

Brattleboro 05301

ZIP code · VT · Vermont > Windham County > Brattleboro

BALANCED MARKET

\$328K

MEDIAN SALE PRICE

+5.0%

1-YR CHANGE

202

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



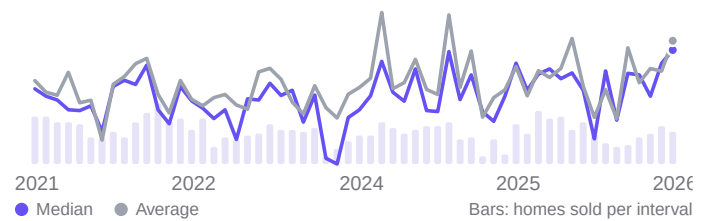
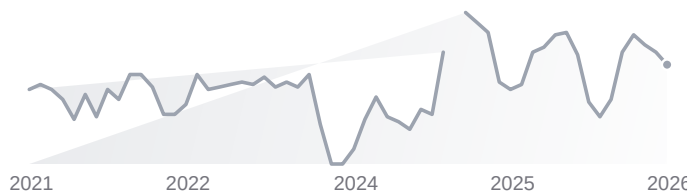
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$379K · Average \$403K

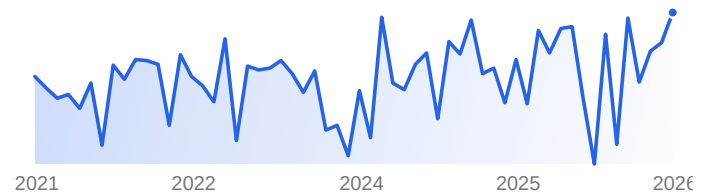
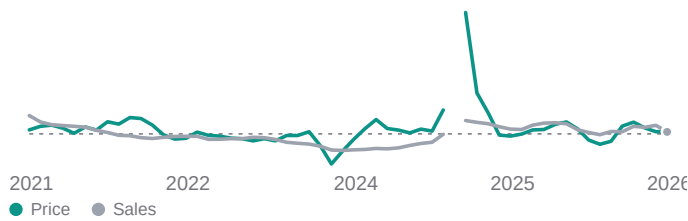


Growth (year over year)

Price +5.0% · Sales +4.1%

Price per square foot

\$244/ft²

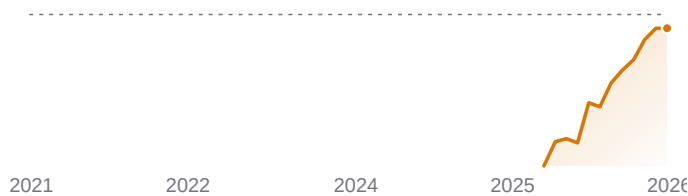


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

3.5%



BUYERS & OUTCOMES

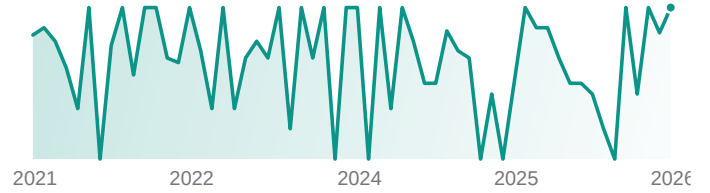
Buyer mix

Cash 100% · Investor 5.9% · Flip resale 0%



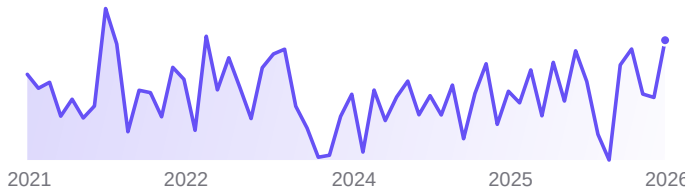
Sellers who sold at a gain

100%



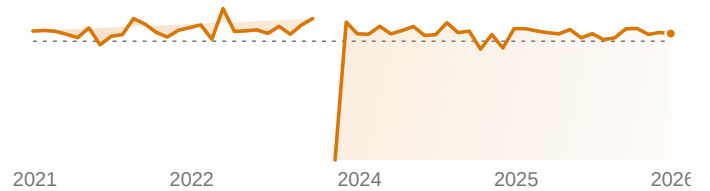
Typical hold before selling

9.1 yrs



Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,712
Median value (AVM)	\$328K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1965
Single family	66%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	80%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	17,091
Density	117 / mi²
Median household income	\$57K
Average household income	\$84K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	57
Homes occupied	90%
Bachelor's or higher	19%
Poverty rate	14.1%
Unemployment	0.6%
Average temp	44°F
Annual precip	50 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.