

Proctor 05765

ZIP code · VT · Vermont > Rutland County > Proctor

BALANCED MARKET

\$196K

MEDIAN SALE PRICE

-27.0%

1-YR CHANGE

33

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



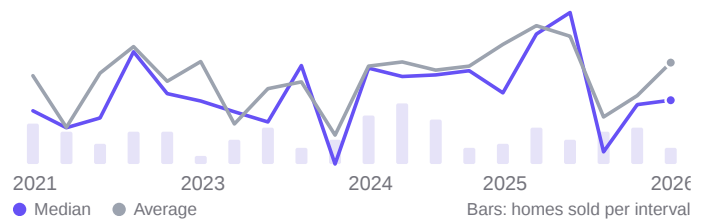
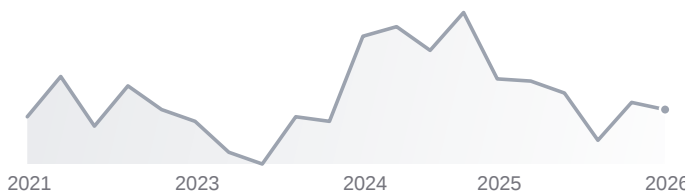
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$176K · Average \$240K

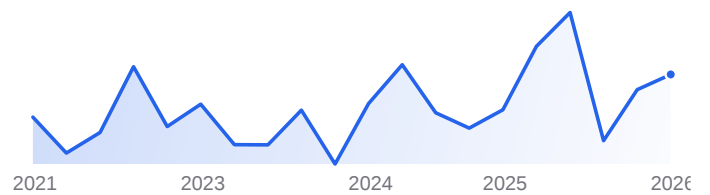
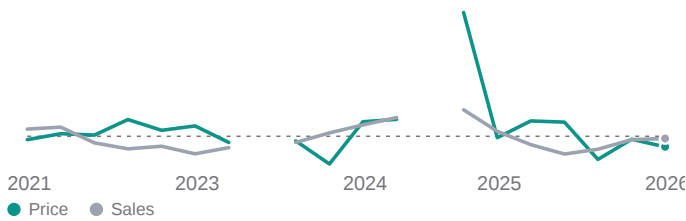


Growth (year over year)

Price -27.0% · Sales -5.7%

Price per square foot

\$148/ft²

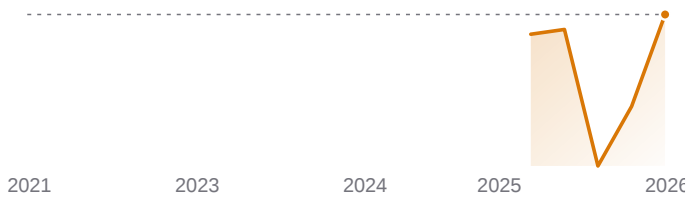


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

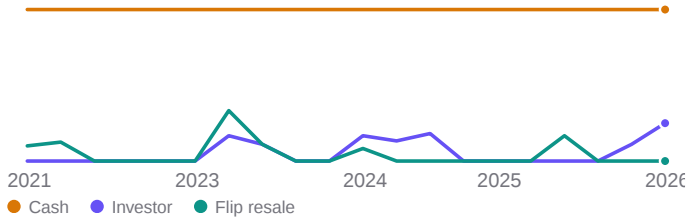
5.0%



BUYERS & OUTCOMES

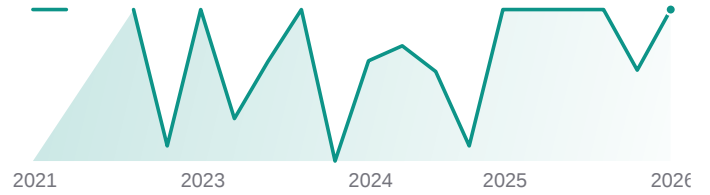
Buyer mix

Cash 100% · Investor 25% · Flip resale 0%



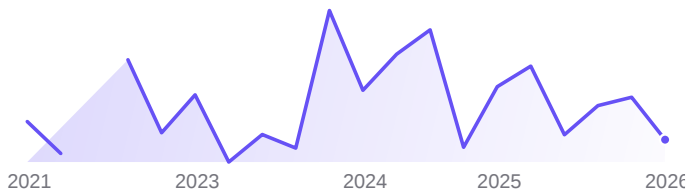
Sellers who sold at a gain

100%



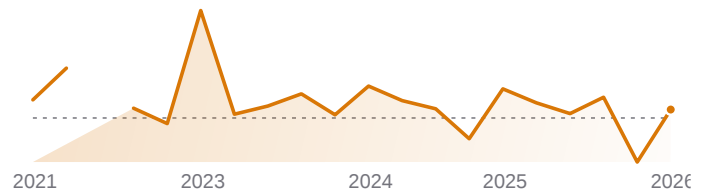
Typical hold before selling

1.7 yrs



Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	657
Median value (AVM)	\$222K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1910
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	95%
Underwater (LTV 125% or more)	0%
Owner occupied	87%
Company owned	6.8%
Median loan-to-value	0%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	1,844
Density	228 / mi²
Median household income	\$71K
Average household income	\$94K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	68
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	8.6%
Unemployment	0.7%
Average temp	44°F
Annual precip	40 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.