

# Sutton 05867

ZIP code · VT · Vermont > Caledonia County > Sutton

BALANCED MARKET

**\$181K**

MEDIAN SALE PRICE

**-19.0%**

1-YR CHANGE

**13**

SALES (12 MO)

**\$300K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



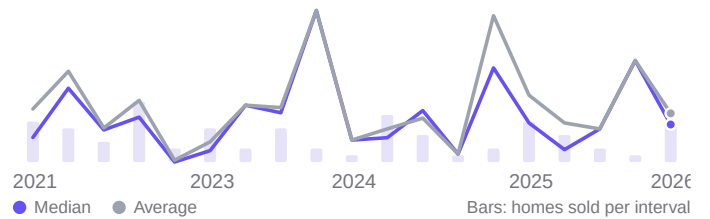
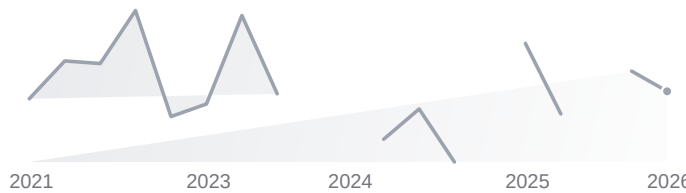
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$171K · Average \$211K

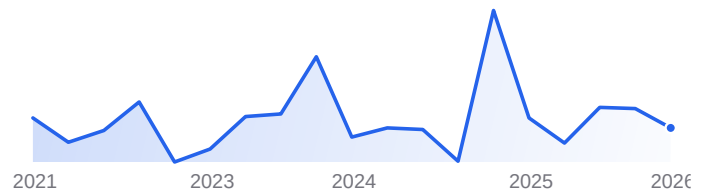
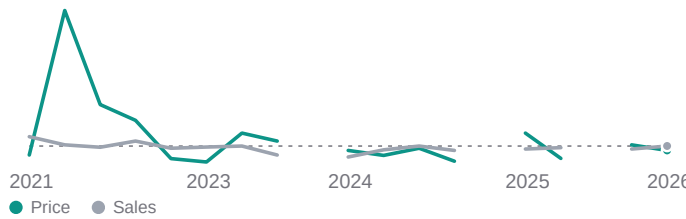


Growth (year over year)

Price -19.0% · Sales +0.0%

Price per square foot

\$117/ft<sup>2</sup>



Sale premium vs estimated value

+5.4%

Annual turnover (share of homes sold)

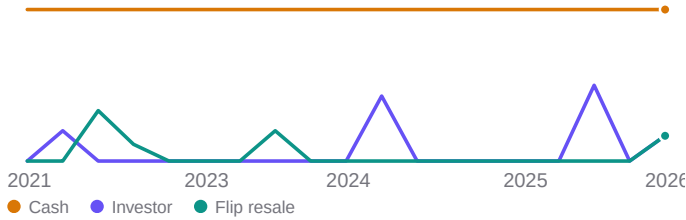
3.0%



## BUYERS & OUTCOMES

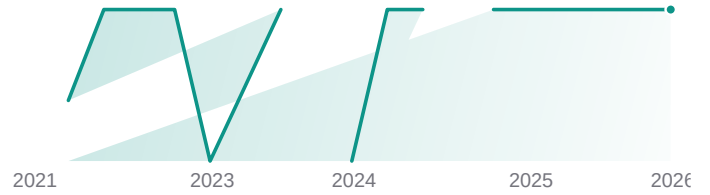
### Buyer mix

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



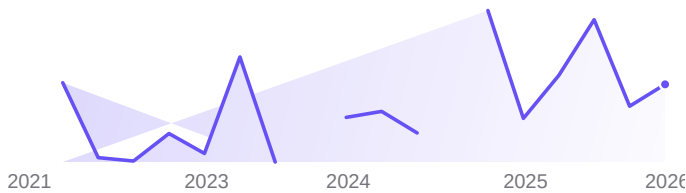
### Sellers who sold at a gain

100%



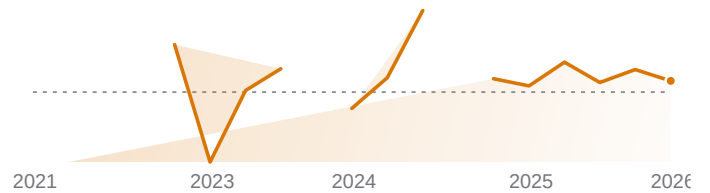
### Typical hold before selling

6.1 yrs



### Median annualized return at resale

+7.1%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 439       |
| Median value (AVM) | \$300K    |
| Median size        | 1,440 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1982      |
| Single family      | 77%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 100%     |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 68%      |
| Company owned                 | 15%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 20.1 yrs |

## COMMUNITY

|                          |          |
|--------------------------|----------|
| Population               | 680      |
| Density                  | 20 / mi² |
| Median household income  | \$61K    |
| Average household income | \$70K    |

|                                  |              |
|----------------------------------|--------------|
| Crime index (US avg 100)         | <b>150</b>   |
| Air pollution index (US avg 100) | <b>83</b>    |
| Earthquake index (US avg 100)    | <b>72</b>    |
| Homes occupied                   | <b>64%</b>   |
| Bachelor's or higher             | <b>19%</b>   |
| Poverty rate                     | <b>8.1%</b>  |
| Unemployment                     | <b>0.9%</b>  |
| Average temp                     | <b>40°F</b>  |
| Annual precip                    | <b>44 in</b> |
| Sunshine                         | <b>49%</b>   |

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