

Granby 05840

ZIP code · VT · Vermont › Essex County

\$175K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

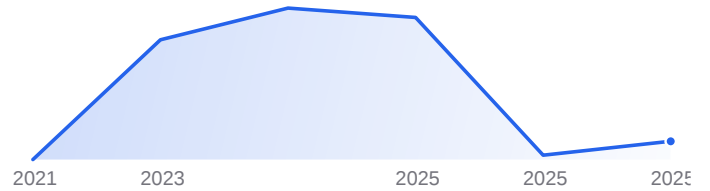
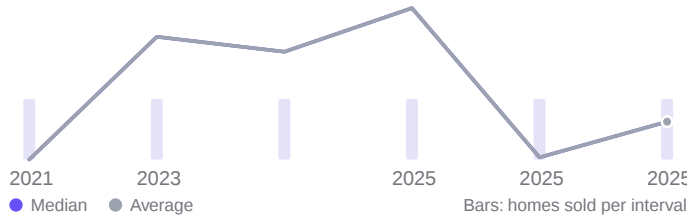
MARKET TRENDS (5 YEARS)

Sale prices

Median \$175K · Average \$175K

Price per square foot

\$118/ft²



Annual turnover (share of homes sold)

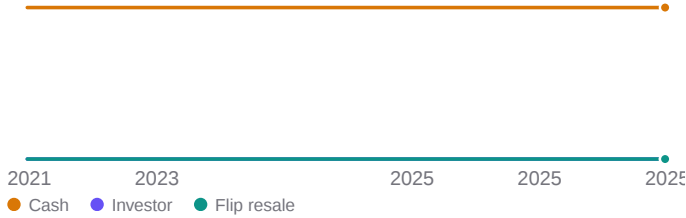
6.4%



BUYERS & OUTCOMES

Buyer mix

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



HOUSING STOCK

Homes	47
Median value (AVM)	\$171K
Median size	924 ft²
Median bedrooms	3
Median year built	1978
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	51%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2
Density	6 / mi²
Median household income	\$64K
Average household income	\$88K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	79
Homes occupied	62%
Bachelor's or higher	11%

Poverty rate	12.3%
Unemployment	0.8%
Average temp	40°F
Annual precip	47 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.