

# Granville 05747

ZIP code · VT · Vermont · Addison County

**\$97K**

MEDIAN SALE PRICE

**-68.1%**

1-YR CHANGE

**8**

SALES (12 MO)

**\$202K**

MEDIAN VALUE (AVM)

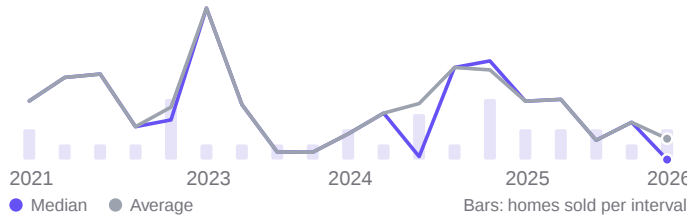
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$28K · Average \$106K

Growth (year over year)

Price -68.1% · Sales -11.1%

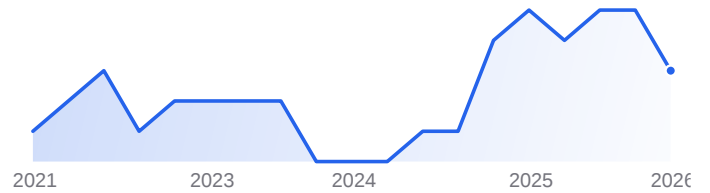


Sale premium vs estimated value

-88.1%

Annual turnover (share of homes sold)

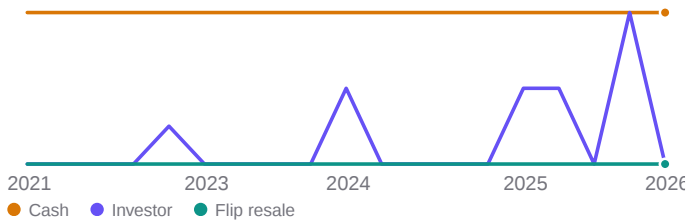
3.6%



## BUYERS & OUTCOMES

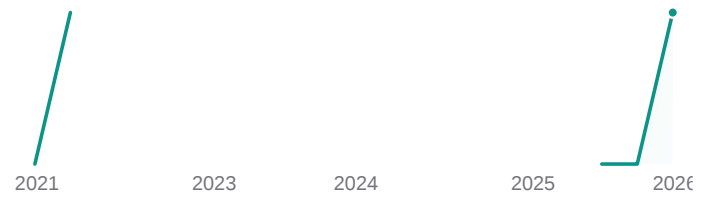
### Buyer mix

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



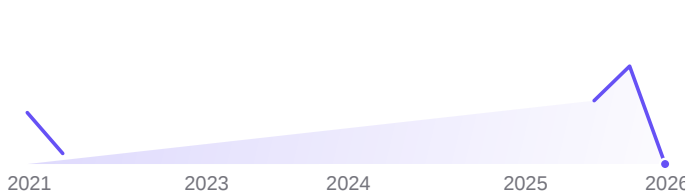
### Sellers who sold at a gain

100%



### Typical hold before selling

1.7 yrs



### Median annualized return at resale

+116.7%



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 225    |
| Median value (AVM) | \$202K |
| Single family      | 92%    |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 99%      |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 45%      |
| Company owned                 | 16%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 22.7 yrs |

## COMMUNITY

|                                  |         |
|----------------------------------|---------|
| Population                       | 397     |
| Density                          | 8 / mi² |
| Median household income          | \$71K   |
| Average household income         | \$120K  |
| Crime index (US avg 100)         | 186     |
| Air pollution index (US avg 100) | 84      |
| Earthquake index (US avg 100)    | 72      |

|                      |              |
|----------------------|--------------|
| Homes occupied       | <b>62%</b>   |
| Bachelor's or higher | <b>19%</b>   |
| Poverty rate         | <b>7.5%</b>  |
| Unemployment         | <b>0.7%</b>  |
| Average temp         | <b>41°F</b>  |
| Annual precip        | <b>48 in</b> |
| Sunshine             | <b>49%</b>   |

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.