

Guildhall 05905

ZIP code · VT · Vermont › Essex County

BUYER'S MARKET

\$415K

MEDIAN SALE PRICE

-28.2%

1-YR CHANGE

21

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



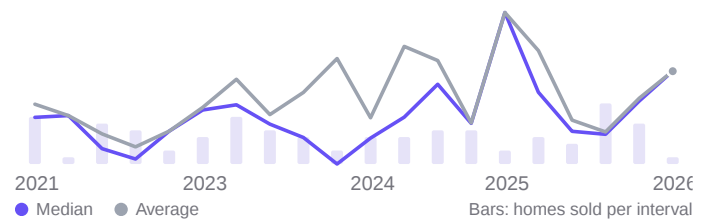
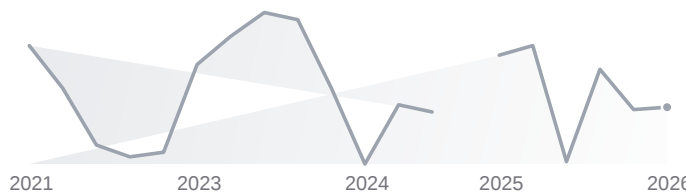
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$455K · Average \$455K

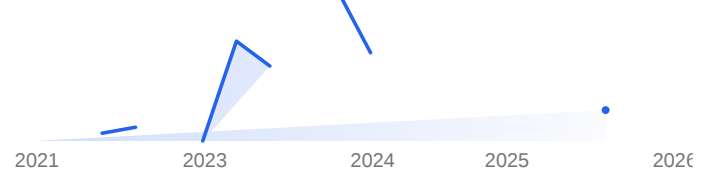
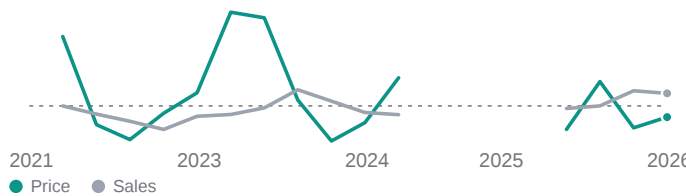


Growth (year over year)

Price -28.2% · Sales +31.3%

Price per square foot

\$118/ft²

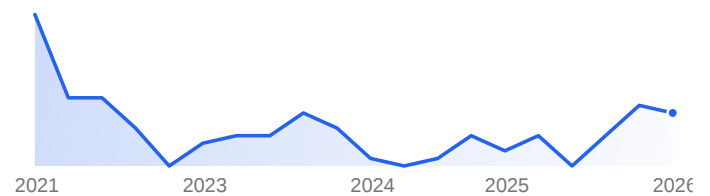


Sale premium vs estimated value

+9.2%

Annual turnover (share of homes sold)

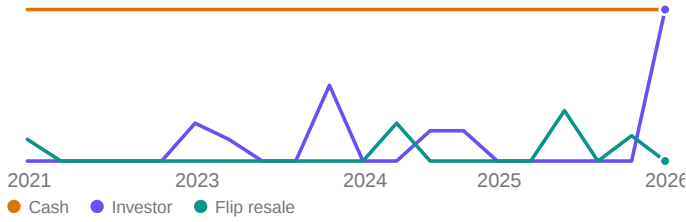
3.2%



BUYERS & OUTCOMES

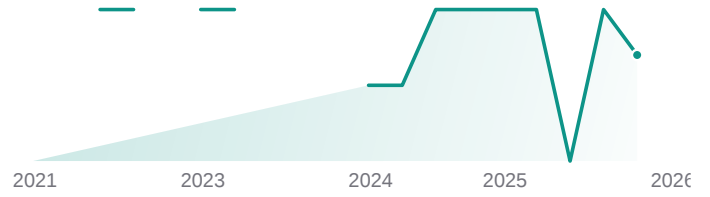
Buyer mix

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



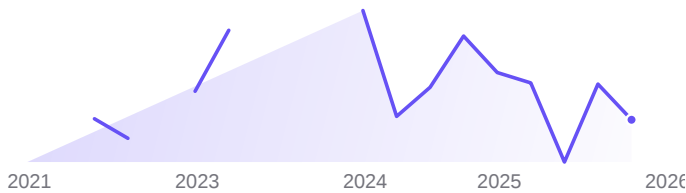
Sellers who sold at a gain

70%



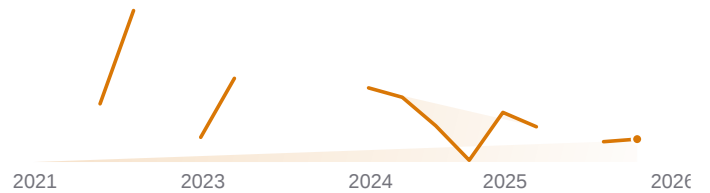
Typical hold before selling

2.5 yrs



Median annualized return at resale

+5.6%



HOUSING STOCK

Homes	661
Median value (AVM)	\$337K
Median size	1,210 ft²
Median bedrooms	2
Median year built	1985
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	47%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	29.4 yrs

COMMUNITY

Population	626
Density	4 / mi²
Median household income	\$57K
Average household income	\$83K

Crime index (US avg 100)	134
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	72
Homes occupied	44%
Bachelor's or higher	11%
Poverty rate	11.9%
Unemployment	0.9%
Average temp	40°F
Annual precip	43 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.