

Essex Junction 05452

ZIP code · VT · Vermont · Chittenden County · Essex Junction

BALANCED MARKET

\$448K

MEDIAN SALE PRICE

-13.0%

1-YR CHANGE

224

SALES (12 MO)

\$462K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



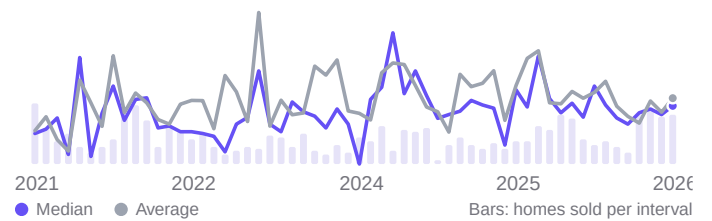
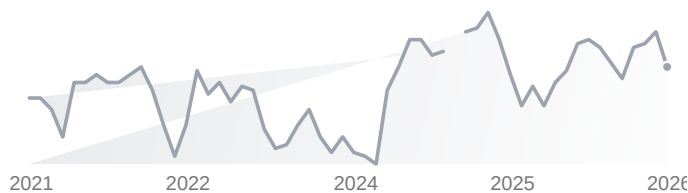
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$458K · Average \$478K

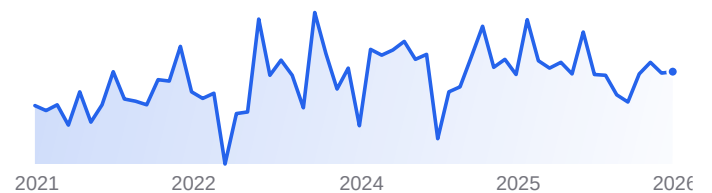
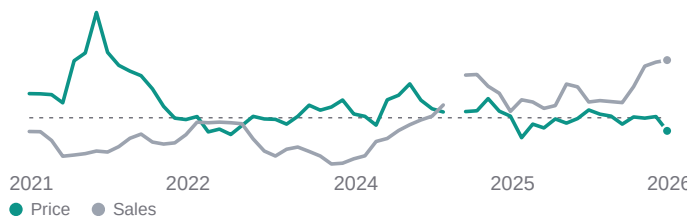


Growth (year over year)

Price -13.0% · Sales +56.6%

Price per square foot

\$280/ft²

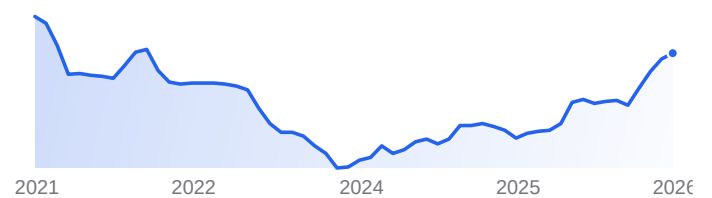
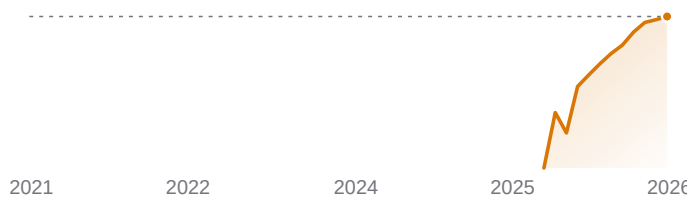


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

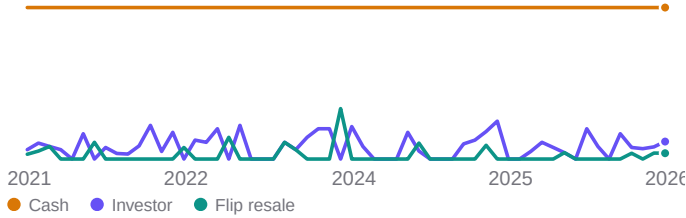
3.1%



BUYERS & OUTCOMES

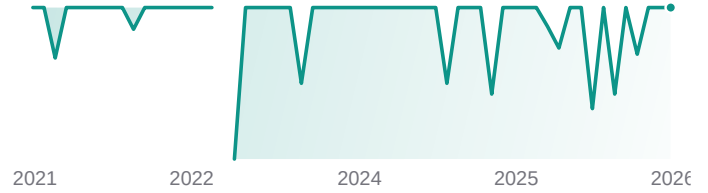
Buyer mix

Cash 100% · Investor 12% · Flip resale 3.8%



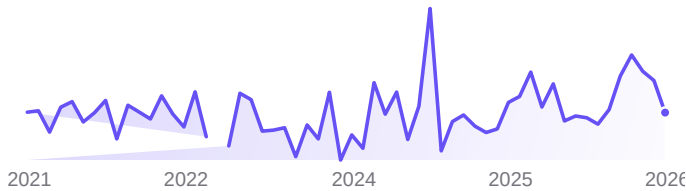
Sellers who sold at a gain

100%



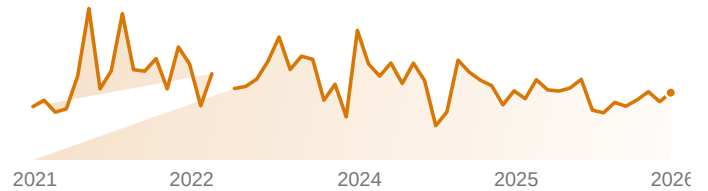
Typical hold before selling

5.7 yrs



Median annualized return at resale

+6.1%



HOUSING STOCK

Homes	7,342
Median value (AVM)	\$462K
Median size	1,615 ft²
Median bedrooms	3
Median year built	1980
Single family	70%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0.0%
Owner occupied	91%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	22,139
Density	521 / mi²
Median household income	\$101K

Average household income	\$117K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	96
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	7.7%
Unemployment	0.7%
Average temp	44°F
Annual precip	40 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.