

Barnet

Community · VT · Vermont > Caledonia County

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

+19.0%

1-YR CHANGE

23

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

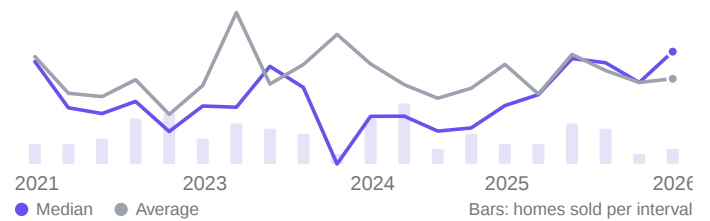
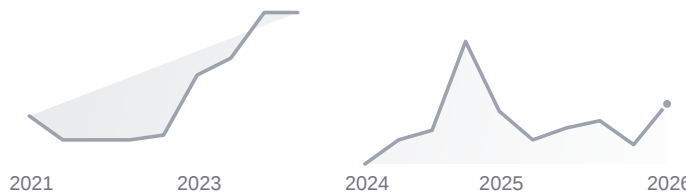
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$300K · Average \$232K

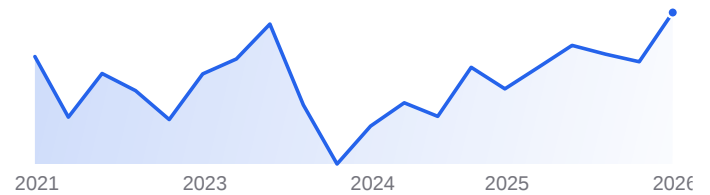
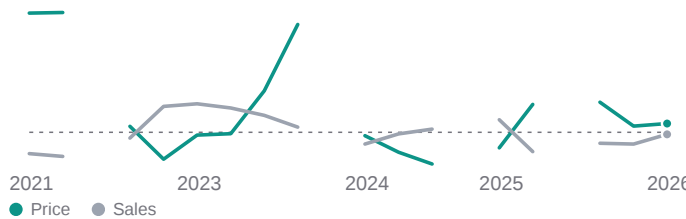


Growth (year over year)

Price +19.0% · Sales -4.2%

Price per square foot

\$250/ft²

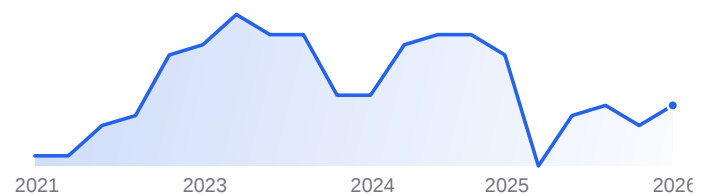


Sale premium vs estimated value

+0.5%

Annual turnover (share of homes sold)

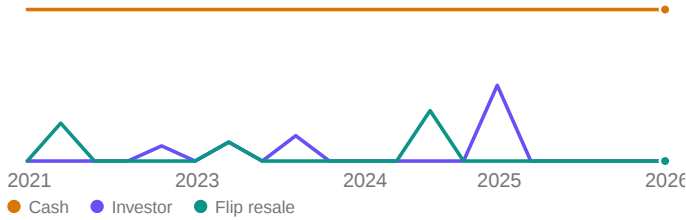
3.0%



BUYERS & OUTCOMES

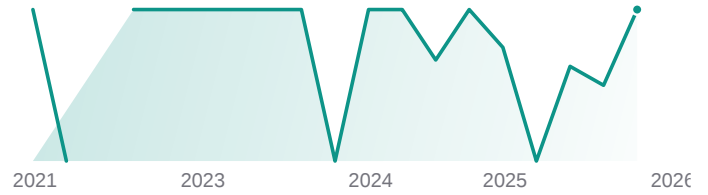
Buyer mix

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



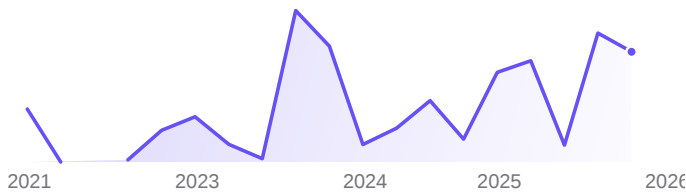
Sellers who sold at a gain

100%



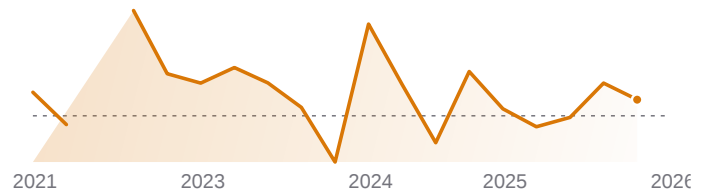
Typical hold before selling

8.5 yrs



Median annualized return at resale

+6.0%



HOUSING STOCK

Homes	760
Median value (AVM)	\$297K
Median size	1,538 ft²
Median bedrooms	3
Median year built	1960
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	60%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	22.8 yrs

COMMUNITY

Population	131
Density	210 / mi²
Median household income	\$79K
Average household income	\$94K

Crime index (US avg 100)	113
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	81
Homes occupied	69%
Bachelor's or higher	18%
Poverty rate	8.4%
Unemployment	0.9%
Average temp	41°F
Annual precip	41 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.