

Shoreham 05770

ZIP code · VT · Vermont · Addison County

BALANCED MARKET

\$520K

MEDIAN SALE PRICE

+26.4%

1-YR CHANGE

12

SALES (12 MO)

\$376K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

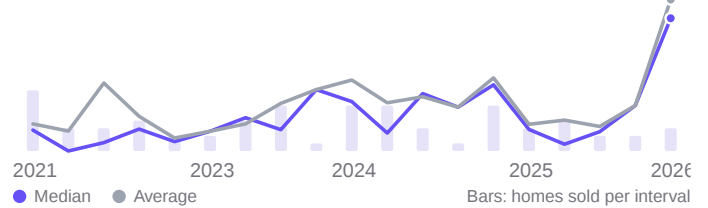
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$850K · Average \$956K

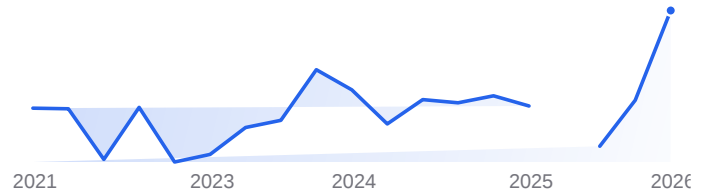
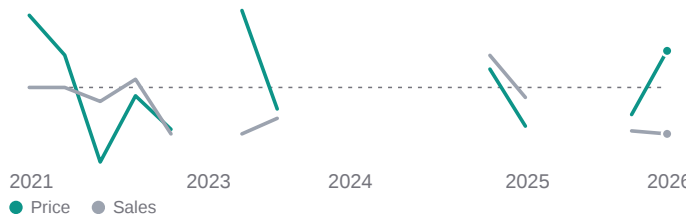


Growth (year over year)

Price +26.4% · Sales -33.3%

Price per square foot

\$402/ft²

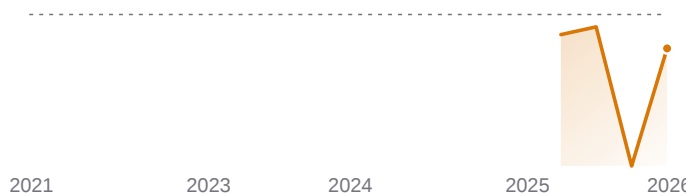


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

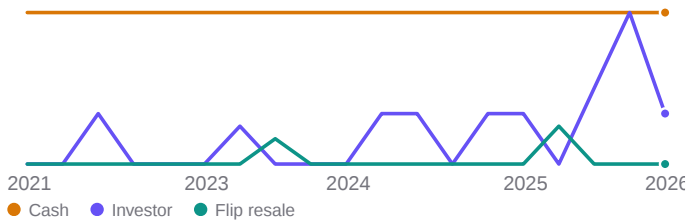
2.4%



BUYERS & OUTCOMES

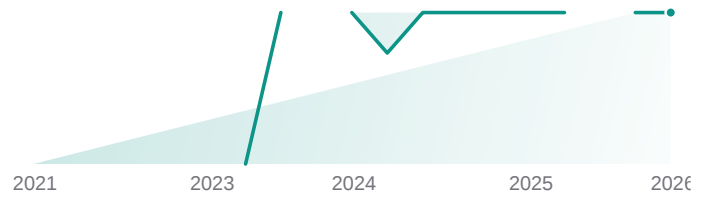
Buyer mix

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



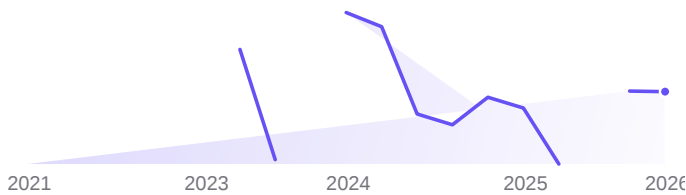
Sellers who sold at a gain

100%



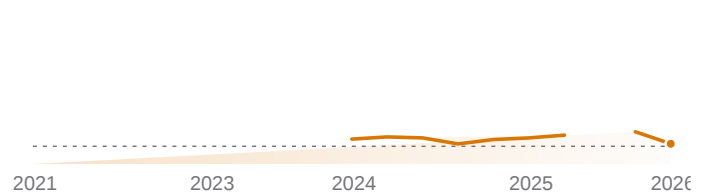
Typical hold before selling

5.7 yrs



Median annualized return at resale

+2.1%



HOUSING STOCK

Homes	496
Median value (AVM)	\$376K
Median size	1,584 ft ²
Median bedrooms	3
Median year built	1978
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	75%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	27.1 yrs

COMMUNITY

Population	1,114
Density	28 / mi ²
Median household income	\$81K
Average household income	\$92K

Crime index (US avg 100)	93
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	85
Homes occupied	82%
Bachelor's or higher	19%
Poverty rate	9.3%
Unemployment	0.6%
Average temp	46°F
Annual precip	35 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.