

Alburgh 05440

ZIP code · VT · Vermont > Grand Isle County > Alburgh

SELLER'S MARKET

\$294K

MEDIAN SALE PRICE

+32.2%

1-YR CHANGE

49

SALES (12 MO)

\$316K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

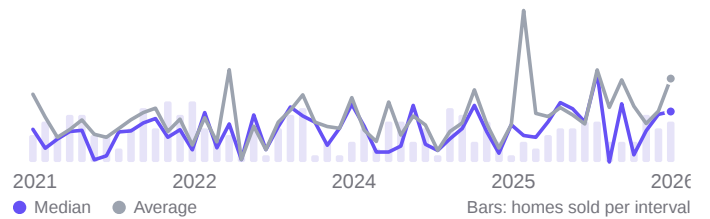
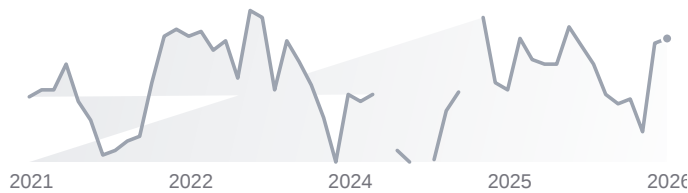
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

63 / 100

Sale prices

Median \$335K · Average \$521K

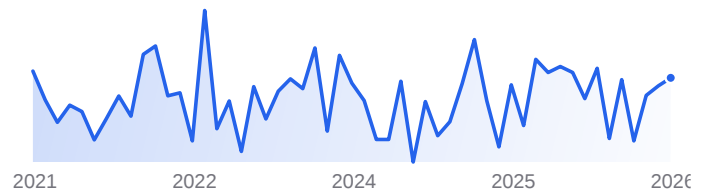
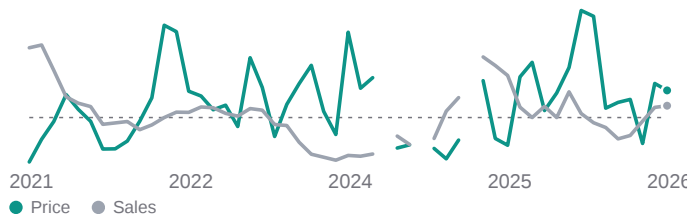


Growth (year over year)

Price +32.2% · Sales +14.0%

Price per square foot

\$242/ft²

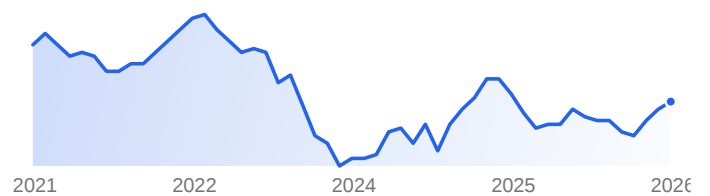
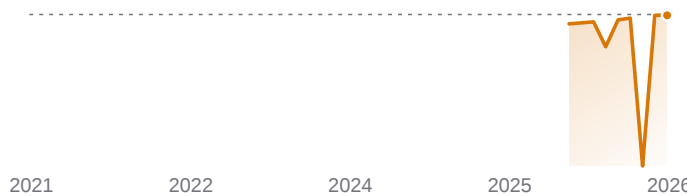


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

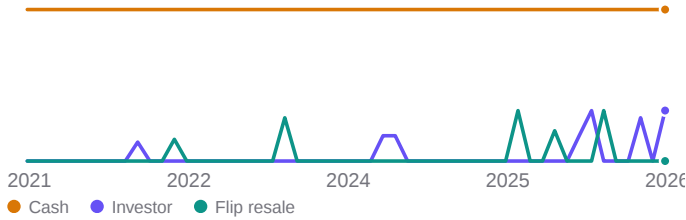
3.2%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 33% · Flip resale 0%



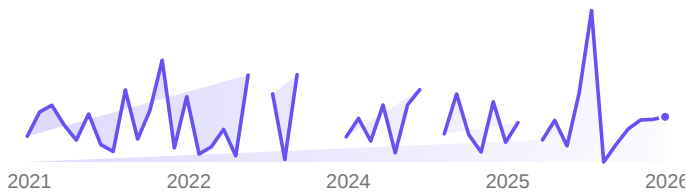
Sellers who sold at a gain

100%



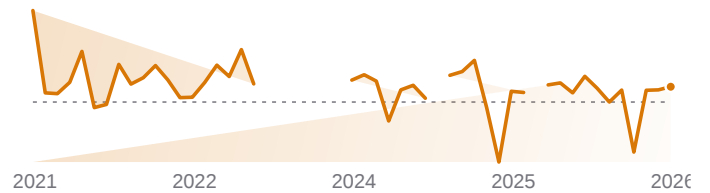
Typical hold before selling

5.0 yrs



Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,541
Median value (AVM)	\$316K
Median size	1,272 ft²
Median bedrooms	3
Median year built	1979
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	48%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,372
Density	46 / mi²
Median household income	\$74K
Average household income	\$92K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	134
Homes occupied	58%
Bachelor's or higher	17%
Poverty rate	9.8%
Unemployment	0.7%
Average temp	44°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.