

East Wallingford 05742

ZIP code · VT · Vermont · Rutland County

SELLER'S MARKET

\$163K

MEDIAN SALE PRICE

-27.7%

1-YR CHANGE

11

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

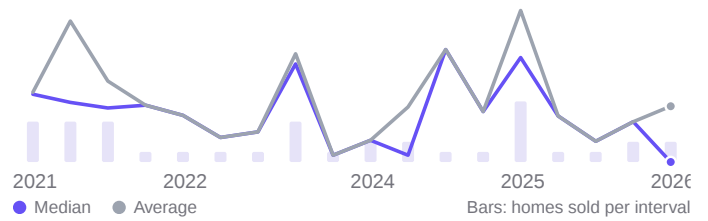
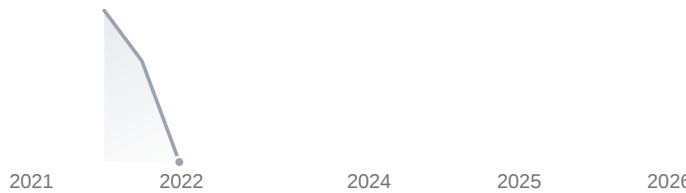
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$18K · Average \$319K

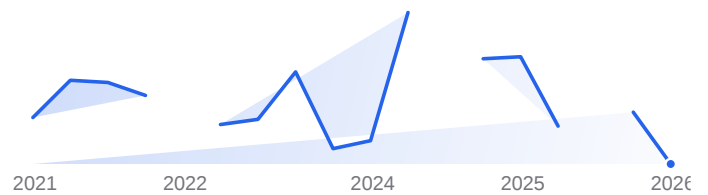


Growth (year over year)

Price -27.7% · Sales +57.1%

Price per square foot

\$6/ft²



Sale premium vs estimated value

-98.2%

Annual turnover (share of homes sold)

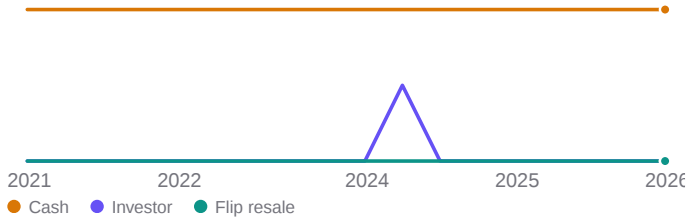
4.2%



BUYERS & OUTCOMES

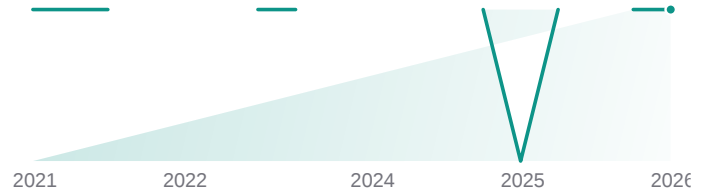
Buyer mix

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



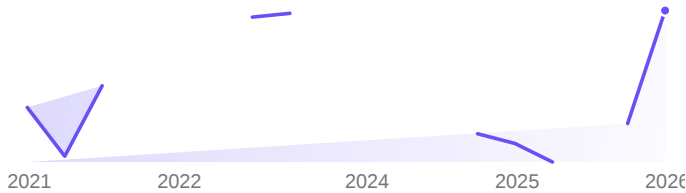
Sellers who sold at a gain

100%



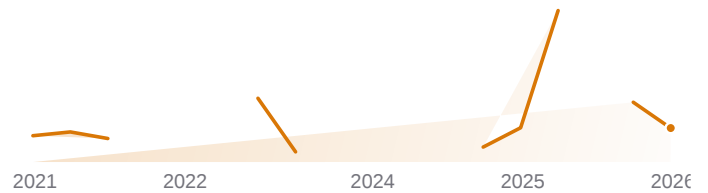
Typical hold before selling

14.4 yrs



Median annualized return at resale

+9.2%



HOUSING STOCK

Homes	261
Median value (AVM)	\$363K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1980
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	60%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	22.0 yrs

COMMUNITY

Population	749
Density	30 / mi²
Median household income	\$72K
Average household income	\$92K

Crime index (US avg 100)	184
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	62
Homes occupied	75%
Bachelor's or higher	19%
Poverty rate	15.0%
Unemployment	0.8%
Average temp	39°F
Annual precip	57 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.