

Derby 05829

ZIP code · VT · Vermont > Orleans County

BALANCED MARKET

\$126K

MEDIAN SALE PRICE

-30.4%

1-YR CHANGE

61

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

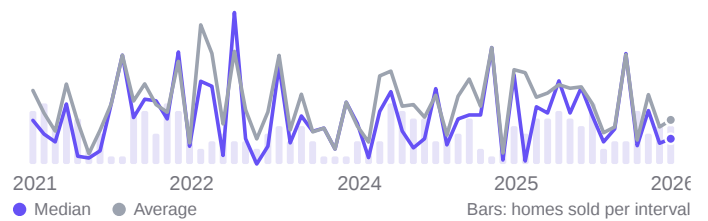
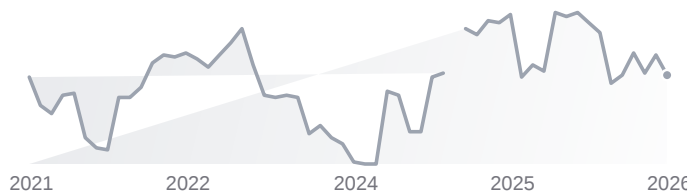
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$100K · Average \$162K

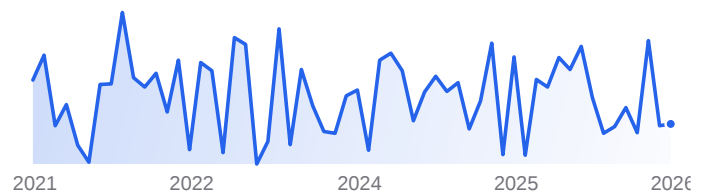
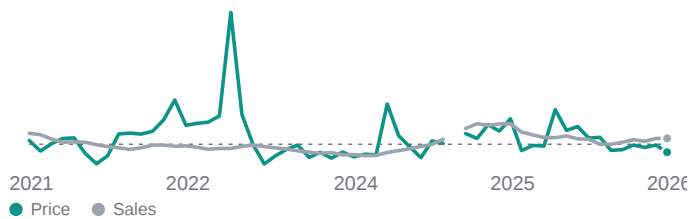


Growth (year over year)

Price -30.4% · Sales +22.0%

Price per square foot

\$82/ft²

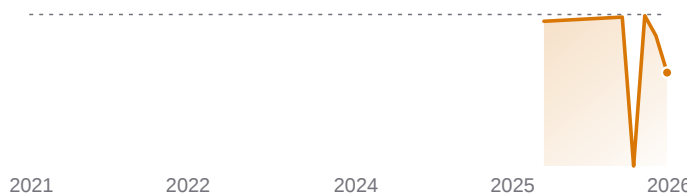


Sale premium vs estimated value

-36.9%

Annual turnover (share of homes sold)

5.4%



BUYERS & OUTCOMES



HOUSING STOCK

Homes	1,123
Median value (AVM)	\$314K
Median size	1,334 ft²
Median bedrooms	3
Median year built	1978
Single family	69%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0%
Owner occupied	68%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	15.6 yrs

COMMUNITY

Population	1,562
Density	60 / mi²
Median household income	\$70K

Average household income	\$82K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	72
Homes occupied	83%
Bachelor's or higher	23%
Poverty rate	6.8%
Unemployment	1.1%
Average temp	40°F
Annual precip	44 in
Sunshine	49%

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