

Craftsbury 05826

ZIP code · VT · Vermont · Orleans County

SELLER'S MARKET

\$440K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

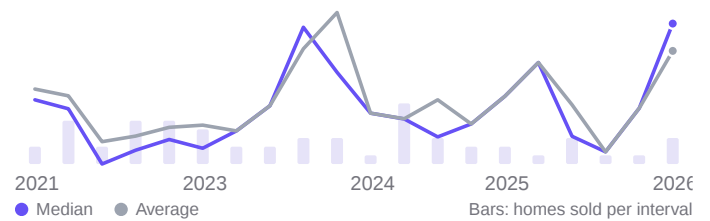
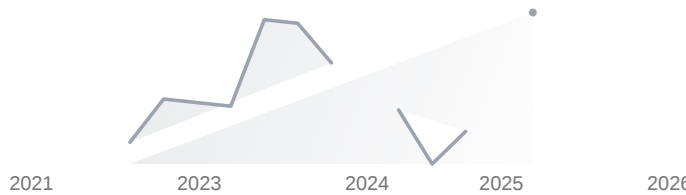
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

75 / 100

Sale prices

Median \$615K · Average \$502K

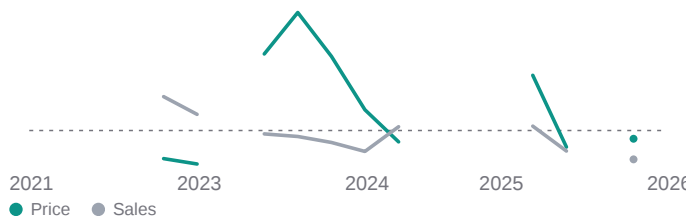


Growth (year over year)

Price -17.3% · Sales -60.0%

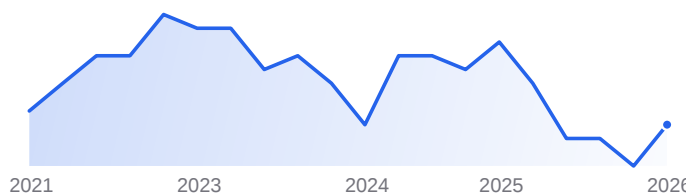
Sale premium vs estimated value

+68.4%



Annual turnover (share of homes sold)

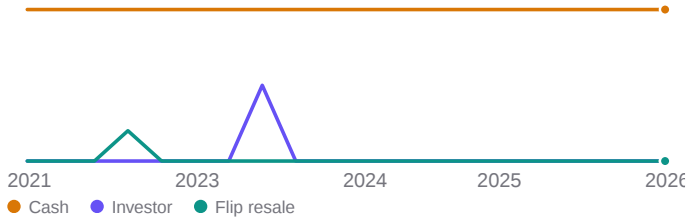
2.1%



BUYERS & OUTCOMES

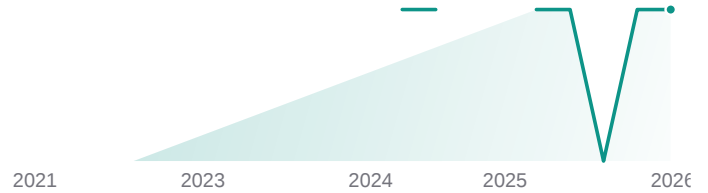
Buyer mix

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



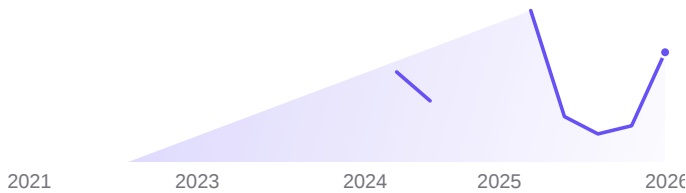
Sellers who sold at a gain

100%



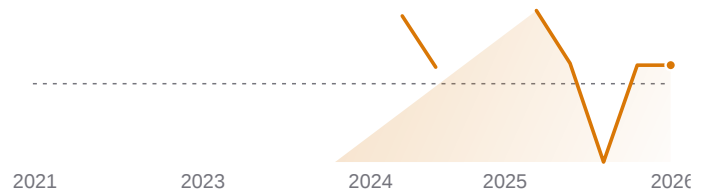
Typical hold before selling

4.0 yrs



Median annualized return at resale

+6.3%



HOUSING STOCK

Homes	429
Median value (AVM)	\$343K
Median size	1,404 ft²
Median bedrooms	2
Median year built	1977
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	66%
Company owned	28%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,038
Density	33 / mi²
Median household income	\$72K
Average household income	\$89K

Crime index (US avg 100)	71
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	72
Homes occupied	79%
Bachelor's or higher	26%
Poverty rate	6.1%
Unemployment	1.2%
Average temp	41°F
Annual precip	44 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.