

Franklin County, VT

County · VT · Vermont

BALANCED MARKET

\$340K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

716

SALES (12 MO)

\$366K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



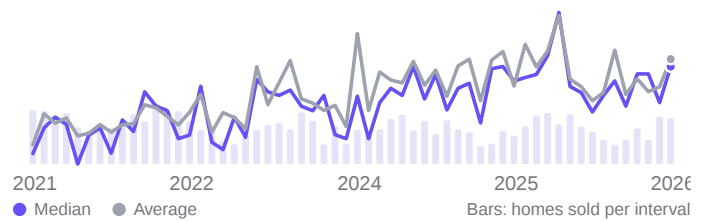
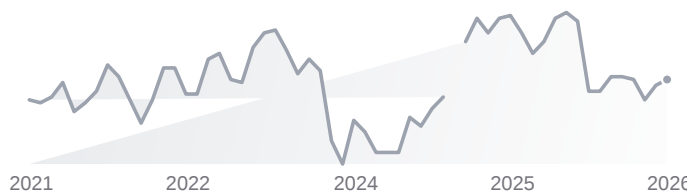
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$360K · Average \$370K

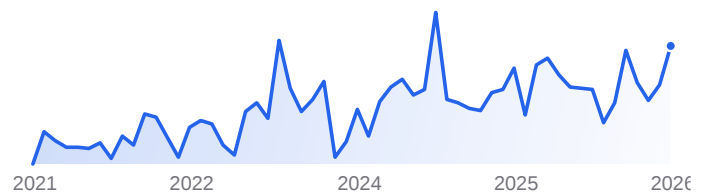
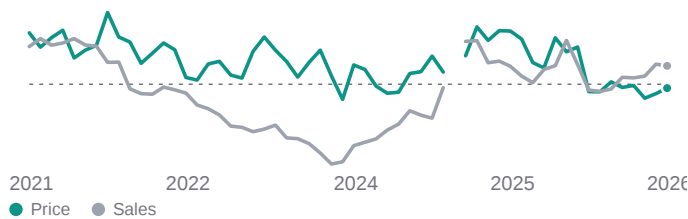


Growth (year over year)

Price -1.4% · Sales +6.5%

Price per square foot

\$249/ft²

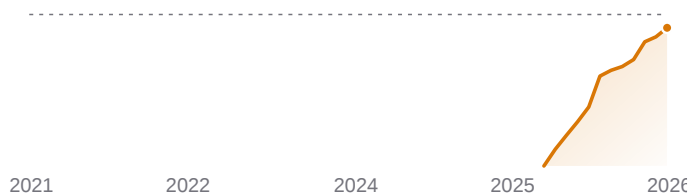


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

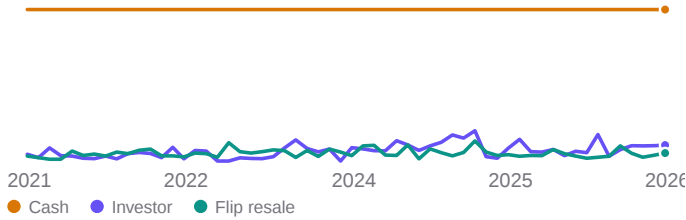
3.7%



BUYERS & OUTCOMES

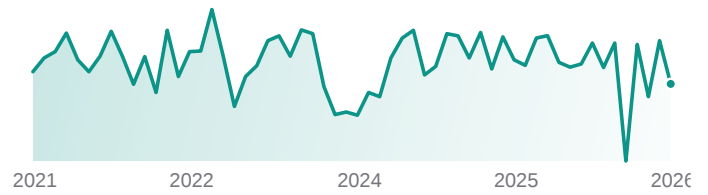
Buyer mix

Cash 100% · Investor 11% · Flip resale 5.3%



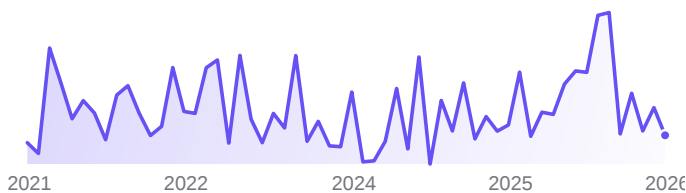
Sellers who sold at a gain

83%



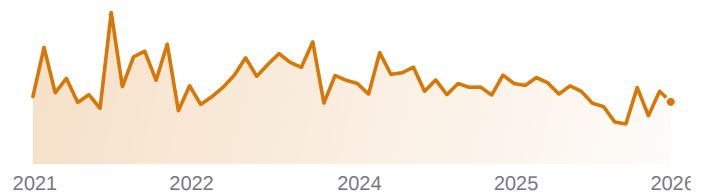
Typical hold before selling

3.8 yrs



Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	19,346
Median value (AVM)	\$366K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1979
Single family	80%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0.0%
Owner occupied	84%
Company owned	13%
Median loan-to-value	0%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	51,427
Density	82 / mi²
Median household income	\$75K
Average household income	\$90K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	108
Homes occupied	89%
Bachelor's or higher	18%
Poverty rate	11.9%
Unemployment	0.7%
Average temp	43°F
Annual precip	39 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.