

Albany 05820

ZIP code · VT · Vermont > Orleans County > Albany

SELLER'S MARKET

\$173K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

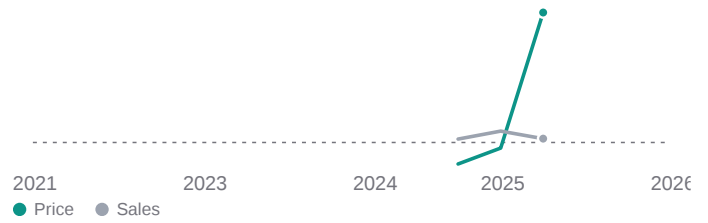
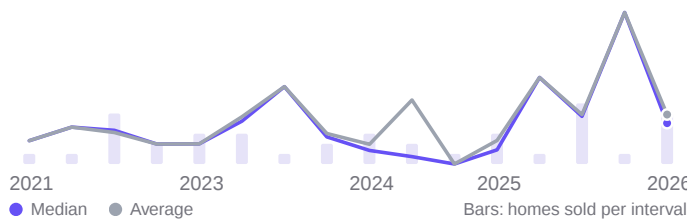
MARKET TRENDS (5 YEARS)

Sale prices

Median \$191K · Average \$229K

Growth (year over year)

Price +578.3% · Sales +16.7%

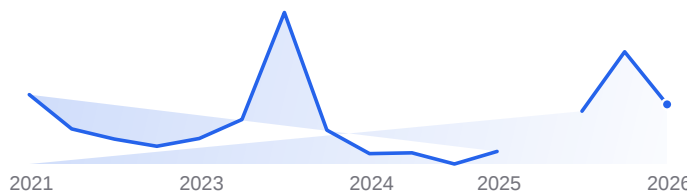


Price per square foot

\$218/ft²

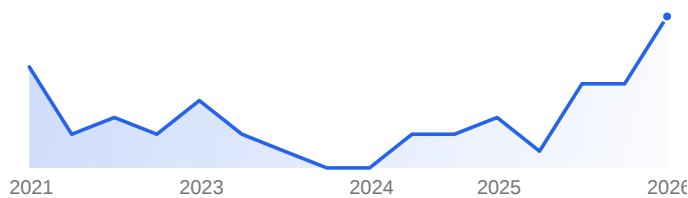
Sale premium vs estimated value

-8.5%



Annual turnover (share of homes sold)

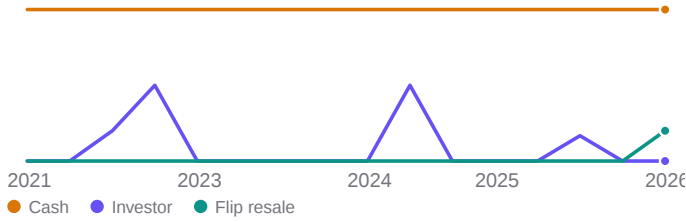
5.4%



BUYERS & OUTCOMES

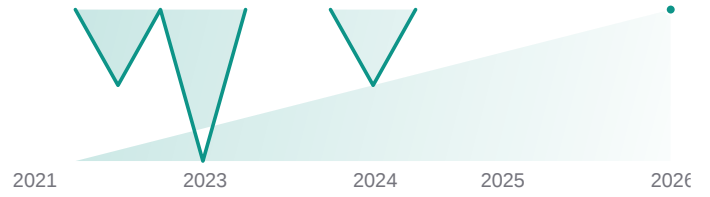
Buyer mix

Cash 100% · Investor 0% · Flip resale 20%



Sellers who sold at a gain

100%



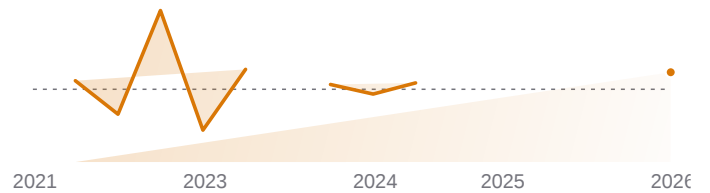
Typical hold before selling

0.6 yrs



Median annualized return at resale

+10.7%



HOUSING STOCK

Homes	279
Median value (AVM)	\$206K
Median size	1,198 ft²
Median bedrooms	3
Median year built	1976
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	56%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	116
Density	26 / mi²
Median household income	\$71K
Average household income	\$78K

Crime index (US avg 100)	87
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	71
Homes occupied	87%
Bachelor's or higher	23%
Poverty rate	6.3%
Unemployment	1.4%
Average temp	40°F
Annual precip	46 in
Sunshine	49%

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