

# Hinesburg 05461

ZIP code · VT · Vermont > Chittenden County > Hinesburg

BUYER'S MARKET

**\$432K**

MEDIAN SALE PRICE

**-19.7%**

1-YR CHANGE

**71**

SALES (12 MO)

**\$544K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



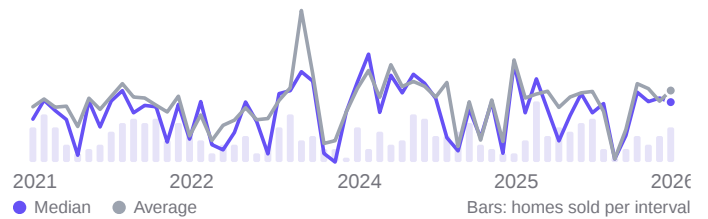
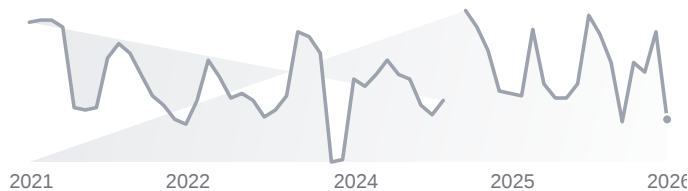
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$422K · Average \$501K

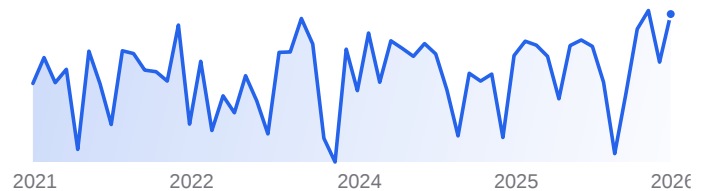
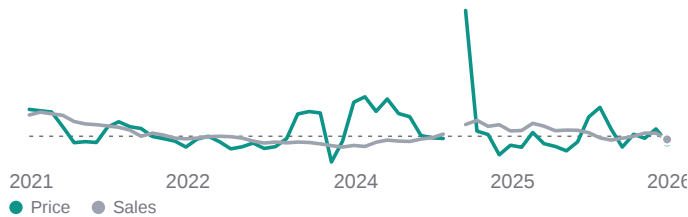


Growth (year over year)

Price -19.7% · Sales -10.1%

Price per square foot

\$386/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

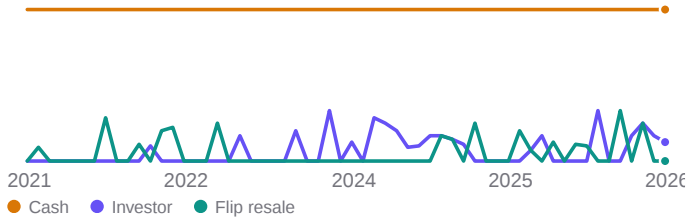
3.6%



## BUYERS & OUTCOMES

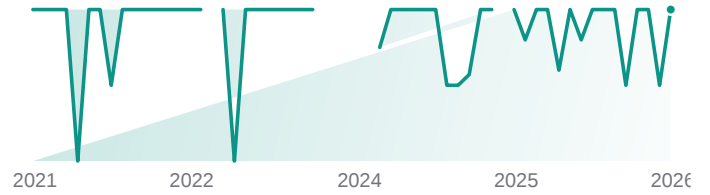
### Buyer mix

Cash 100% · Investor 13% · Flip resale 0%



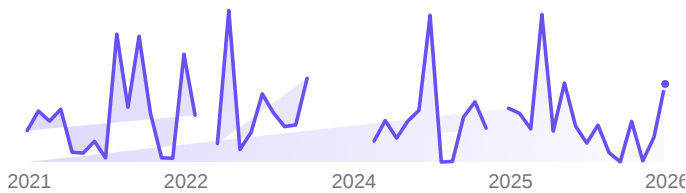
### Sellers who sold at a gain

100%



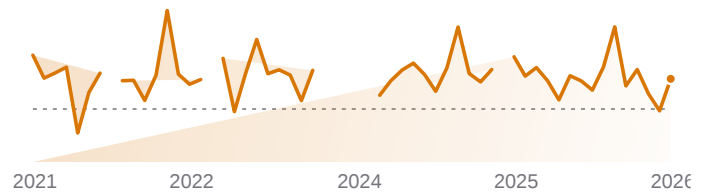
### Typical hold before selling

9.3 yrs



### Median annualized return at resale

+6.0%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,958     |
| Median value (AVM) | \$544K    |
| Median size        | 1,630 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1986      |
| Single family      | 78%       |
| Condos             | 7.1%      |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 99%     |
| Underwater (LTV 125% or more) | 0%      |
| Owner occupied                | 90%     |
| Company owned                 | 15%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 9.7 yrs |

## COMMUNITY

|                         |           |
|-------------------------|-----------|
| Population              | 4,941     |
| Density                 | 122 / mi² |
| Median household income | \$106K    |

|                                  |               |
|----------------------------------|---------------|
| Average household income         | <b>\$147K</b> |
| Crime index (US avg 100)         | <b>88</b>     |
| Air pollution index (US avg 100) | <b>87</b>     |
| Earthquake index (US avg 100)    | <b>91</b>     |
| Homes occupied                   | <b>95%</b>    |
| Bachelor's or higher             | <b>32%</b>    |
| Poverty rate                     | <b>4.5%</b>   |
| Unemployment                     | <b>0.7%</b>   |
| Average temp                     | <b>43°F</b>   |
| Annual precip                    | <b>40 in</b>  |
| Sunshine                         | <b>49%</b>    |

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.