

Charlotte 05445

ZIP code · VT · Vermont · Chittenden County

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+31.2%

1-YR CHANGE

38

SALES (12 MO)

\$810K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



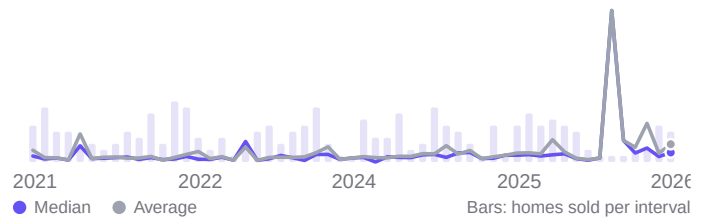
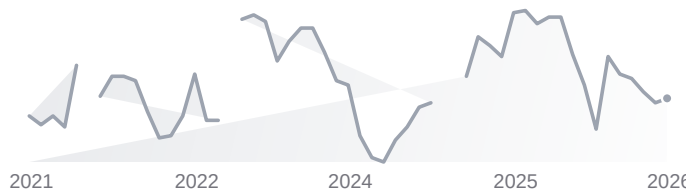
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$1.1M · Average \$1.9M

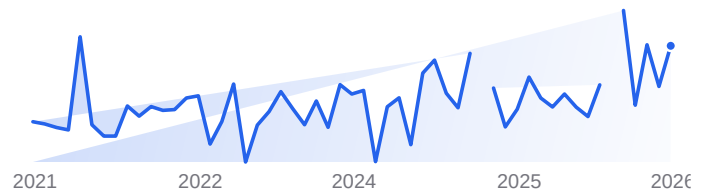
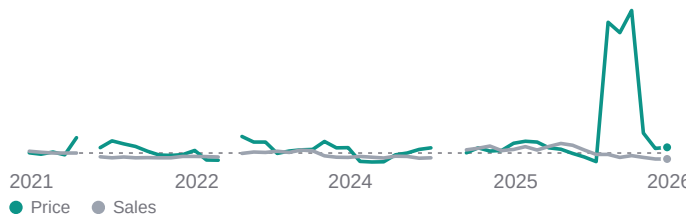


Growth (year over year)

Price +31.2% · Sales -32.1%

Price per square foot

\$598/ft²

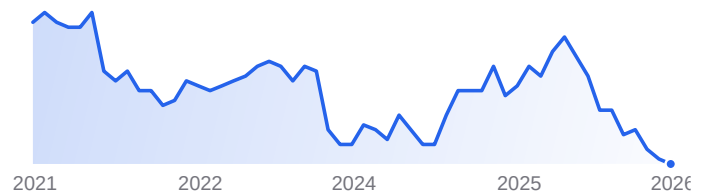


Sale premium vs estimated value

+32.6%

Annual turnover (share of homes sold)

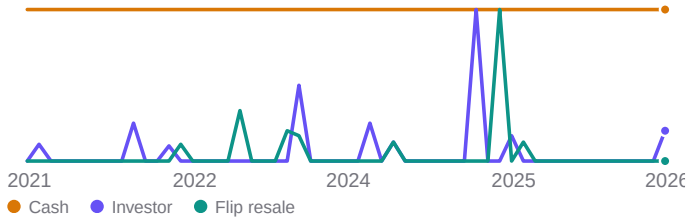
2.3%



BUYERS & OUTCOMES

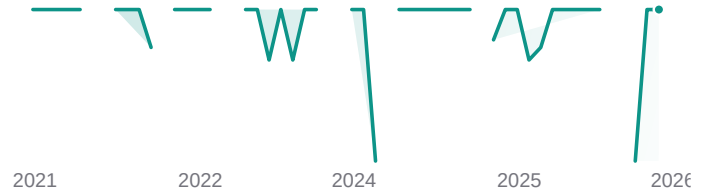
Buyer mix

Cash 100% · Investor 20% · Flip resale 0%



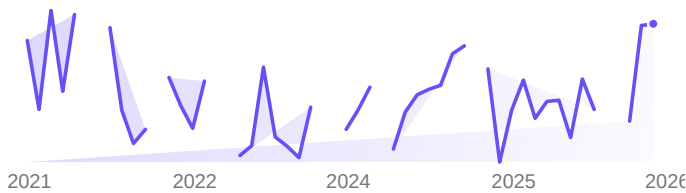
Sellers who sold at a gain

100%



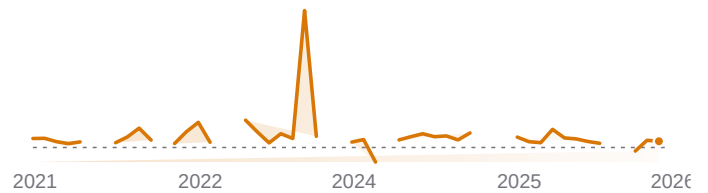
Typical hold before selling

11.0 yrs



Median annualized return at resale

+5.8%



HOUSING STOCK

Homes	1,680
Median value (AVM)	\$810K
Median size	2,271 ft²
Median bedrooms	3
Median year built	1981
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	83%
Company owned	26%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	3,430
Density	83 / mi²
Median household income	\$128K
Average household income	\$168K

Crime index (US avg 100)	85
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	97
Homes occupied	89%
Bachelor's or higher	27%
Poverty rate	3.5%
Unemployment	0.7%
Average temp	45°F
Annual precip	36 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.