

Highgate Center 05459

ZIP code · VT · Vermont > Franklin County > Highgate Center

SELLER'S MARKET

\$277K

MEDIAN SALE PRICE

+13.0%

1-YR CHANGE

25

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

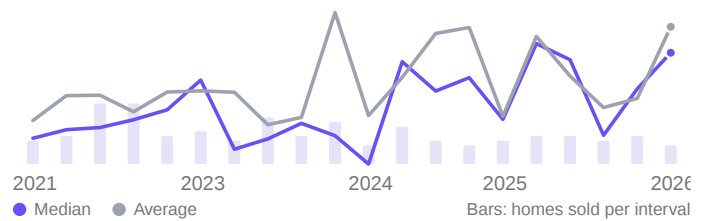
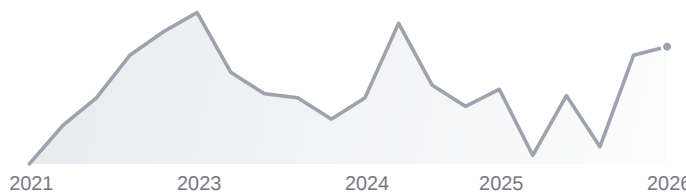
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$325K · Average \$377K

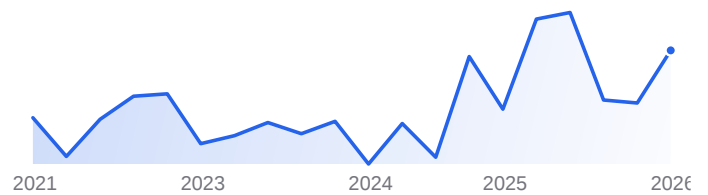
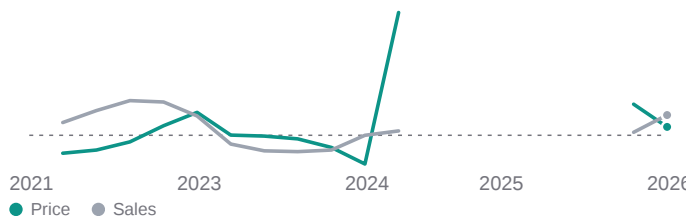


Growth (year over year)

Price +13.0% · Sales +31.6%

Price per square foot

\$195/ft²

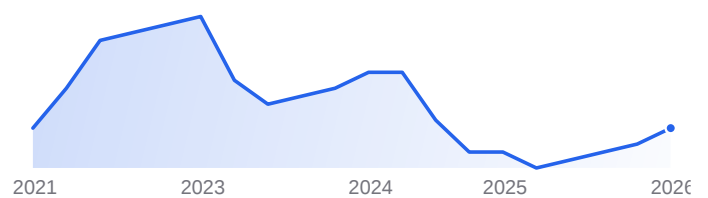
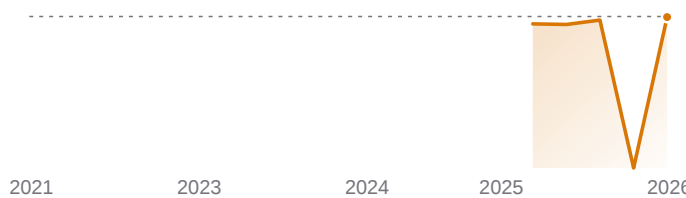


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

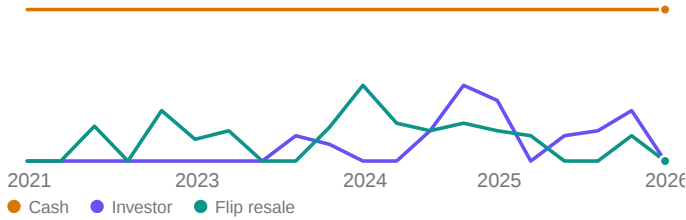
3.3%



BUYERS & OUTCOMES

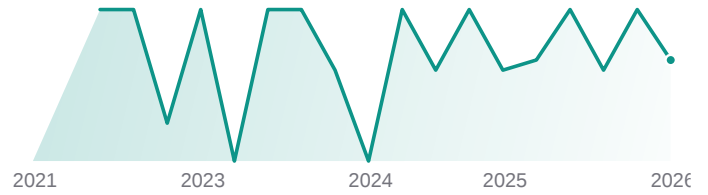
Buyer mix

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



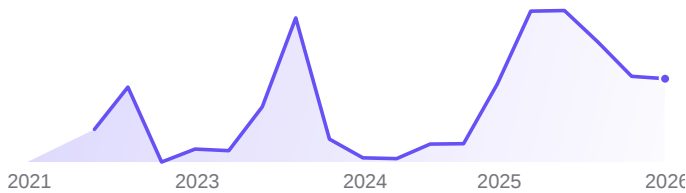
Sellers who sold at a gain

67%



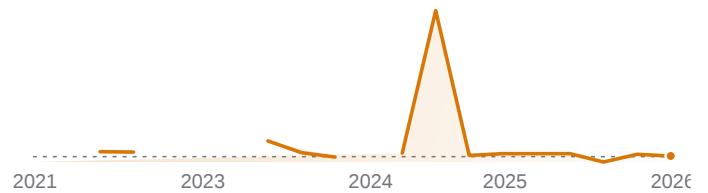
Typical hold before selling

3.8 yrs



Median annualized return at resale

+2.2%



HOUSING STOCK

Homes	748
Median value (AVM)	\$328K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1985
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	88%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	1,701
Density	70 / mi²
Median household income	\$77K
Average household income	\$79K

Crime index (US avg 100)	68
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	117
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	9.1%
Unemployment	0.8%
Average temp	44°F
Annual precip	38 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.