

# Shelburne

Community · VT · Vermont > Chittenden County

BALANCED MARKET

**\$532K**

MEDIAN SALE PRICE

**-14.1%**

1-YR CHANGE

**114**

SALES (12 MO)

**\$725K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



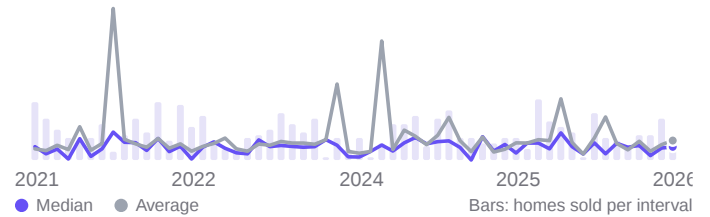
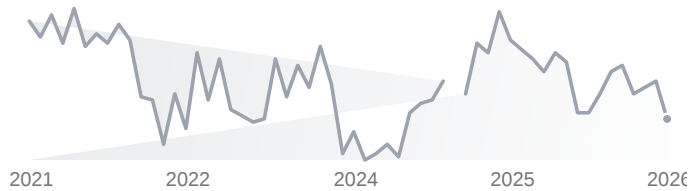
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$610K · Average \$755K

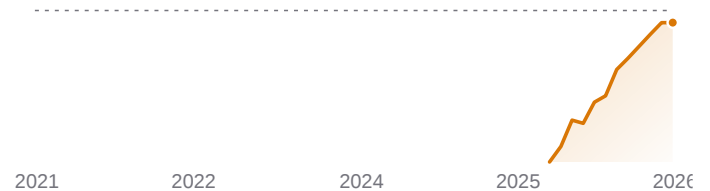
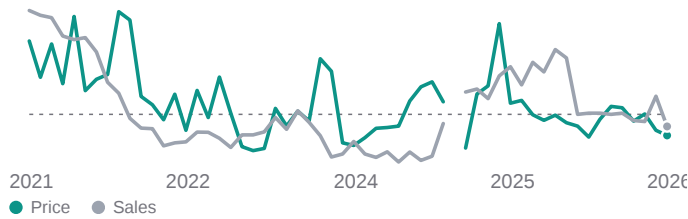


Growth (year over year)

Price -14.1% · Sales -8.1%

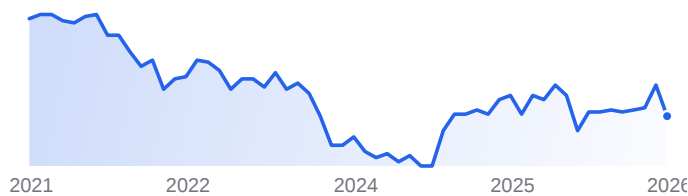
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

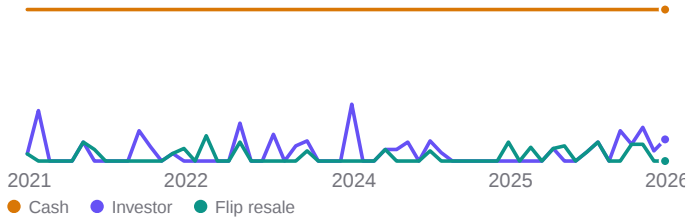
4.0%



## BUYERS & OUTCOMES

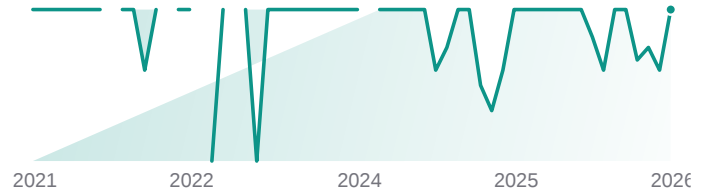
### Buyer mix

Cash 100% · Investor 14% · Flip resale 0%



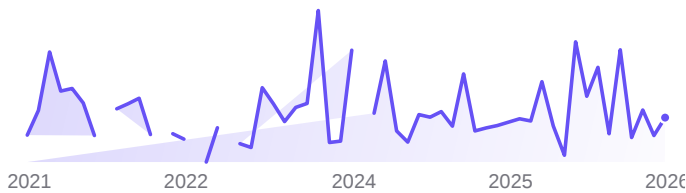
### Sellers who sold at a gain

100%



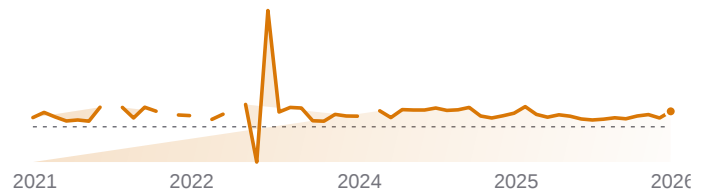
### Typical hold before selling

5.1 yrs



### Median annualized return at resale

+9.1%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,823     |
| Median value (AVM) | \$725K    |
| Median size        | 1,364 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1982      |
| Single family      | 82%       |
| Condos             | 13%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 100%    |
| Underwater (LTV 125% or more) | 0%      |
| Owner occupied                | 90%     |
| Company owned                 | 24%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 9.6 yrs |

## COMMUNITY

|                         |           |
|-------------------------|-----------|
| Population              | 6,253     |
| Density                 | 877 / mi² |
| Median household income | \$111K    |

|                                  |               |
|----------------------------------|---------------|
| Average household income         | <b>\$147K</b> |
| Crime index (US avg 100)         | <b>85</b>     |
| Air pollution index (US avg 100) | <b>83</b>     |
| Earthquake index (US avg 100)    | <b>109</b>    |
| Homes occupied                   | <b>94%</b>    |
| Bachelor's or higher             | <b>30%</b>    |
| Poverty rate                     | <b>6.1%</b>   |
| Unemployment                     | <b>0.6%</b>   |
| Average temp                     | <b>45°F</b>   |
| Annual precip                    | <b>36 in</b>  |
| Sunshine                         | <b>49%</b>    |

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