

South Burlington 05403

ZIP code · VT · Vermont · Chittenden County · South Burlington

SELLER'S MARKET

\$545K

MEDIAN SALE PRICE

+17.6%

1-YR CHANGE

335

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

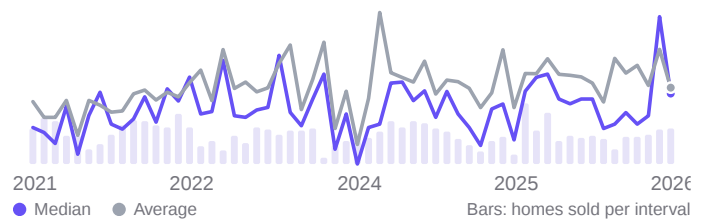
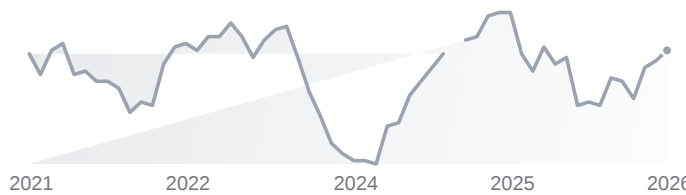
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

68 / 100

Sale prices

Median \$491K · Average \$509K

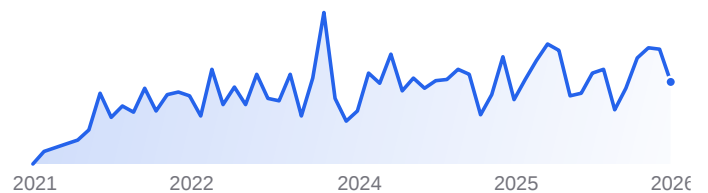
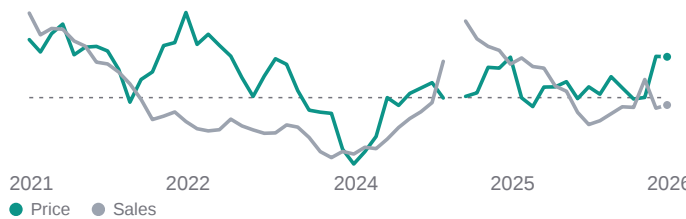


Growth (year over year)

Price +17.6% · Sales -3.2%

Price per square foot

\$295/ft²

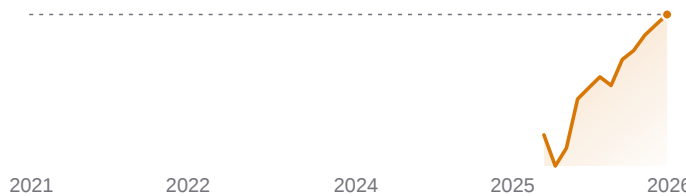


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

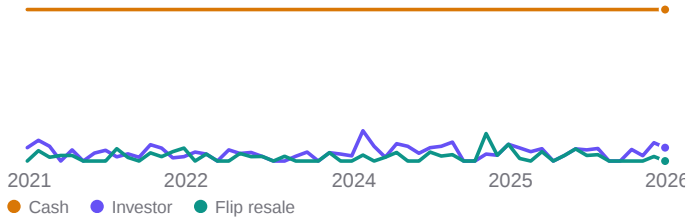
4.7%



BUYERS & OUTCOMES

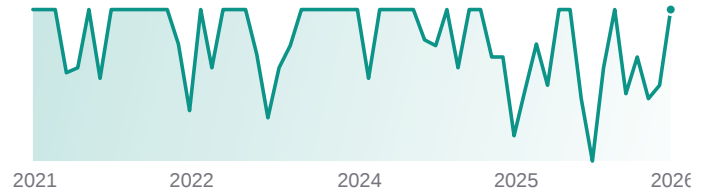
Buyer mix

Cash 100% · Investor 8.8% · Flip resale 0%



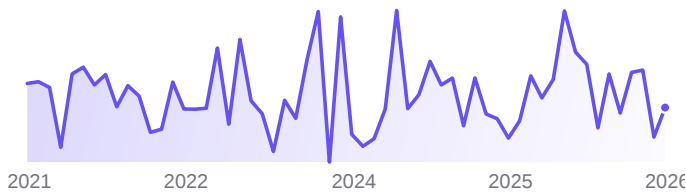
Sellers who sold at a gain

100%



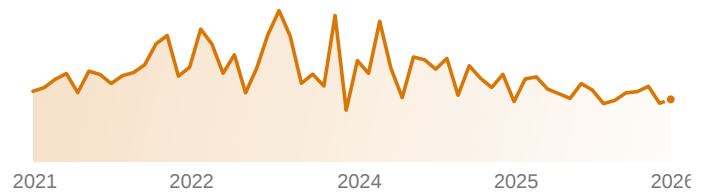
Typical hold before selling

5.5 yrs



Median annualized return at resale

+4.8%



HOUSING STOCK

Homes	7,194
Median value (AVM)	\$470K
Median size	1,520 ft²
Median bedrooms	3
Median year built	1983
Single family	51%
Condos	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0.1%
Owner occupied	84%
Company owned	21%
Median loan-to-value	0%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	19,965
Density	1,192 / mi²
Median household income	\$99K

Average household income	\$119K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	96
Homes occupied	95%
Bachelor's or higher	38%
Poverty rate	7.2%
Unemployment	0.7%
Average temp	44°F
Annual precip	37 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.