

North Troy 05859

ZIP code · VT · Vermont > Orleans County > North Troy

BUYER'S MARKET

\$181K

MEDIAN SALE PRICE

-30.6%

1-YR CHANGE

56

SALES (12 MO)

\$310K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



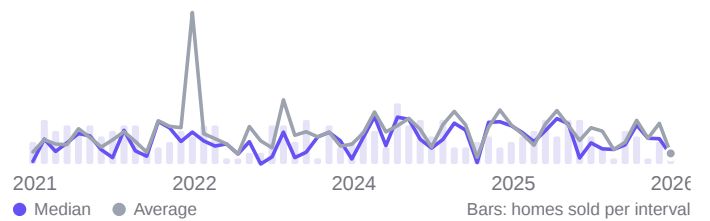
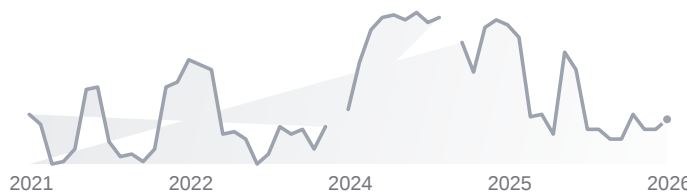
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$97K · Average \$110K

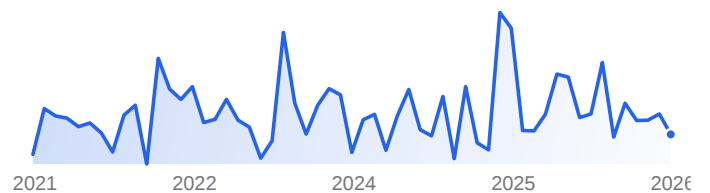
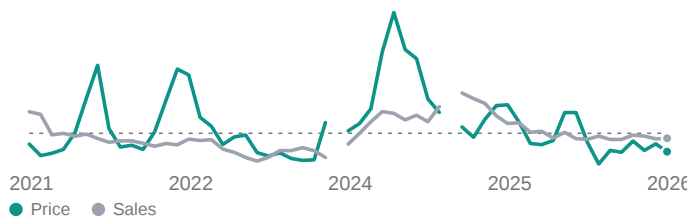


Growth (year over year)

Price -30.6% · Sales -8.2%

Price per square foot

\$91/ft²

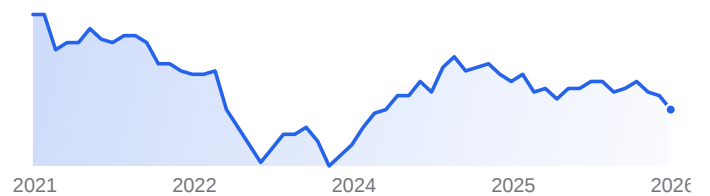
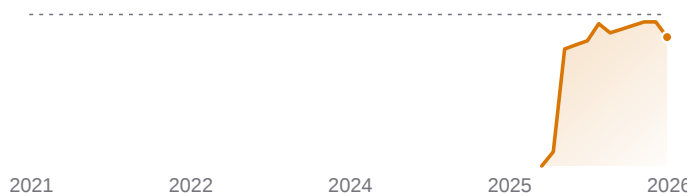


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

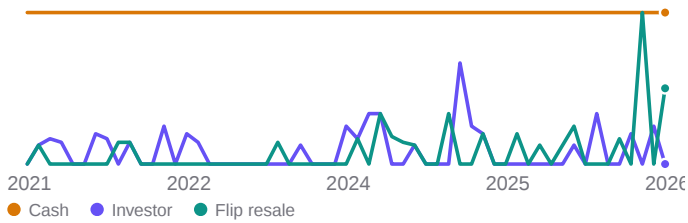
4.1%



BUYERS & OUTCOMES

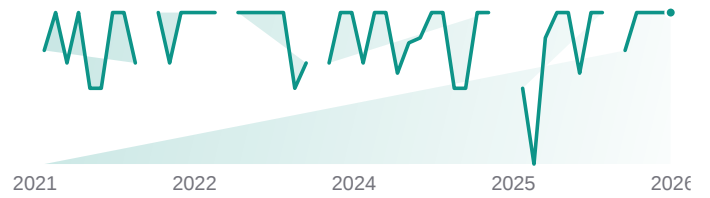
Buyer mix

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



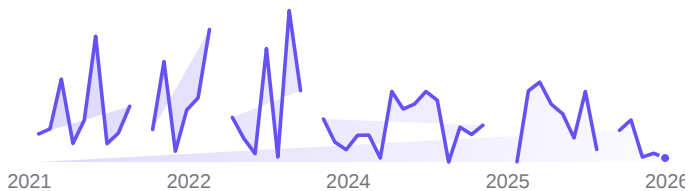
Sellers who sold at a gain

100%



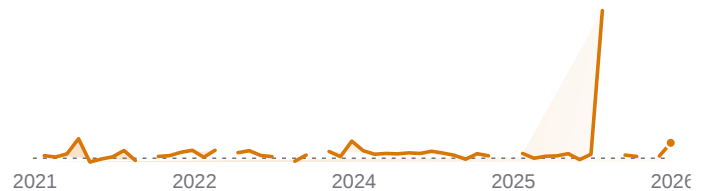
Typical hold before selling

0.7 yrs



Median annualized return at resale

+34.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,352
Median value (AVM)	\$310K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1988
Single family	62%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	48%
Company owned	14%
Median loan-to-value	0%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	2,219
Density	32 / mi²
Median household income	\$78K
Average household income	\$88K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	70
Homes occupied	66%
Bachelor's or higher	17%
Poverty rate	6.8%
Unemployment	1.4%
Average temp	40°F
Annual precip	51 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.