

Saint Albans 05478

ZIP code · VT · Vermont › Franklin County

SELLER'S MARKET

\$379K

MEDIAN SALE PRICE

+10.9%

1-YR CHANGE

235

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

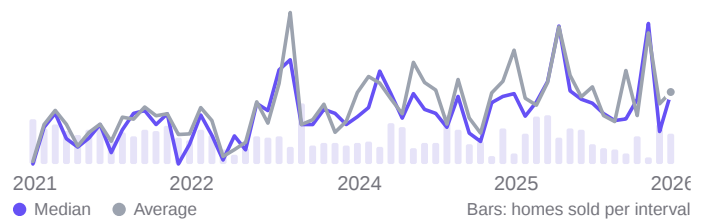
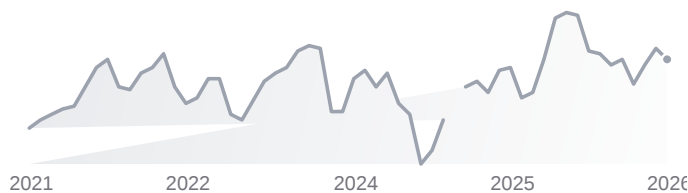
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$360K · Average \$363K

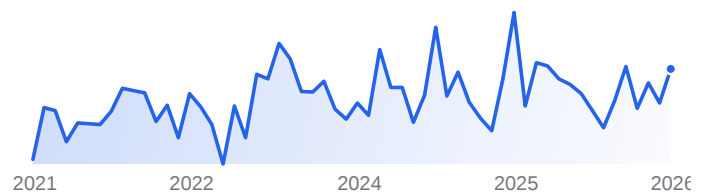
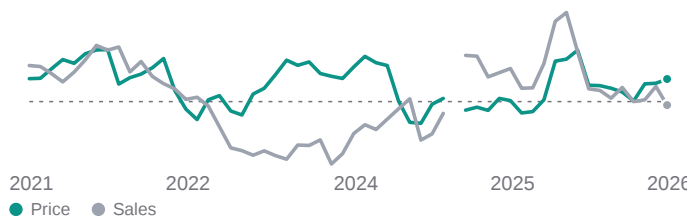


Growth (year over year)

Price +10.9% · Sales -1.7%

Price per square foot

\$236/ft²

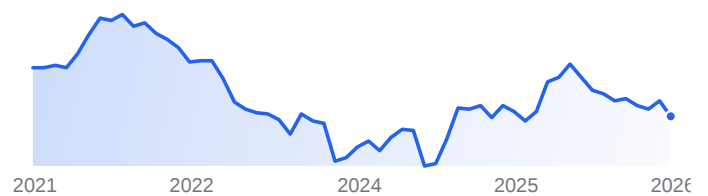
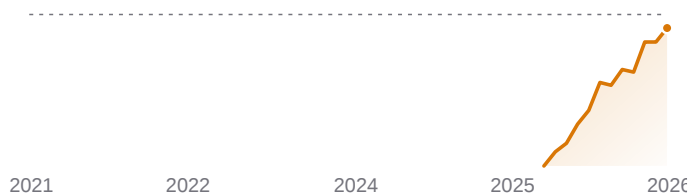


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

4.4%



BUYERS & OUTCOMES

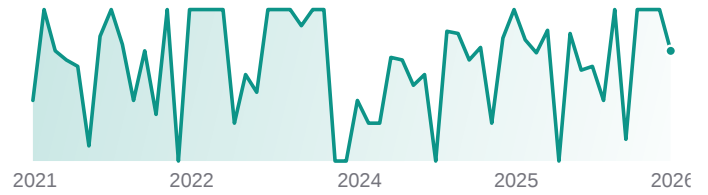
Buyer mix

Cash 100% · Investor 8.7% · Flip resale 0%



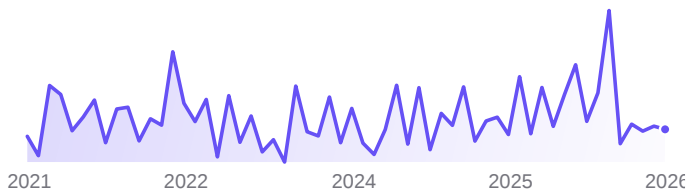
Sellers who sold at a gain

91%



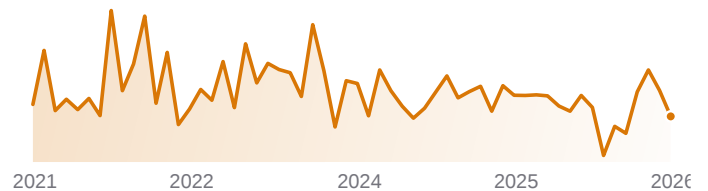
Typical hold before selling

3.8 yrs



Median annualized return at resale

+4.9%



HOUSING STOCK

Homes	5,402
Median value (AVM)	\$383K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1971
Single family	74%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	99%
Underwater (LTV 125% or more)	0.0%
Owner occupied	85%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	14,695
Density	255 / mi²
Median household income	\$71K

Average household income	\$90K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	114
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	13.9%
Unemployment	0.6%
Average temp	44°F
Annual precip	38 in
Sunshine	49%

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.