

Morgan 05853

ZIP code · VT · Vermont · Orleans County

SELLER'S MARKET

\$390K

MEDIAN SALE PRICE

+180.8%

1-YR CHANGE

21

SALES (12 MO)

\$376K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

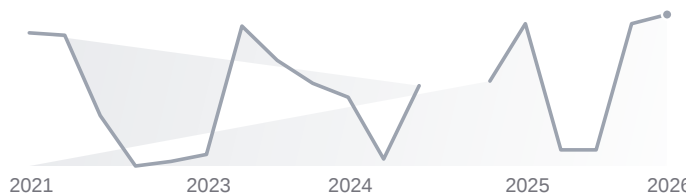
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

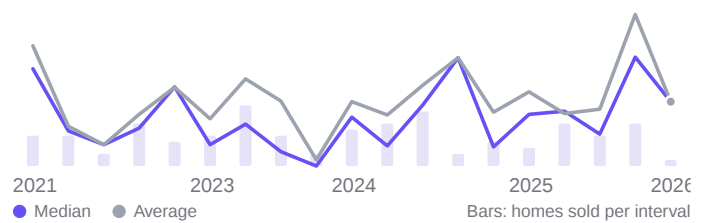
Market temperature (0–100)

71 / 100



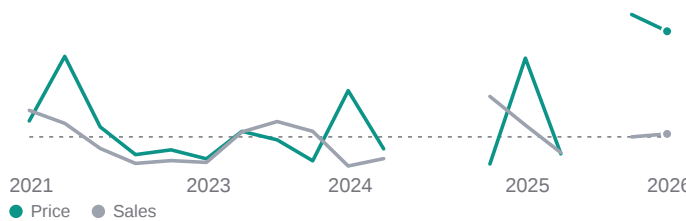
Sale prices

Median \$265K · Average \$265K



Growth (year over year)

Price +180.8% · Sales +5.0%



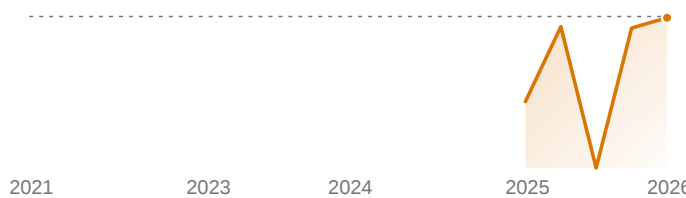
Price per square foot

\$266/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

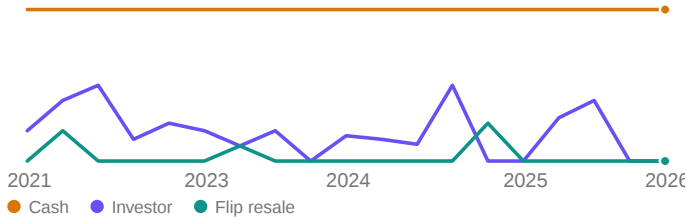
3.3%



BUYERS & OUTCOMES

Buyer mix

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



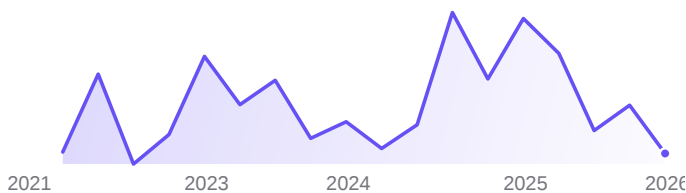
Sellers who sold at a gain

100%



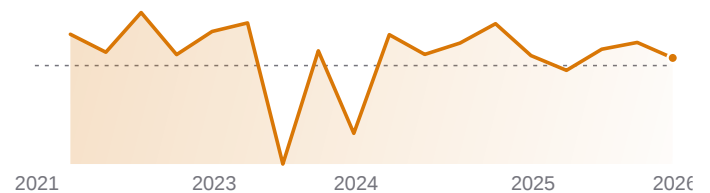
Typical hold before selling

2.0 yrs



Median annualized return at resale

+3.0%



HOUSING STOCK

Homes	634
Median value (AVM)	\$376K
Median size	1,216 ft²
Median bedrooms	3
Median year built	1979
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	35%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	547
Density	17 / mi²
Median household income	\$72K
Average household income	\$123K

Crime index (US avg 100)	163
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	65
Homes occupied	58%
Bachelor's or higher	20%
Poverty rate	10.5%
Unemployment	1.2%
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.