

Chittenden County, VT

County · VT · Vermont

BALANCED MARKET

\$491K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

2,098

SALES (12 MO)

\$496K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



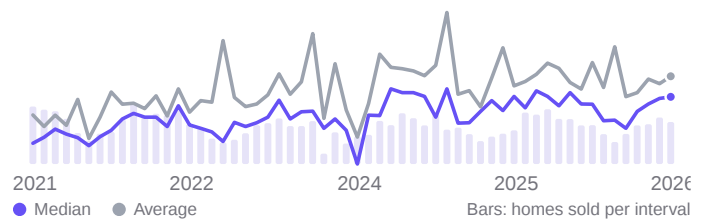
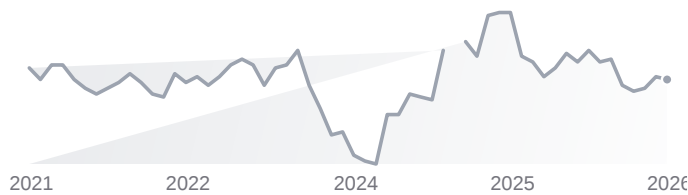
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$499K · Average \$554K

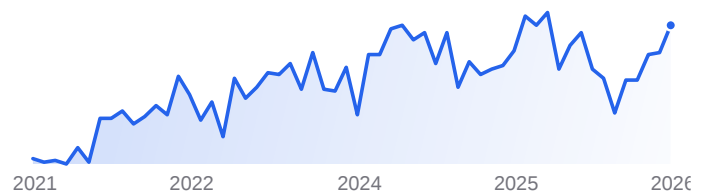
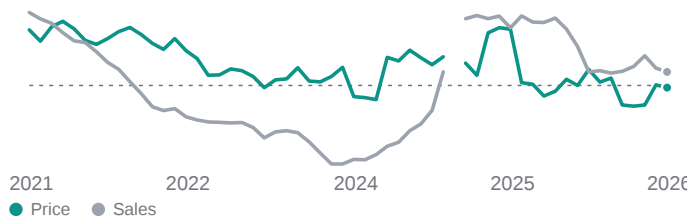


Growth (year over year)

Price -0.7% · Sales +4.6%

Price per square foot

\$320/ft²

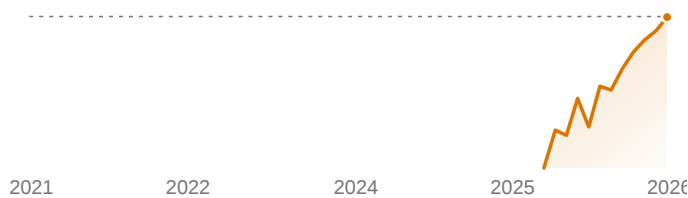


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

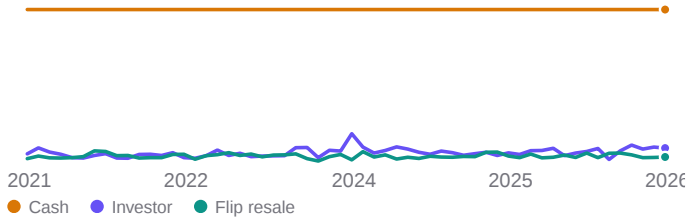
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 8.6% · Flip resale 2.7%



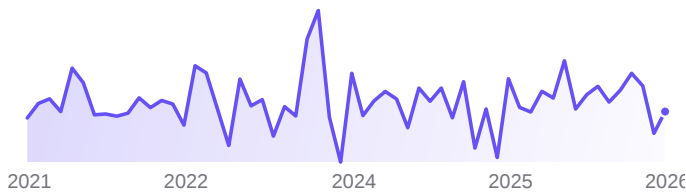
Sellers who sold at a gain

92%



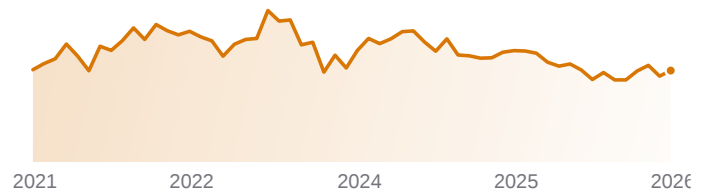
Typical hold before selling

5.7 yrs



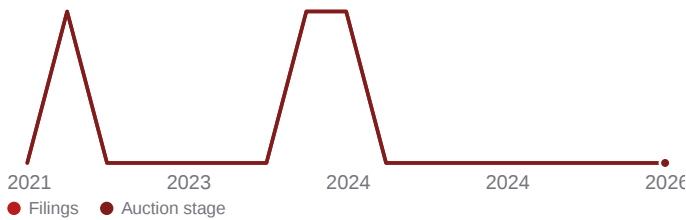
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	53,429
Median value (AVM)	\$496K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1980
Single family	67%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	98%
Underwater (LTV 125% or more)	0.1%
Owner occupied	85%
Company owned	18%
Median loan-to-value	0%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	171,150
Density	319 / mi²
Median household income	\$90K
Average household income	\$115K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	100
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	9.6%
Unemployment	0.7%
Average temp	44°F
Annual precip	38 in
Sunshine	49%

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.