

West Pawlet 05775

ZIP code · VT · Vermont > Rutland County > West Pawlet

STRONG BUYER'S MARKET

\$205K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$255K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



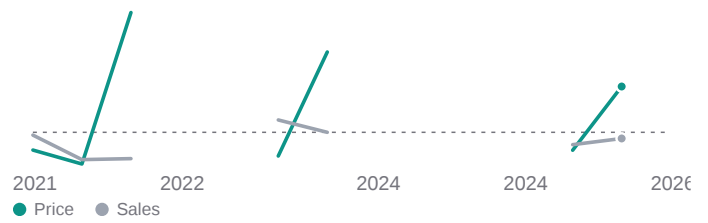
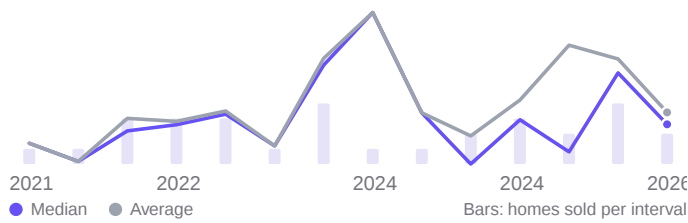
MARKET TRENDS (5 YEARS)

Sale prices

Median \$160K · Average \$201K

Growth (year over year)

Price +106.3% · Sales -14.3%

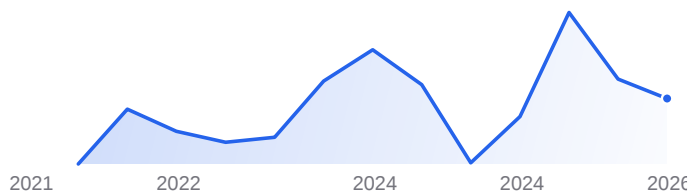


Price per square foot

\$135/ft²

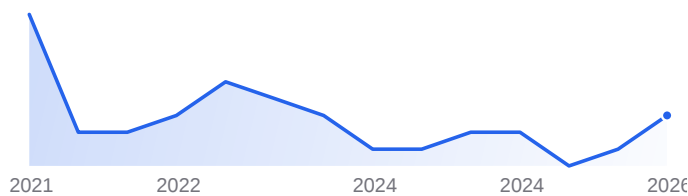
Sale premium vs estimated value

-0.9%



Annual turnover (share of homes sold)

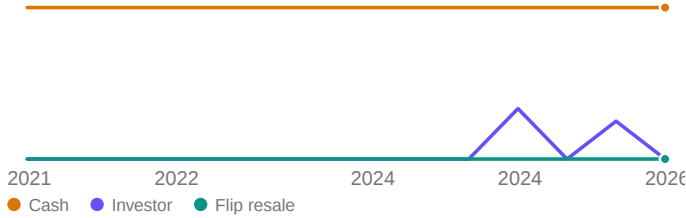
3.5%



BUYERS & OUTCOMES

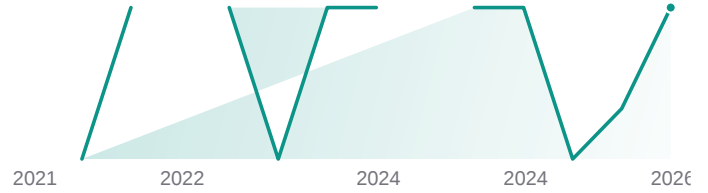
Buyer mix

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



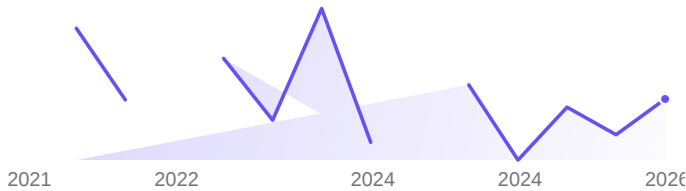
Sellers who sold at a gain

100%



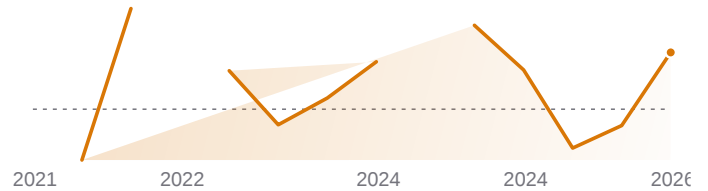
Typical hold before selling

6.5 yrs



Median annualized return at resale

+18.5%



HOUSING STOCK

Homes	231
Median value (AVM)	\$255K
Median size	1,652 ft²
Median bedrooms	3
Median year built	1905
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	74%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	16.7 yrs

COMMUNITY

Population	508
Density	38 / mi²
Median household income	\$61K
Average household income	\$78K

Crime index (US avg 100)	124
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	67
Homes occupied	75%
Bachelor's or higher	20%
Poverty rate	14.1%
Unemployment	0.9%
Average temp	44°F
Annual precip	46 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.