

Orleans 05860

ZIP code · VT · Vermont > Orleans County > Orleans

BALANCED MARKET

\$269K

MEDIAN SALE PRICE

+25.7%

1-YR CHANGE

50

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

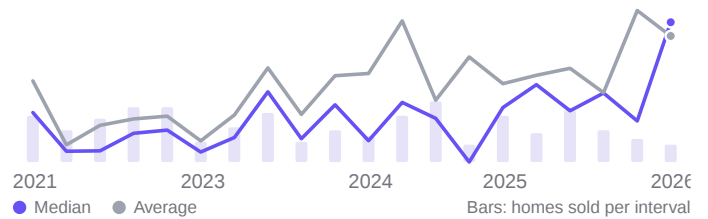
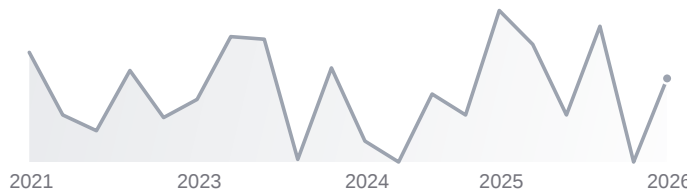
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$390K · Average \$362K

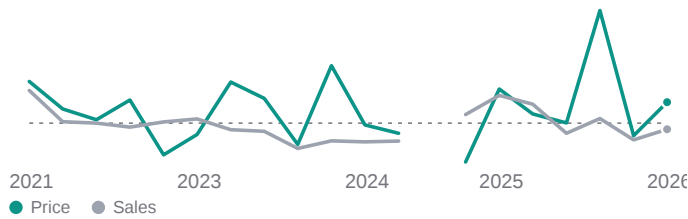


Growth (year over year)

Price +25.7% · Sales -7.4%

Price per square foot

\$236/ft²

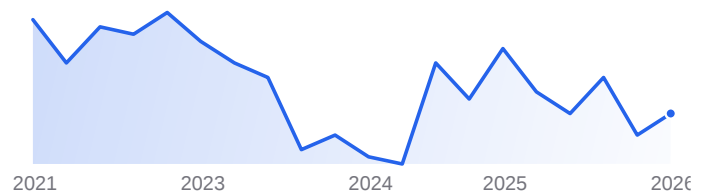


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

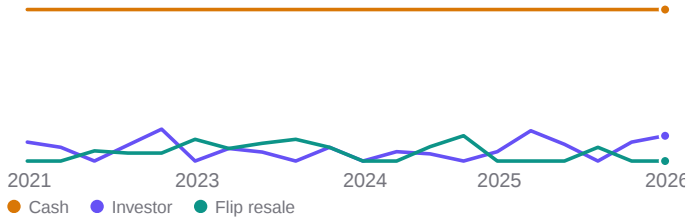
3.5%



BUYERS & OUTCOMES

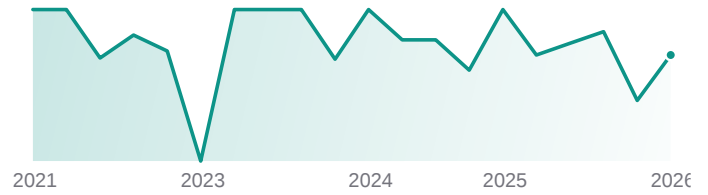
Buyer mix

Cash 100% · Investor 17% · Flip resale 0%



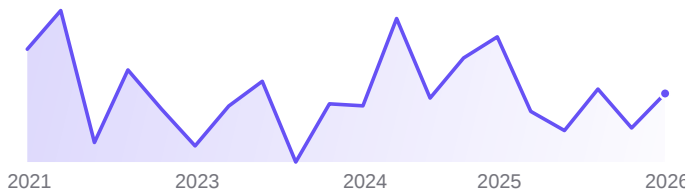
Sellers who sold at a gain

75%



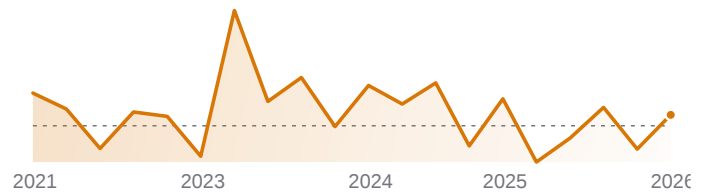
Typical hold before selling

4.6 yrs



Median annualized return at resale

+3.7%



HOUSING STOCK

Homes	1,412
Median value (AVM)	\$262K
Median size	1,242 ft²
Median bedrooms	3
Median year built	1978
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0%
Owner occupied	61%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	20.1 yrs

COMMUNITY

Population	2,296
Density	31 / mi²
Median household income	\$65K
Average household income	\$80K

Crime index (US avg 100)	149
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	70
Homes occupied	67%
Bachelor's or higher	15%
Poverty rate	12.3%
Unemployment	1.1%
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.