

Wells 05774

ZIP code · VT · Vermont > Rutland County > Wells

BUYER'S MARKET

\$102K

MEDIAN SALE PRICE

-55.6%

1-YR CHANGE

29

SALES (12 MO)

\$310K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



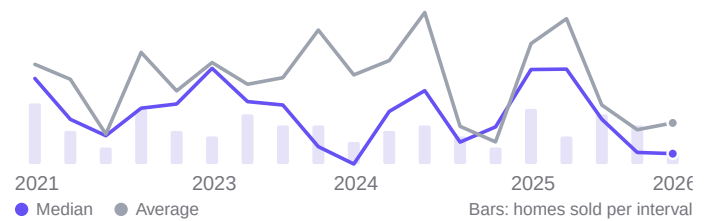
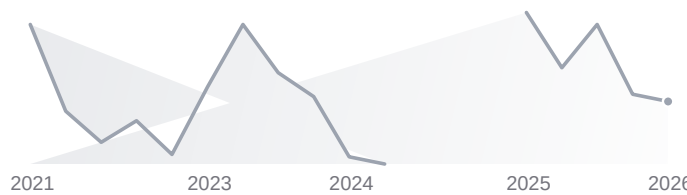
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$90K · Average \$165K

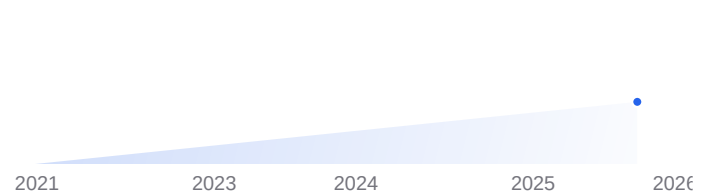
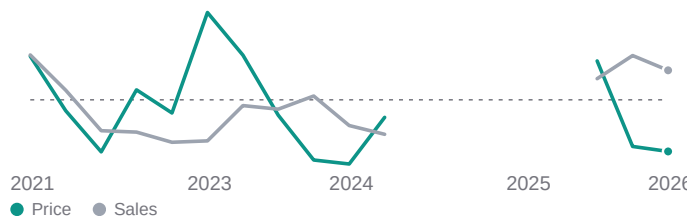


Growth (year over year)

Price -55.6% · Sales +31.8%

Price per square foot

\$200/ft²

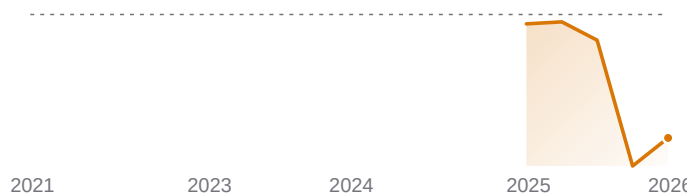


Sale premium vs estimated value

-51.9%

Annual turnover (share of homes sold)

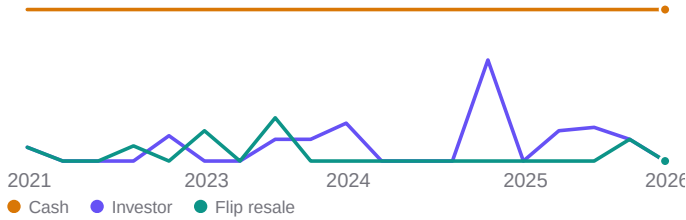
3.1%



BUYERS & OUTCOMES

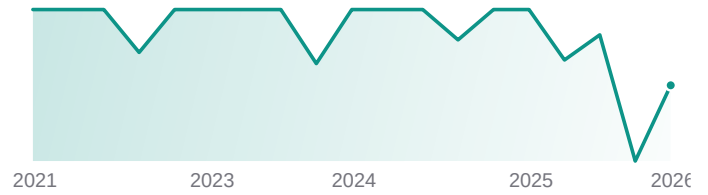
Buyer mix

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



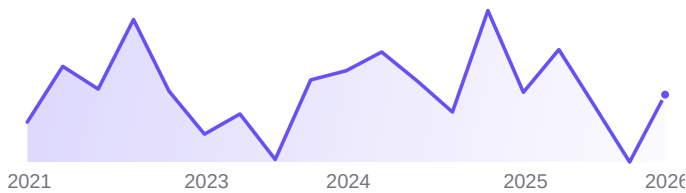
Sellers who sold at a gain

50%



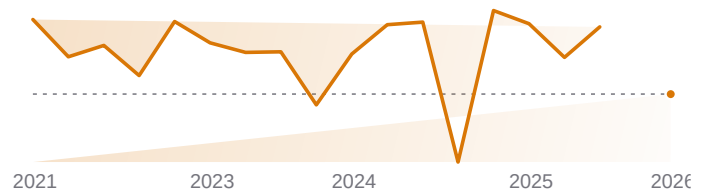
Typical hold before selling

5.0 yrs



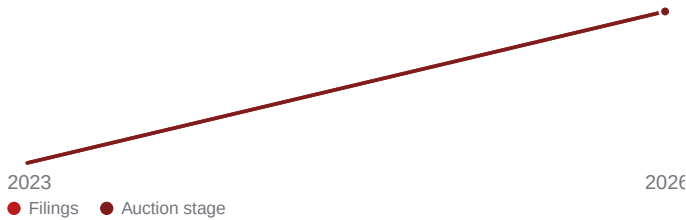
Median annualized return at resale

+0.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	925
Median value (AVM)	\$310K
Median size	1,434 ft²
Median bedrooms	3
Median year built	1975
Single family	87%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	54%
Company owned	13%
Median loan-to-value	0%

Typical ownership tenure

19.8 yrs

COMMUNITY

Population	1,196
Density	50 / mi²
Median household income	\$67K
Average household income	\$73K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	65
Homes occupied	64%
Bachelor's or higher	23%
Poverty rate	12.4%
Unemployment	0.8%
Average temp	44°F
Annual precip	45 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.