East Hardwick 05836

ZIP code · VT · Vermont › Caledonia County

STRONG BUYER'S MARKET

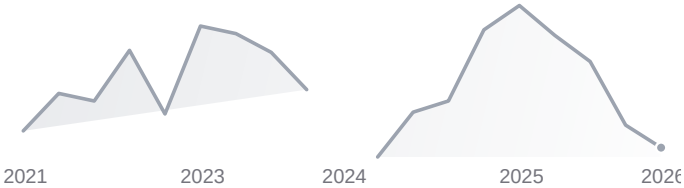
$59K	-80.0%	12	$273K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — **Strong buyer's market · 18 / 100**

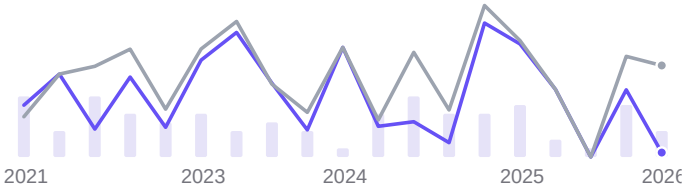
Buyer's market — Balanced — Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — **18 / 100**

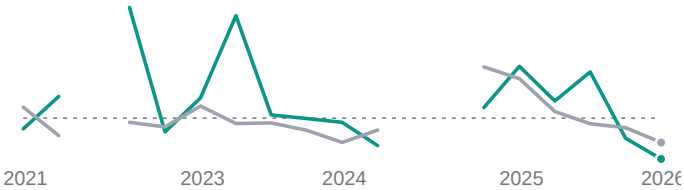


Sale prices — **Median $44K · Average $256K**



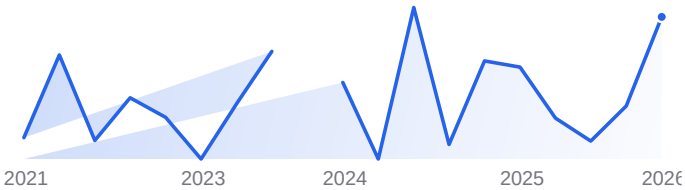
Median · Average — Bars: homes sold per interval

Growth (year over year) — **Price -80.0% · Sales -47.8%**



Price · Sales

Price per square foot — **$269/ft²**

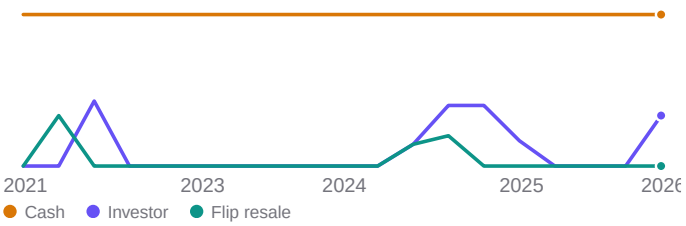


Sale premium vs estimated value — **-68.9%**

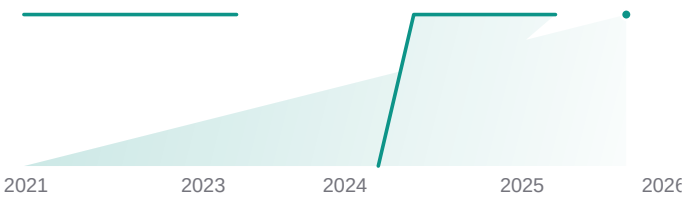
Annual turnover (share of homes sold) — **2.5%**

BUYERS & OUTCOMES

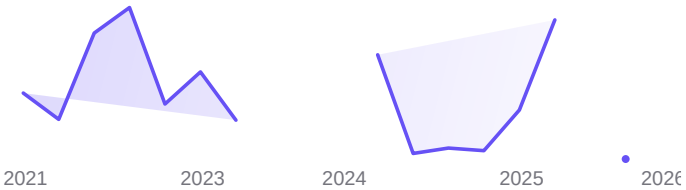
Buyer mix — **Cash 100% · Investor 33% · Flip resale 0%**



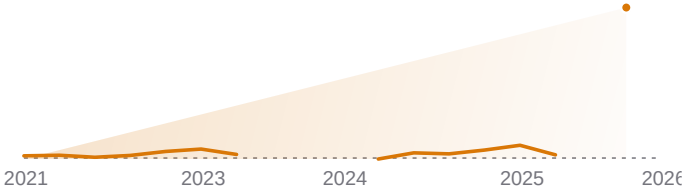
Sellers who sold at a gain — **100%**



Typical hold before selling — **1.1 yrs**



Median annualized return at resale — **+521.7%**



HOUSING STOCK

Homes	**482**
Median value (AVM)	**$273K**
Median size	**1,601 ft²**
Median bedrooms	**3**
Median year built	**1976**
Single family	**77%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**100%**
Underwater (LTV 125% or more)	**0%**
Owner occupied	**77%**
Company owned	**20%**
Median loan-to-value	**0%**
Typical ownership tenure	**19.9 yrs**

COMMUNITY

Population	**1,115**
Density	**36 / mi²**
Median household income	**$76K**
Average household income	**$101K**

Crime index (US avg 100)	**117**
Air pollution index (US avg 100)	**89**
Earthquake index (US avg 100)	**74**
Homes occupied	**81%**
Bachelor's or higher	**16%**
Poverty rate	**7.5%**
Unemployment	**0.9%**
Average temp	**40°F**
Annual precip	**45 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.