

North Hero 05474

ZIP code · VT · Vermont > Grand Isle County

BUYER'S MARKET

\$533K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

22

SALES (12 MO)

\$455K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



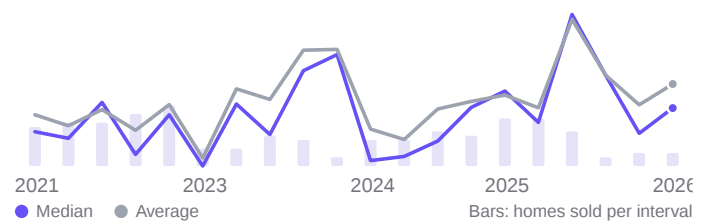
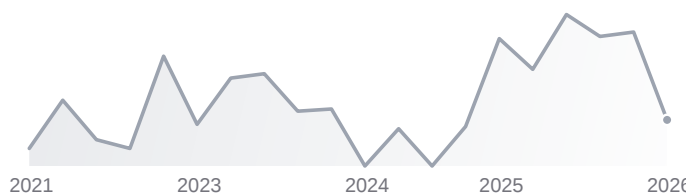
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$425K · Average \$526K

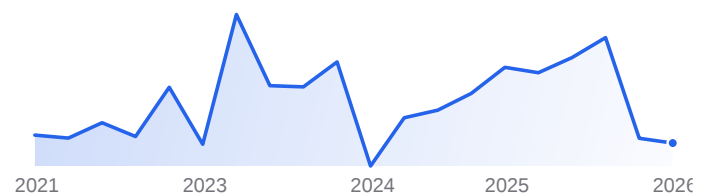
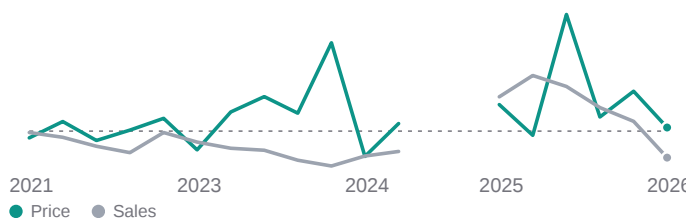


Growth (year over year)

Price +5.4% · Sales -40.5%

Price per square foot

\$152/ft²

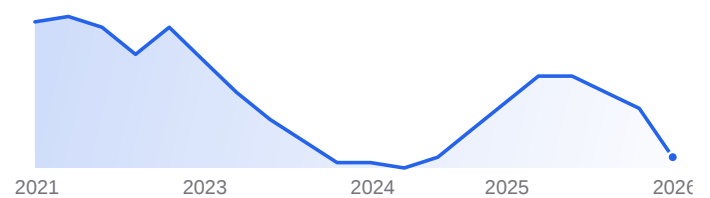
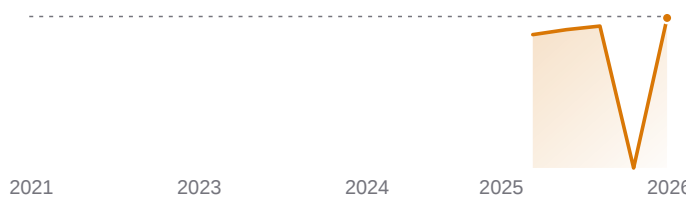


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

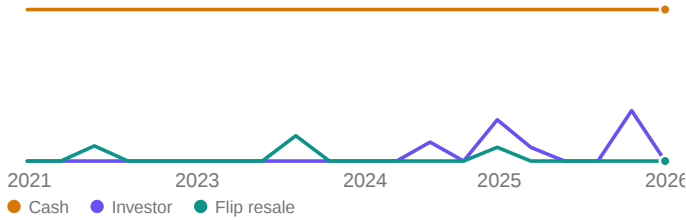
2.4%



BUYERS & OUTCOMES

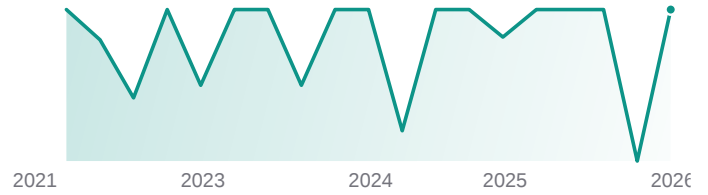
Buyer mix

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



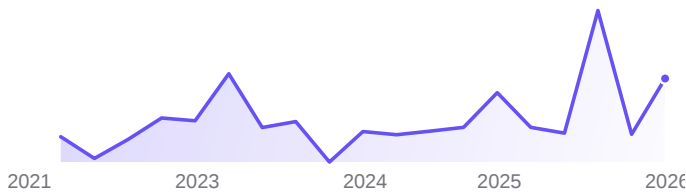
Sellers who sold at a gain

100%



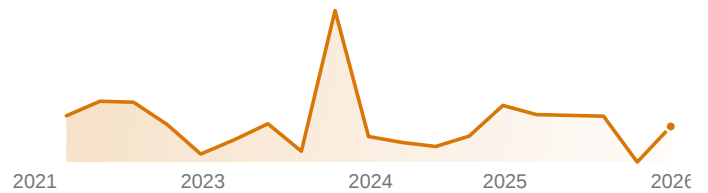
Typical hold before selling

8.4 yrs



Median annualized return at resale

+7.0%



HOUSING STOCK

Homes	935
Median value (AVM)	\$455K
Median size	1,383 ft²
Median bedrooms	3
Median year built	1982
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	46%
Company owned	29%
Median loan-to-value	0%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	265
Density	22 / mi²
Median household income	\$97K
Average household income	\$132K

Crime index (US avg 100)	133
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	132
Homes occupied	47%
Bachelor's or higher	26%
Poverty rate	9.7%
Unemployment	0.8%
Average temp	45°F
Annual precip	36 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.