

Grand Isle 05458

ZIP code · VT · Vermont · Grand Isle County

BALANCED MARKET

\$365K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

47

SALES (12 MO)

\$445K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



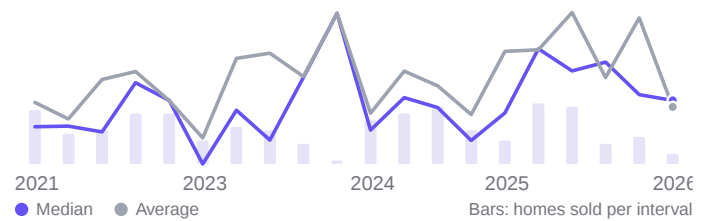
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$375K · Average \$348K

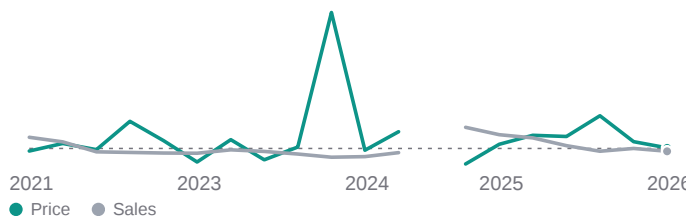


Growth (year over year)

Price +2.6% · Sales -13.0%

Price per square foot

\$419/ft²



Sale premium vs estimated value

-0.1%

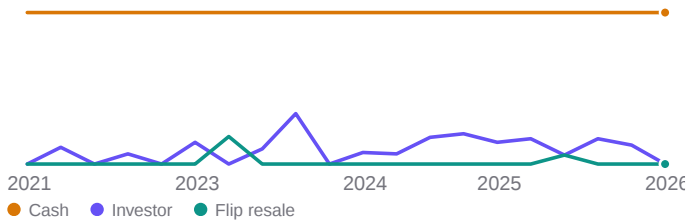
Annual turnover (share of homes sold)

4.1%

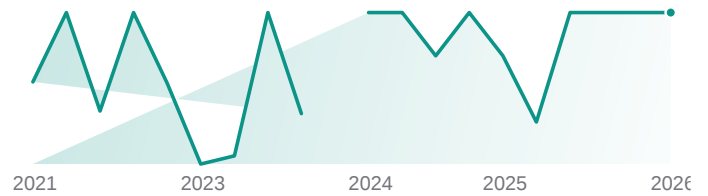


BUYERS & OUTCOMES

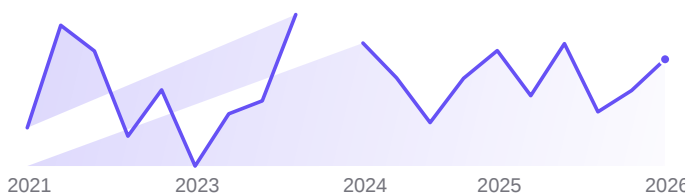
Buyer mix Cash 100% · Investor 0% · Flip resale 0%



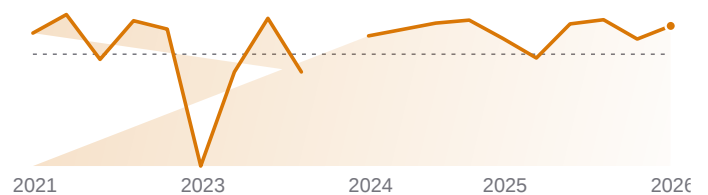
Sellers who sold at a gain 100%



Typical hold before selling 6.8 yrs



Median annualized return at resale +8.1%



Preforeclosure filings Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,150
Median value (AVM)	\$445K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1988
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	69%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	1,028
Density	64 / mi²
Median household income	\$86K
Average household income	\$104K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	124
Homes occupied	76%
Bachelor's or higher	26%
Poverty rate	6.2%
Unemployment	0.8%
Average temp	45°F
Annual precip	35 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.