

# Pawlet 05761

ZIP code · VT · Vermont > Rutland County > Pawlet

**SELLER'S MARKET**

**\$361K**

MEDIAN SALE PRICE

**+100.5%**

1-YR CHANGE

**24**

SALES (12 MO)

**\$375K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 76 / 100**

Buyer's market

Balanced

Seller's market

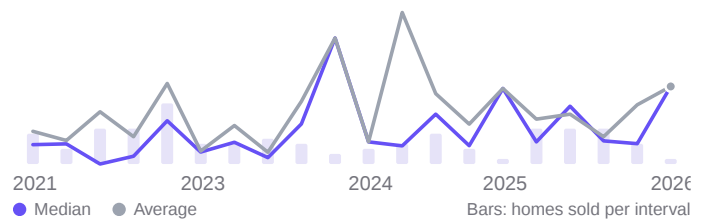
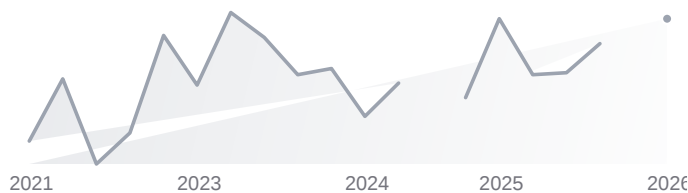
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**76 / 100**

Sale prices

**Median \$588K · Average \$588K**

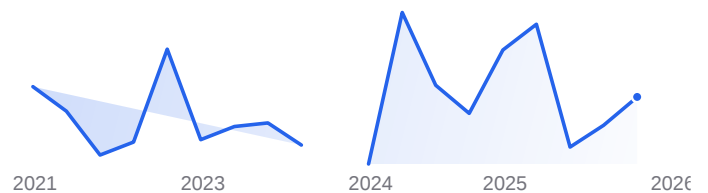
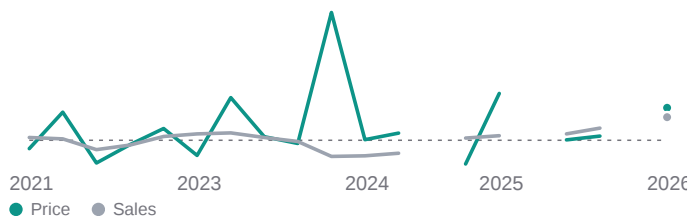


Growth (year over year)

**Price +100.5% · Sales +71.4%**

Price per square foot

**\$159/ft²**

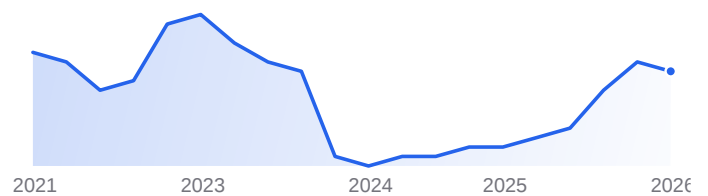


Sale premium vs estimated value

**+173.2%**

Annual turnover (share of homes sold)

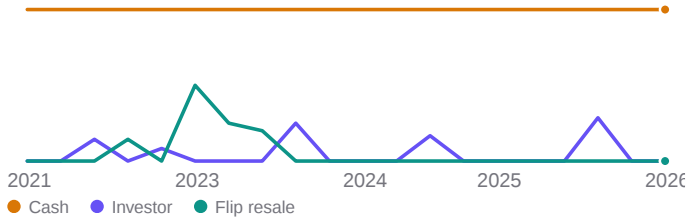
**3.9%**



## BUYERS & OUTCOMES

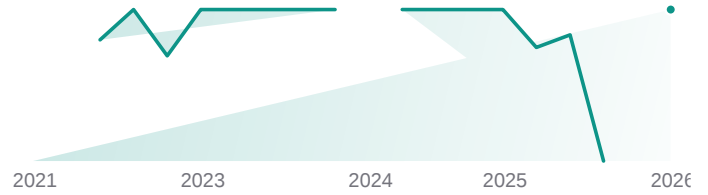
### Buyer mix

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



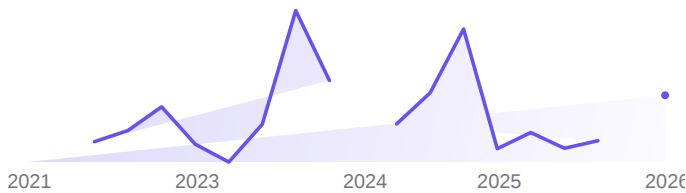
### Sellers who sold at a gain

100%



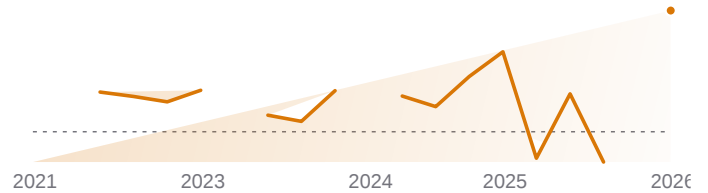
### Typical hold before selling

9.0 yrs



### Median annualized return at resale

+30.0%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 608       |
| Median value (AVM) | \$375K    |
| Median size        | 1,773 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1974      |
| Single family      | 87%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 100%     |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 68%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 20.2 yrs |

## COMMUNITY

|                          |          |
|--------------------------|----------|
| Population               | 1,315    |
| Density                  | 27 / mi² |
| Median household income  | \$67K    |
| Average household income | \$82K    |

|                                  |              |
|----------------------------------|--------------|
| Crime index (US avg 100)         | <b>103</b>   |
| Air pollution index (US avg 100) | <b>88</b>    |
| Earthquake index (US avg 100)    | <b>63</b>    |
| Homes occupied                   | <b>79%</b>   |
| Bachelor's or higher             | <b>17%</b>   |
| Poverty rate                     | <b>14.2%</b> |
| Unemployment                     | <b>0.7%</b>  |
| Average temp                     | <b>44°F</b>  |
| Annual precip                    | <b>49 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.