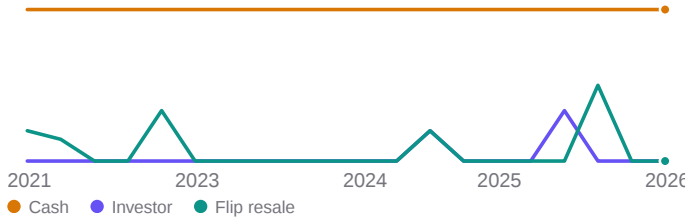
3.8%



BUYERS & OUTCOMES

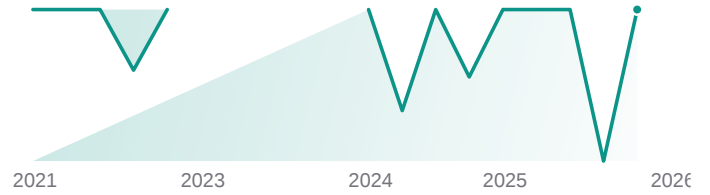
Buyer mix

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



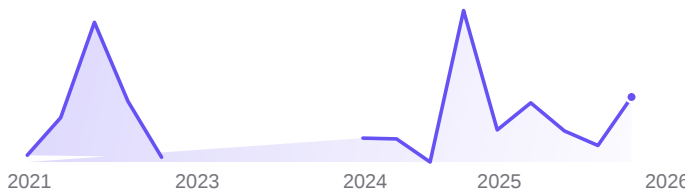
Sellers who sold at a gain

100%



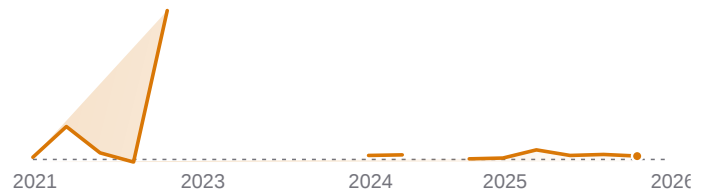
Typical hold before selling

5.3 yrs



Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	660
Median value (AVM)	\$329K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1969
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	66%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	26.3 yrs

COMMUNITY

Population	1,079
Density	20 / mi²
Median household income	\$66K
Average household income	\$84K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	65
Homes occupied	77%
Bachelor's or higher	17%
Poverty rate	14.0%
Unemployment	0.8%
Average temp	42°F
Annual precip	56 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.