

North Clarendon 05759

ZIP code · VT · Vermont > Rutland County > North Clarendon

BALANCED MARKET

\$185K

MEDIAN SALE PRICE

-43.0%

1-YR CHANGE

34

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



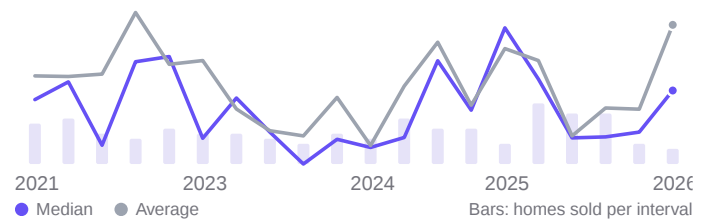
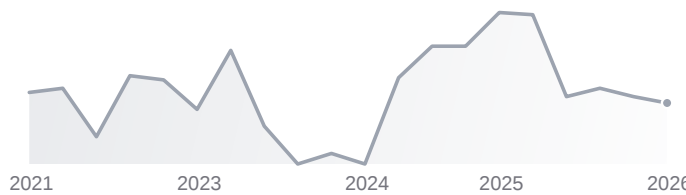
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$236K · Average \$382K

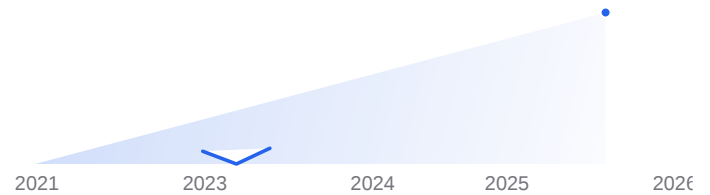
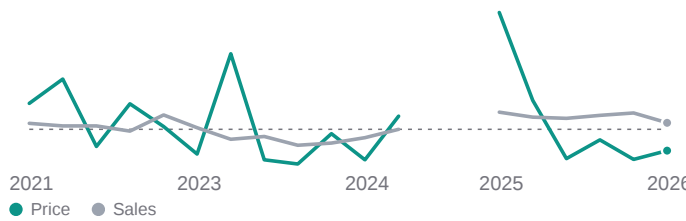


Growth (year over year)

Price -43.0% · Sales +13.3%

Price per square foot

\$827/ft²

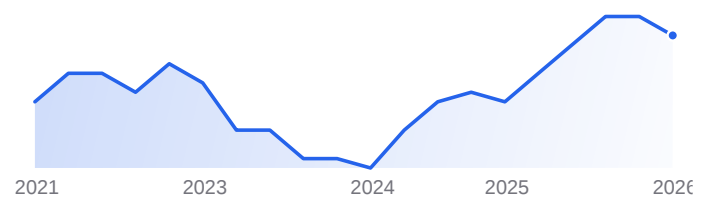


Sale premium vs estimated value

+32.2%

Annual turnover (share of homes sold)

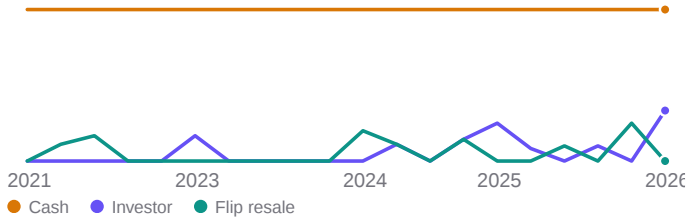
4.2%



BUYERS & OUTCOMES

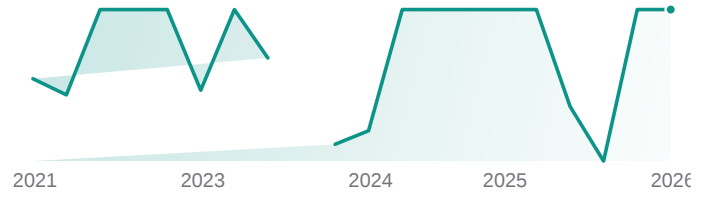
Buyer mix

Cash 100% · Investor 33% · Flip resale 0%



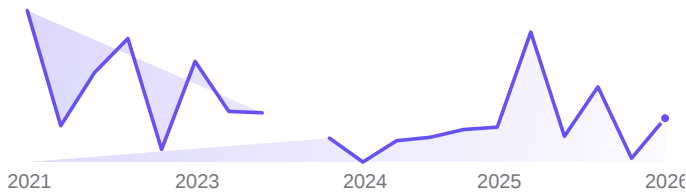
Sellers who sold at a gain

100%



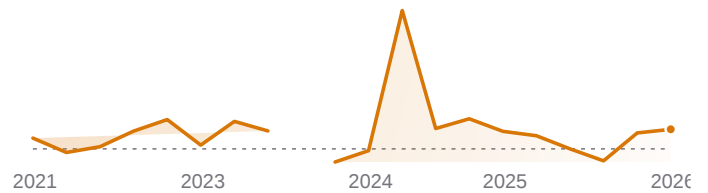
Typical hold before selling

3.8 yrs



Median annualized return at resale

+11.2%



HOUSING STOCK

Homes	801
Median value (AVM)	\$281K
Median size	1,532 ft²
Median bedrooms	3
Median year built	1956
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	98%
Underwater (LTV 125% or more)	0%
Owner occupied	75%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	24.1 yrs

COMMUNITY

Population	1,795
Density	94 / mi²
Median household income	\$67K
Average household income	\$86K

Crime index (US avg 100)	43
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	69
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	6.8%
Unemployment	0.7%
Average temp	44°F
Annual precip	42 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.