

Irasburg 05845

ZIP code · VT · Vermont · Orleans County · Irasburg

STRONG SELLER'S MARKET

\$216K

MEDIAN SALE PRICE

+232.6%

1-YR CHANGE

25

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

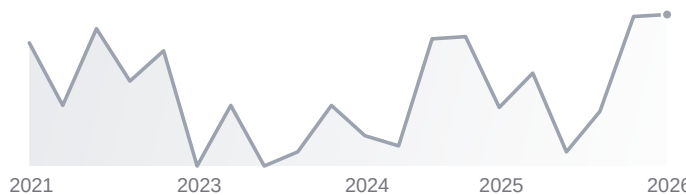
Strong seller's market · 85 / 100



MARKET TRENDS (5 YEARS)

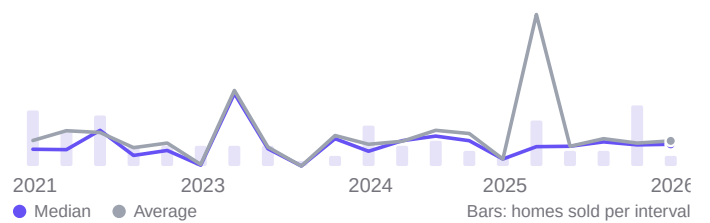
Market temperature (0–100)

85 / 100



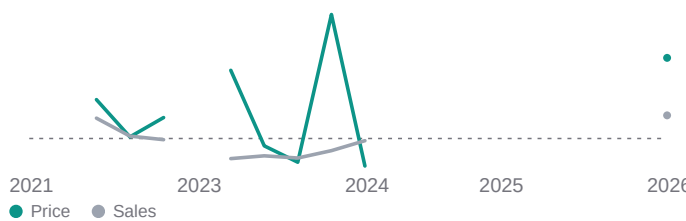
Sale prices

Median \$206K · Average \$233K



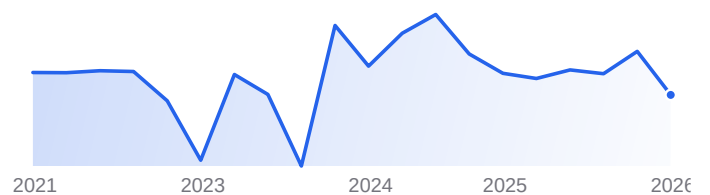
Growth (year over year)

Price +232.6% · Sales +66.7%



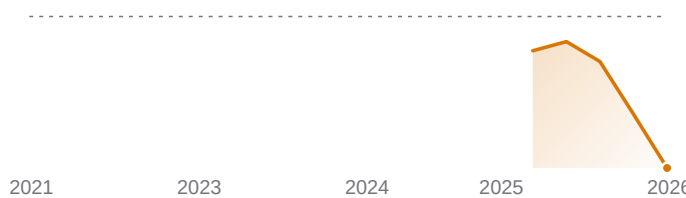
Price per square foot

\$108/ft²



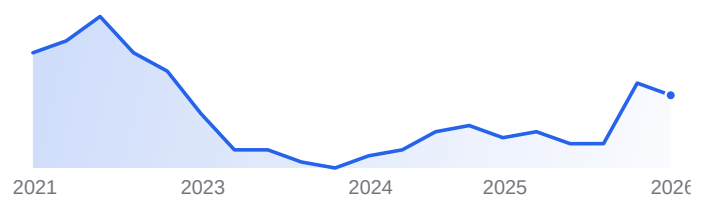
Sale premium vs estimated value

-22.9%



Annual turnover (share of homes sold)

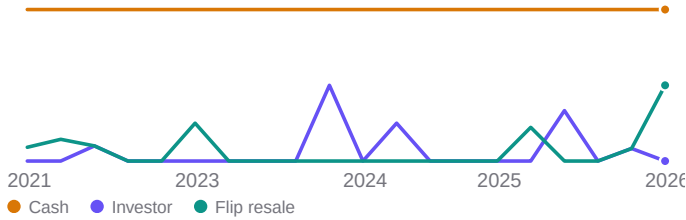
4.4%



BUYERS & OUTCOMES

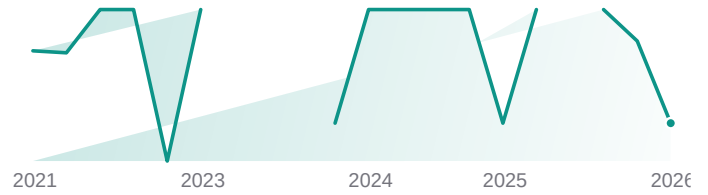
Buyer mix

Cash 100% · Investor 0% · Flip resale 50%



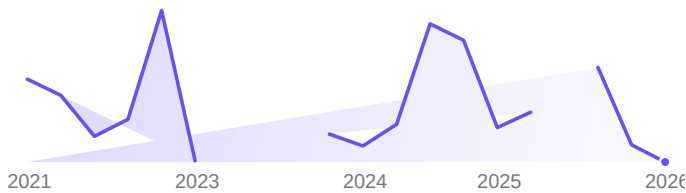
Sellers who sold at a gain

50%



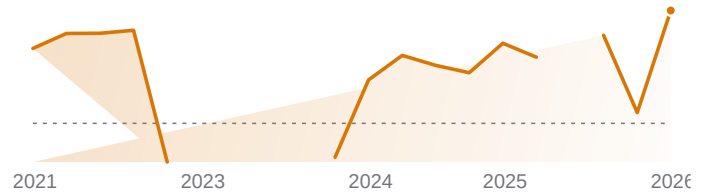
Typical hold before selling

0.2 yrs



Median annualized return at resale

+17.3%



HOUSING STOCK

Homes	572
Median value (AVM)	\$300K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1987
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	73%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	1,571
Density	29 / mi²
Median household income	\$77K
Average household income	\$80K

Crime index (US avg 100)	67
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	68
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	6.5%
Unemployment	1.3%
Average temp	41°F
Annual precip	43 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.