

Burlington 05401

ZIP code · VT · Vermont · Chittenden County · Burlington

BALANCED MARKET

\$491K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

278

SALES (12 MO)

\$550K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



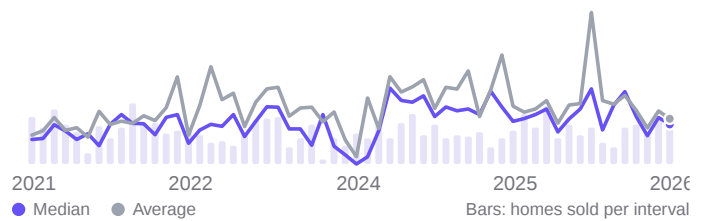
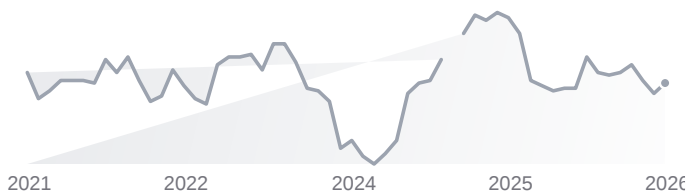
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$499K · Average \$529K

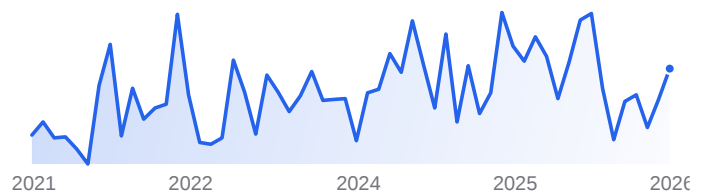
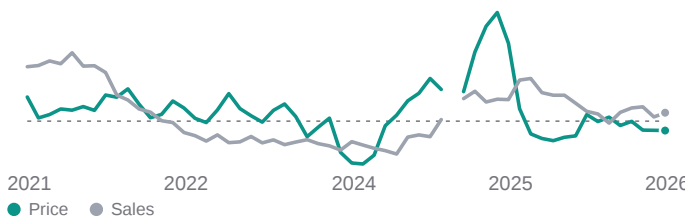


Growth (year over year)

Price -7.6% · Sales +6.9%

Price per square foot

\$359/ft²

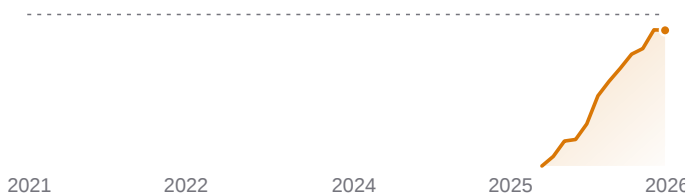


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

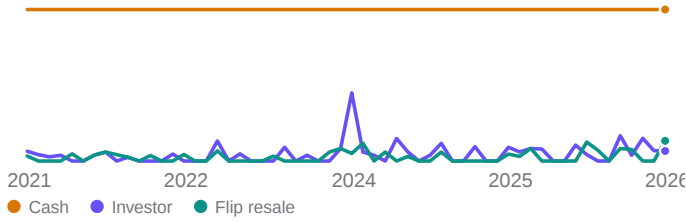
4.6%



BUYERS & OUTCOMES

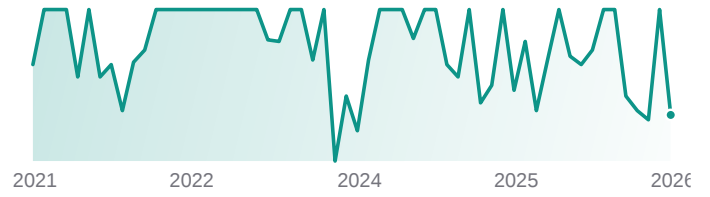
Buyer mix

Cash 100% · Investor 6.7% · Flip resale 13%



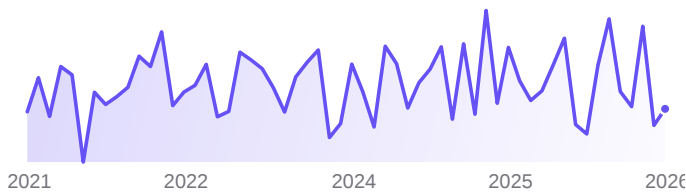
Sellers who sold at a gain

83%



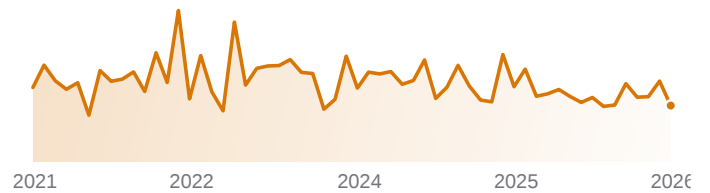
Typical hold before selling

5.2 yrs



Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,102
Median value (AVM)	\$550K
Median size	1,716 ft²
Median bedrooms	3
Median year built	1925
Single family	43%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0.1%
Owner occupied	63%
Company owned	28%
Median loan-to-value	0%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	30,740
Density	4,883 / mi²
Median household income	\$65K
Average household income	\$89K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	100
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	22.6%
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.