

Fairfield 05455

ZIP code · VT · Vermont · Franklin County

SELLER'S MARKET

\$440K

MEDIAN SALE PRICE

+141.1%

1-YR CHANGE

19

SALES (12 MO)

\$382K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

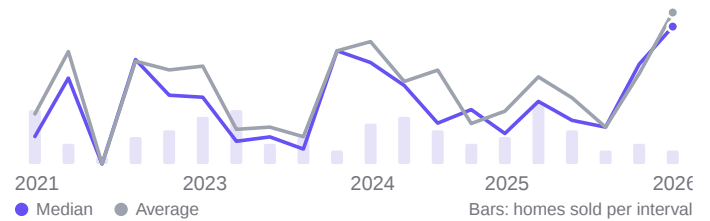
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$500K · Average \$545K

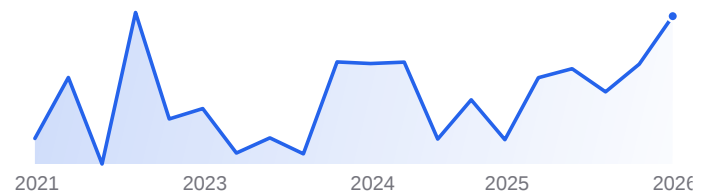
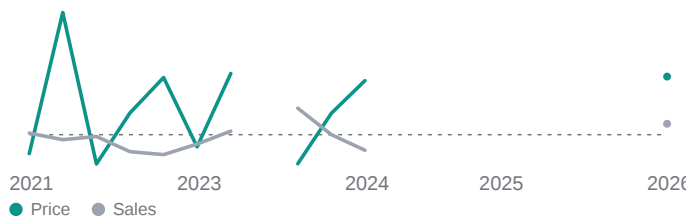


Growth (year over year)

Price +141.1% · Sales +26.7%

Price per square foot

\$325/ft²

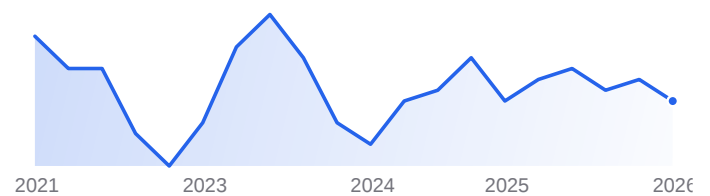


Sale premium vs estimated value

-10.9%

Annual turnover (share of homes sold)

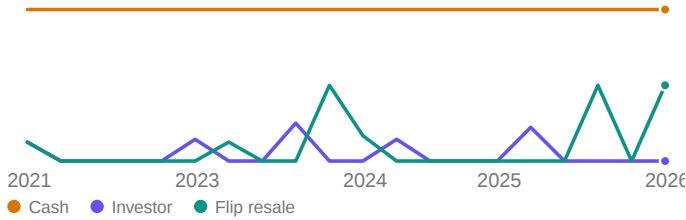
2.8%



BUYERS & OUTCOMES

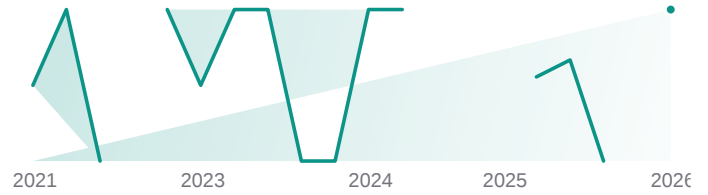
Buyer mix

Cash 100% · Investor 0% · Flip resale 50%



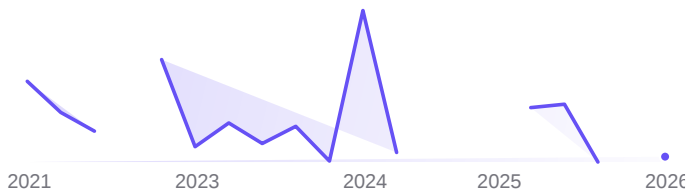
Sellers who sold at a gain

100%



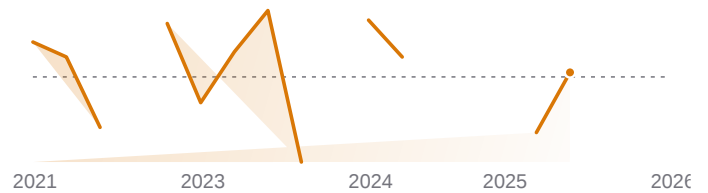
Typical hold before selling

0.9 yrs



Median annualized return at resale

+2.5%



HOUSING STOCK

Homes	673
Median value (AVM)	\$382K
Median size	1,572 ft²
Median bedrooms	3
Median year built	1985
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	75%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	1,241
Density	35 / mi²
Median household income	\$89K
Average household income	\$103K

Crime index (US avg 100)	113
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	98
Homes occupied	88%
Bachelor's or higher	16%
Poverty rate	8.7%
Unemployment	0.7%
Average temp	43°F
Annual precip	40 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.