

Burlington

City · VT · Vermont > Chittenden County

BALANCED MARKET

\$493K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

417

SALES (12 MO)

\$498K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



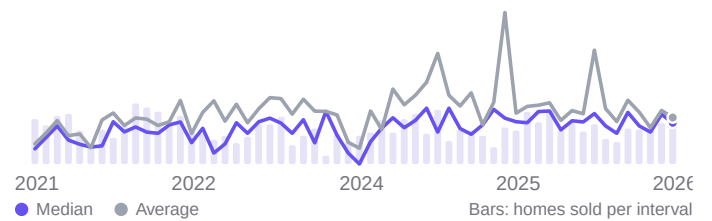
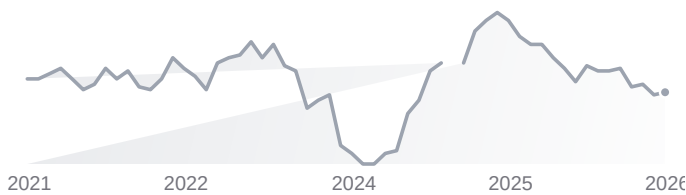
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$495K · Average \$520K

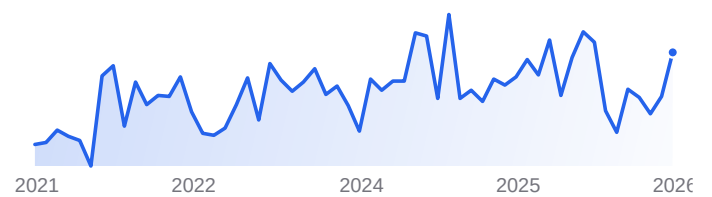
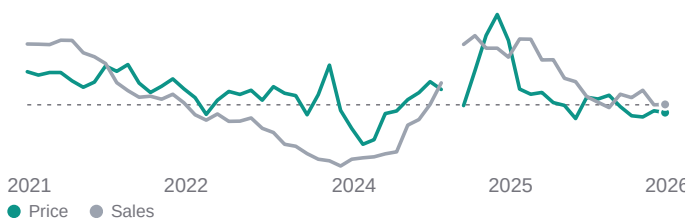


Growth (year over year)

Price -4.1% · Sales +0.2%

Price per square foot

\$359/ft²

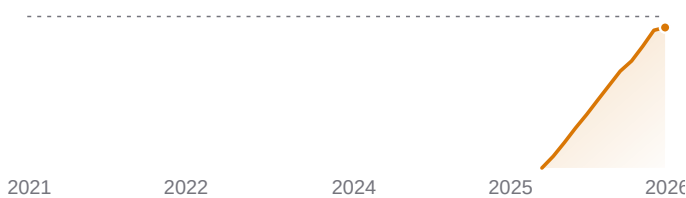


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

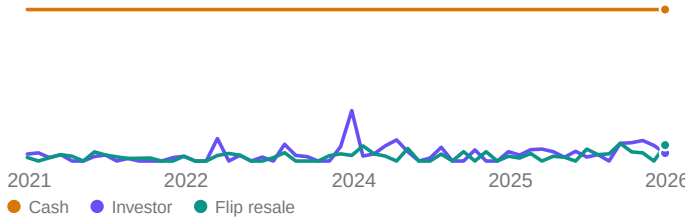
4.3%



BUYERS & OUTCOMES

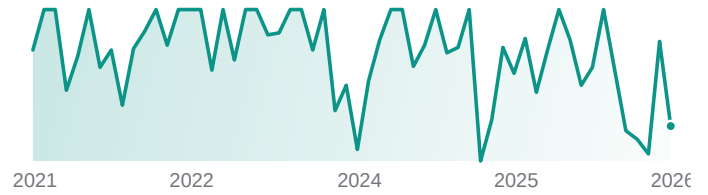
Buyer mix

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



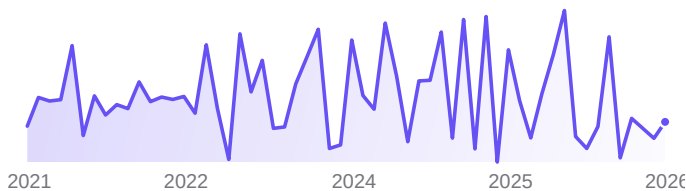
Sellers who sold at a gain

81%



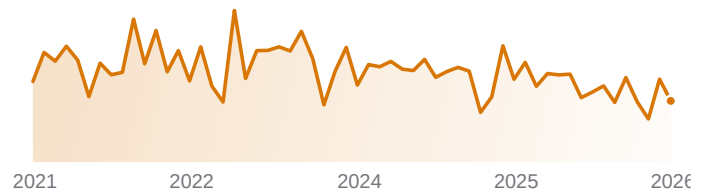
Typical hold before selling

5.2 yrs



Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,620
Median value (AVM)	\$498K
Median size	1,576 ft²
Median bedrooms	3
Median year built	1953
Single family	55%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	96%
Underwater (LTV 125% or more)	0.2%
Owner occupied	72%
Company owned	23%
Median loan-to-value	0%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	45,541
Density	4,417 / mi²
Median household income	\$67K
Average household income	\$94K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	103
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	18.2%
Unemployment	0.6%
Average temp	45°F
Annual precip	35 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.