

Fairfax 05454

ZIP code · VT · Vermont > Franklin County > Fairfax

BALANCED MARKET

\$353K

MEDIAN SALE PRICE

-27.1%

1-YR CHANGE

73

SALES (12 MO)

\$480K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



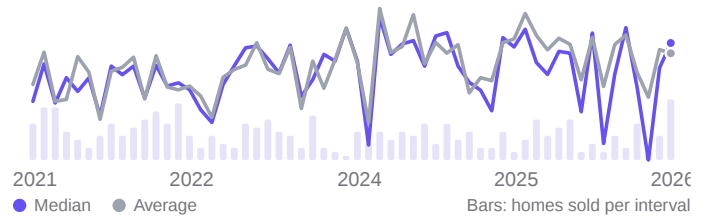
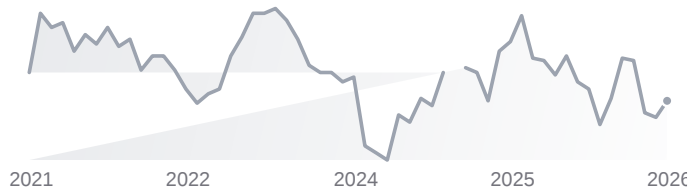
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$494K · Average \$463K

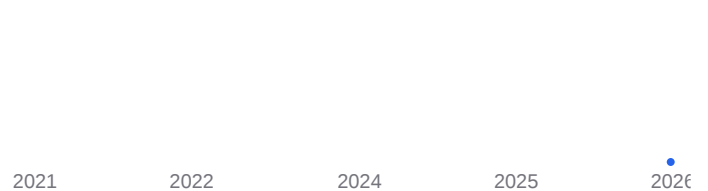
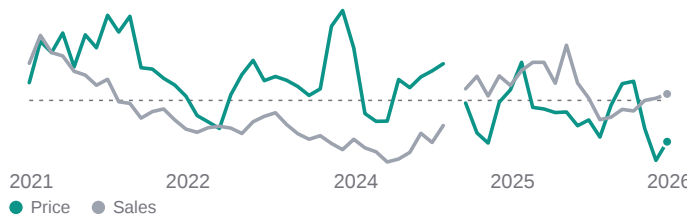


Growth (year over year)

Price -27.1% · Sales +4.3%

Price per square foot

\$227/ft²

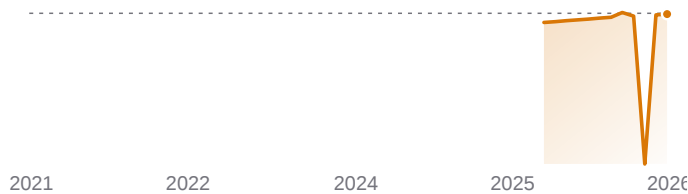


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

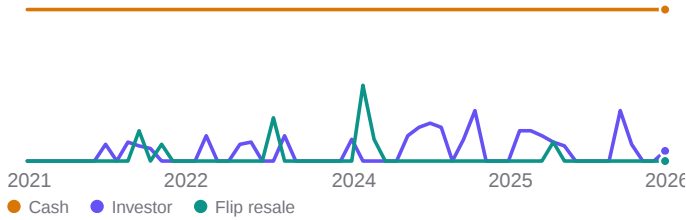
3.7%



BUYERS & OUTCOMES

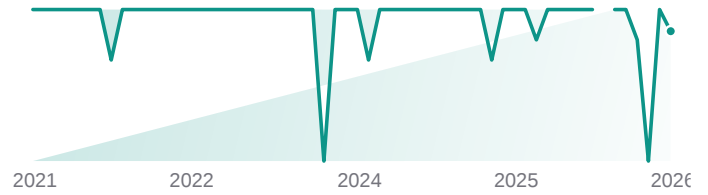
Buyer mix

Cash 100% · Investor 6.7% · Flip resale 0%



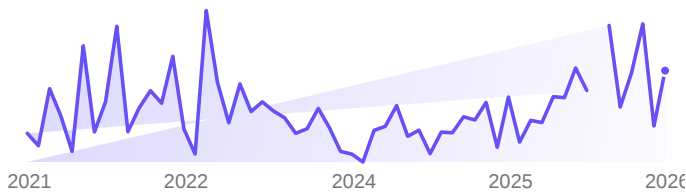
Sellers who sold at a gain

86%



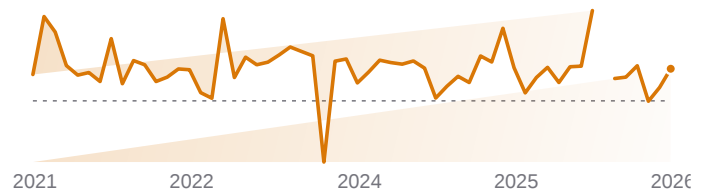
Typical hold before selling

8.2 yrs



Median annualized return at resale

+7.7%



HOUSING STOCK

Homes	1,988
Median value (AVM)	\$480K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1976
Single family	88%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	93%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	5,828
Density	123 / mi²
Median household income	\$105K

Average household income	\$117K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	98
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	5.1%
Unemployment	0.8%
Average temp	43°F
Annual precip	39 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.