

Canaan 05903

ZIP code · VT · Vermont › Essex County › Canaan

BUYER'S MARKET

\$252K

MEDIAN SALE PRICE

-25.4%

1-YR CHANGE

21

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



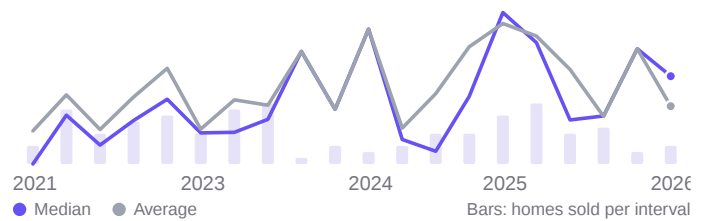
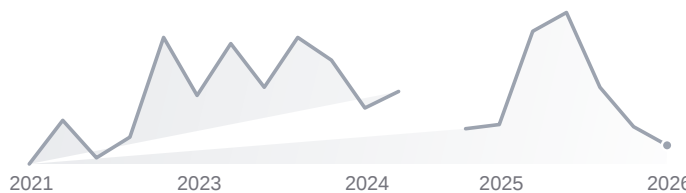
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$215K · Average \$155K

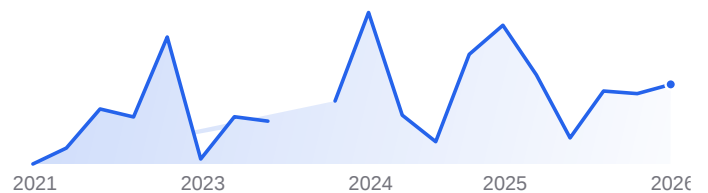
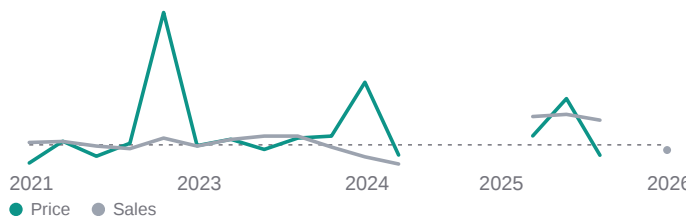


Growth (year over year)

Price -25.4% · Sales -19.2%

Price per square foot

\$128/ft²

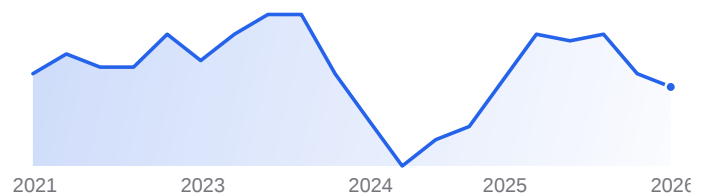


Sale premium vs estimated value

-30.8%

Annual turnover (share of homes sold)

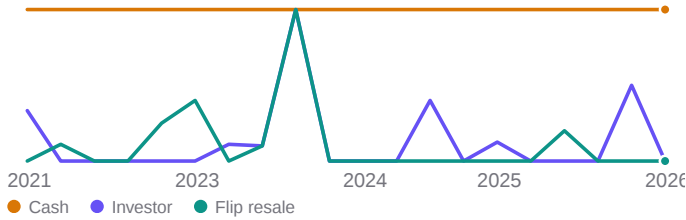
3.6%



BUYERS & OUTCOMES

Buyer mix

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



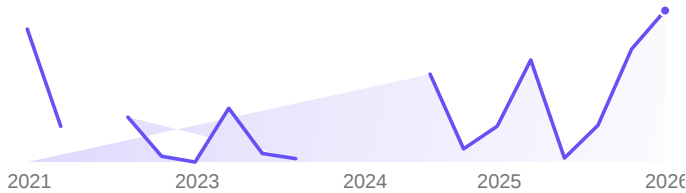
Sellers who sold at a gain

100%



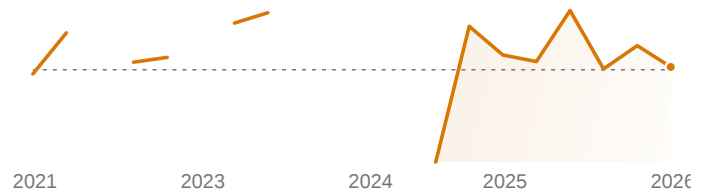
Typical hold before selling

16.2 yrs



Median annualized return at resale

+1.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	578
Median value (AVM)	\$214K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1975
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0.3%
Owner occupied	57%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	19.7 yrs

COMMUNITY

Population	1,049
Density	11 / mi ²
Median household income	\$57K
Average household income	\$68K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	63
Homes occupied	58%
Bachelor's or higher	10%
Poverty rate	10.6%
Unemployment	0.9%
Average temp	40°F
Annual precip	42 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.