

Concord 05824

ZIP code · VT · Vermont > Essex County > Concord

BUYER'S MARKET

\$83K

MEDIAN SALE PRICE

-38.3%

1-YR CHANGE

15

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



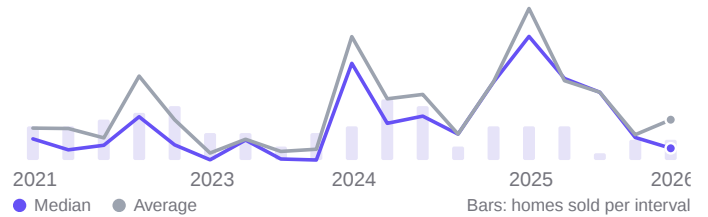
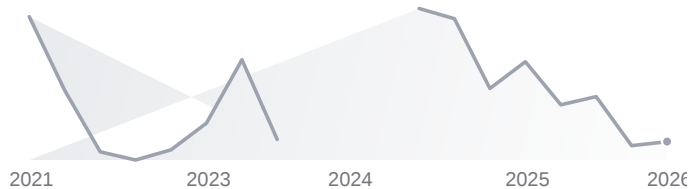
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$70K · Average \$136K

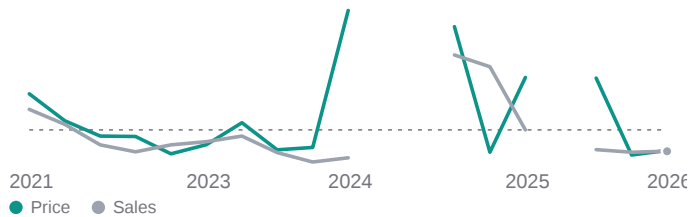


Growth (year over year)

Price -38.3% · Sales -40.0%

Price per square foot

\$241/ft²

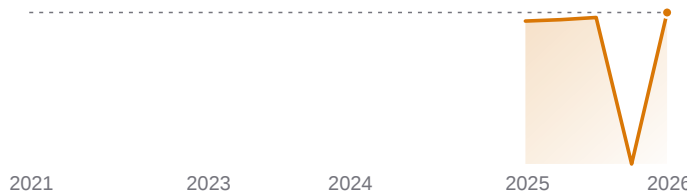


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

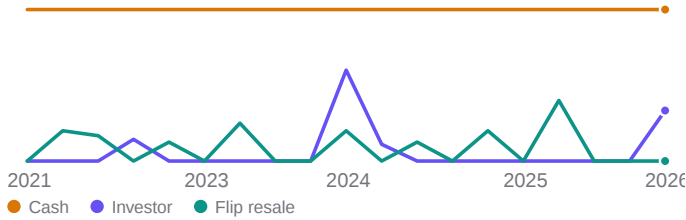
2.7%



BUYERS & OUTCOMES

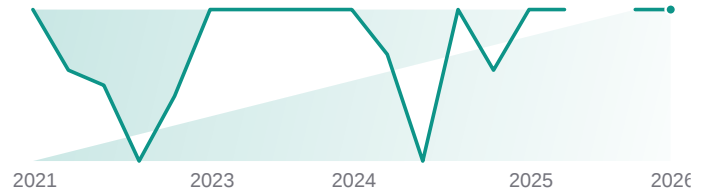
Buyer mix

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



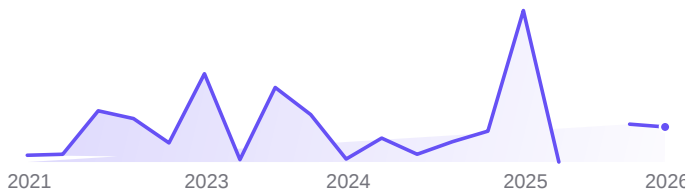
Sellers who sold at a gain

100%



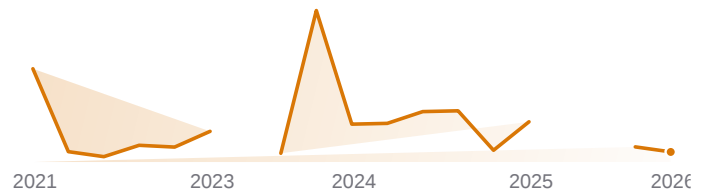
Typical hold before selling

4.0 yrs



Median annualized return at resale

+3.1%



HOUSING STOCK

Homes	553
Median value (AVM)	\$249K
Median size	1,320 ft²
Median bedrooms	3
Median year built	1978
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	70%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	20.1 yrs

COMMUNITY

Population	1,242
Density	24 / mi²
Median household income	\$64K
Average household income	\$85K

Crime index (US avg 100)	98
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	78
Homes occupied	60%
Bachelor's or higher	14%
Poverty rate	12.3%
Unemployment	0.8%
Average temp	41°F
Annual precip	42 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.