

Greensboro Bend 05842

ZIP code · VT · Vermont > Orleans County > Greensboro Bend

BALANCED MARKET

\$335K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$292K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



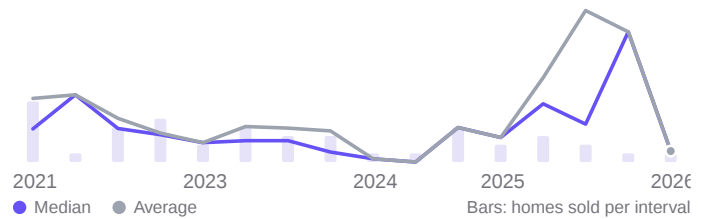
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$70K · Average \$70K

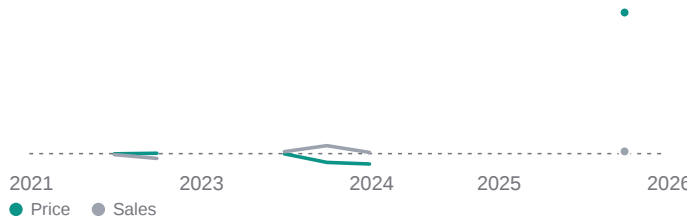


Growth (year over year)

Price +1077.6% · Sales +16.7%

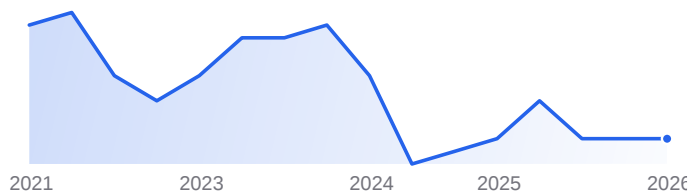
Sale premium vs estimated value

-67.8%



Annual turnover (share of homes sold)

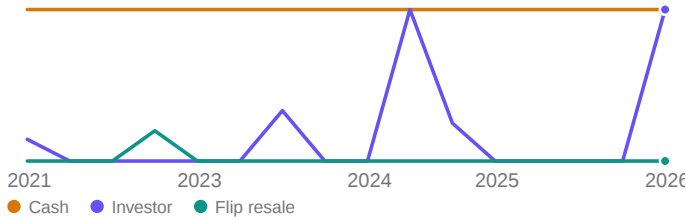
2.7%



BUYERS & OUTCOMES

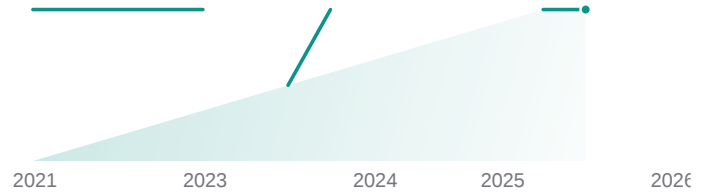
Buyer mix

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



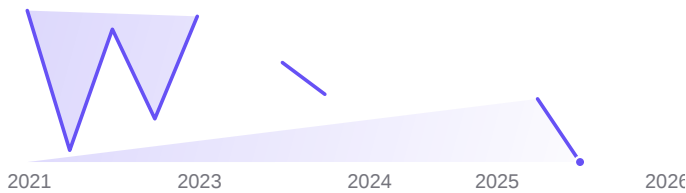
Sellers who sold at a gain

100%



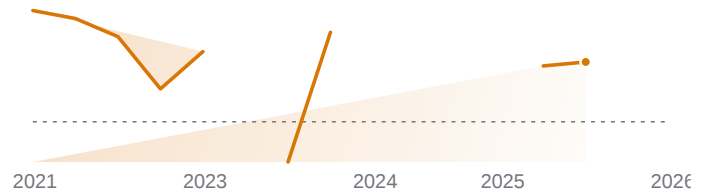
Typical hold before selling

1.1 yrs



Median annualized return at resale

+8.1%



HOUSING STOCK

Homes	264
Median value (AVM)	\$292K
Median size	1,124 ft²
Median bedrooms	2
Median year built	1980
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0%
Owner occupied	76%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	19.9 yrs

COMMUNITY

Population	407
Density	21 / mi²
Median household income	\$77K
Average household income	\$92K

Crime index (US avg 100)	142
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	73
Homes occupied	57%
Bachelor's or higher	26%
Poverty rate	7.5%
Unemployment	1.1%
Average temp	40°F
Annual precip	45 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.