

North Ferrisburgh 05473

ZIP code · VT · Vermont · Addison County

BALANCED MARKET

\$240K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

23

SALES (12 MO)

\$474K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



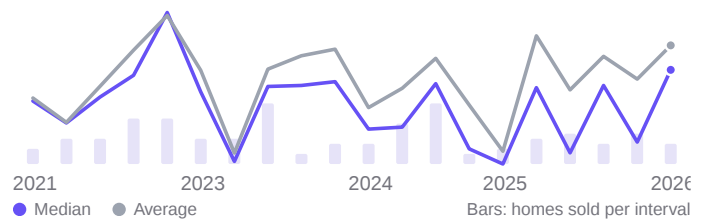
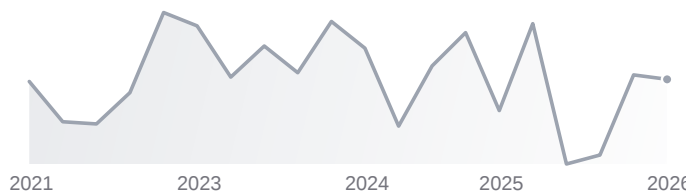
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$480K · Average \$567K

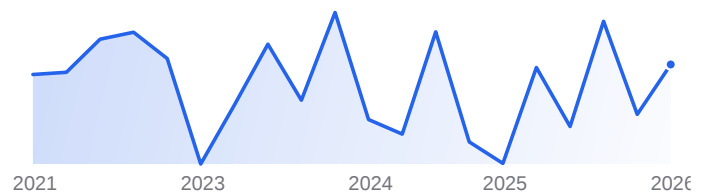
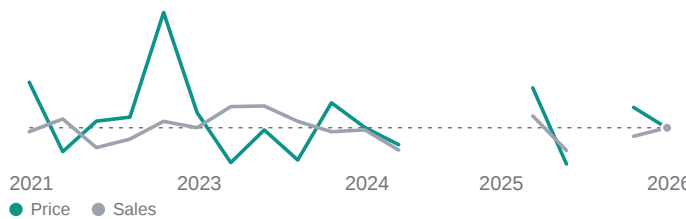


Growth (year over year)

Price -0.6% · Sales +0.0%

Price per square foot

\$229/ft²

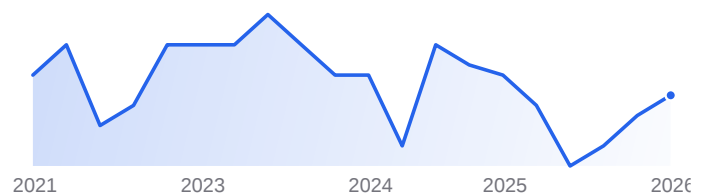


Sale premium vs estimated value

+4.1%

Annual turnover (share of homes sold)

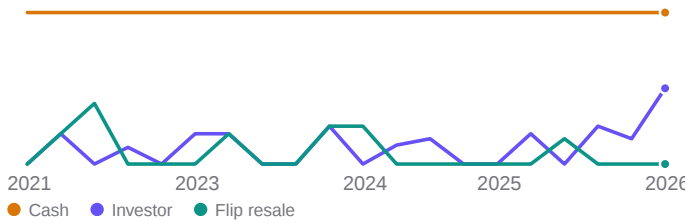
3.3%



BUYERS & OUTCOMES

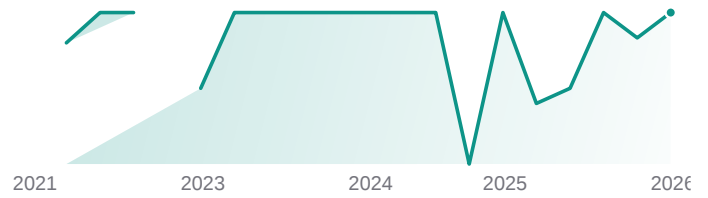
Buyer mix

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



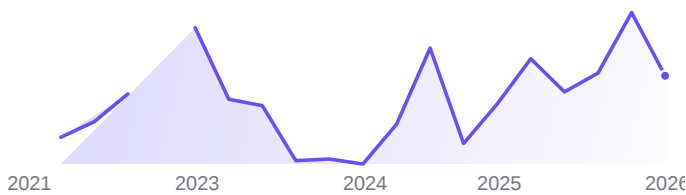
Sellers who sold at a gain

100%



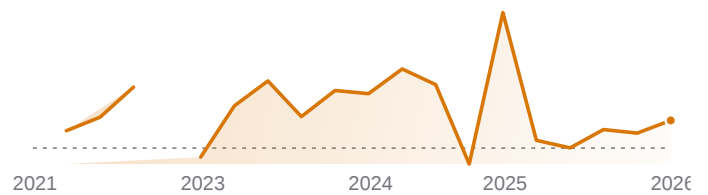
Typical hold before selling

7.2 yrs



Median annualized return at resale

+4.8%



HOUSING STOCK

Homes	703
Median value (AVM)	\$474K
Median size	1,673 ft²
Median bedrooms	3
Median year built	1980
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	91%
Underwater (LTV 125% or more)	0.7%
Owner occupied	76%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	20.1 yrs

COMMUNITY

Population	848
Density	51 / mi²
Median household income	\$109K
Average household income	\$121K

Crime index (US avg 100)	121
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	90
Homes occupied	82%
Bachelor's or higher	27%
Poverty rate	5.9%
Unemployment	0.7%
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.