

Island Pond 05846

ZIP code · VT · Vermont > Essex County > Island Pond

SELLER'S MARKET

\$262K

MEDIAN SALE PRICE

+56.2%

1-YR CHANGE

44

SALES (12 MO)

\$273K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

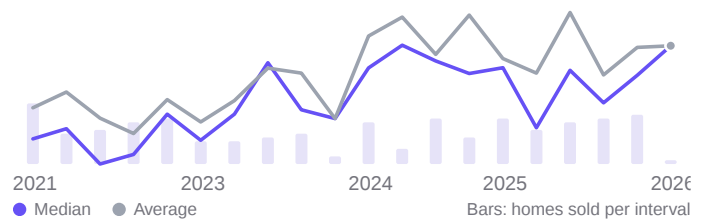
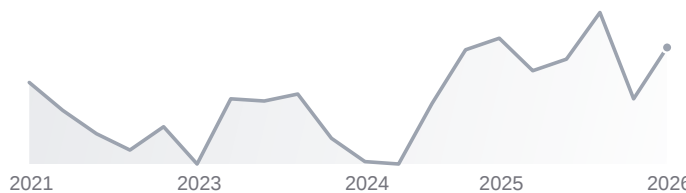
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$245K · Average \$245K

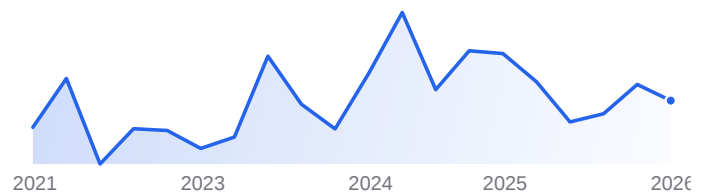
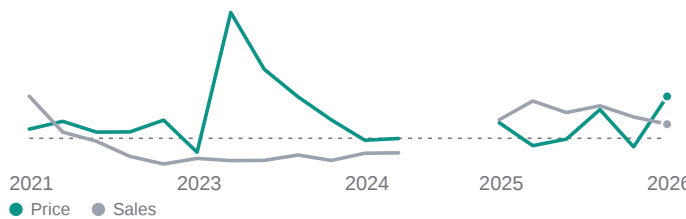


Growth (year over year)

Price +56.2% · Sales +18.9%

Price per square foot

\$121/ft²

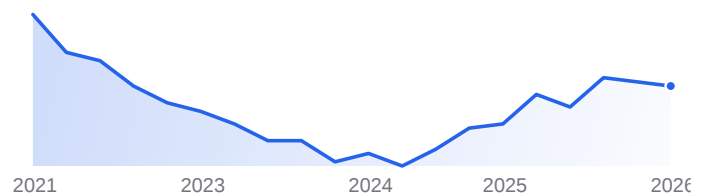


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

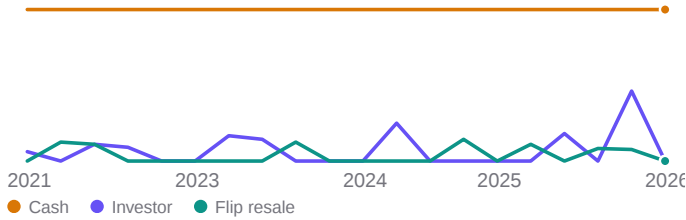
4.6%



BUYERS & OUTCOMES

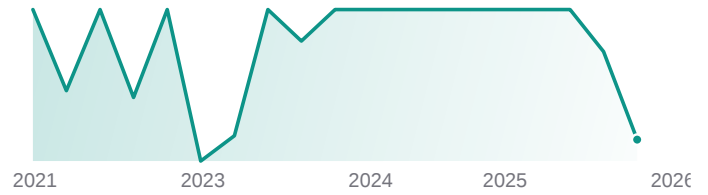
Buyer mix

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



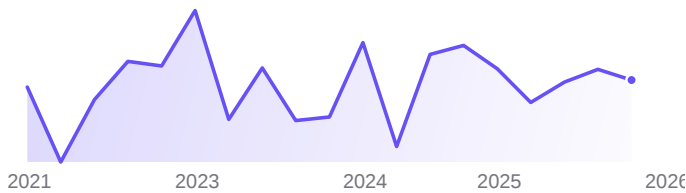
Sellers who sold at a gain

48%



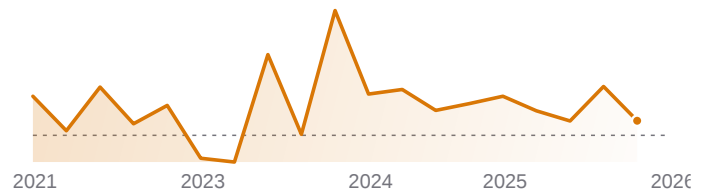
Typical hold before selling

5.9 yrs



Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	963
Median value (AVM)	\$273K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1976
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	42%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	17.5 yrs

COMMUNITY

Population	1,245
Density	16 / mi²
Median household income	\$52K
Average household income	\$74K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	70
Homes occupied	52%
Bachelor's or higher	13%
Poverty rate	10.4%
Unemployment	0.6%
Average temp	39°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.