

Shelburne 05482

ZIP code · VT · Vermont · Chittenden County · Shelburne

BALANCED MARKET

\$532K

MEDIAN SALE PRICE

-14.1%

1-YR CHANGE

114

SALES (12 MO)

\$725K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



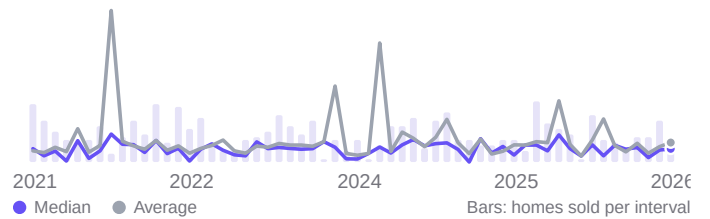
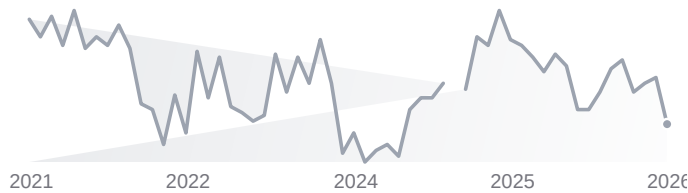
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$610K · Average \$755K

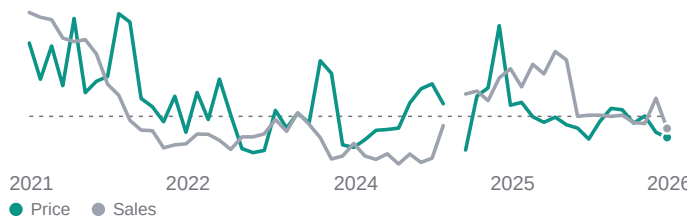


Growth (year over year)

Price -14.1% · Sales -8.1%

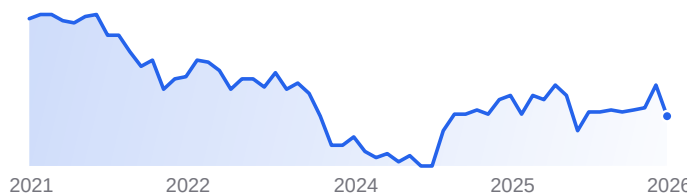
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

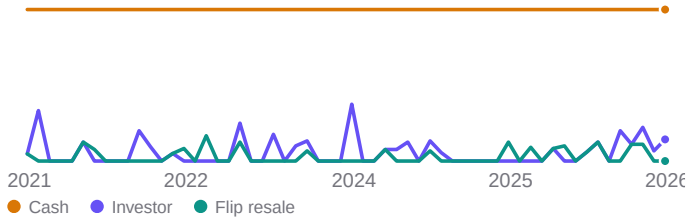
4.0%



BUYERS & OUTCOMES

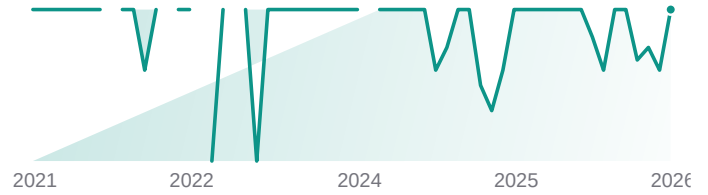
Buyer mix

Cash 100% · Investor 14% · Flip resale 0%



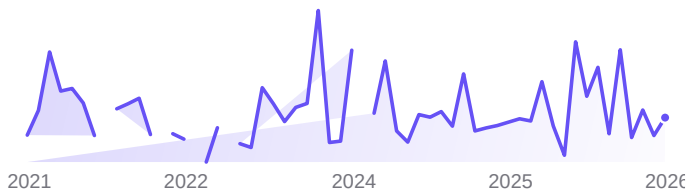
Sellers who sold at a gain

100%



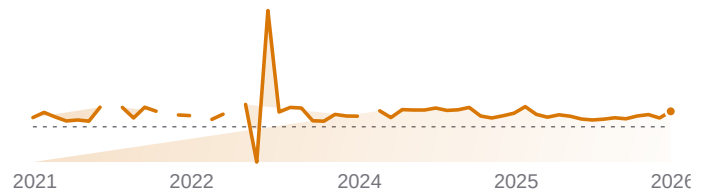
Typical hold before selling

5.1 yrs



Median annualized return at resale

+9.1%



HOUSING STOCK

Homes	2,823
Median value (AVM)	\$725K
Median size	1,364 ft²
Median bedrooms	4
Median year built	1982
Single family	82%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	90%
Company owned	24%
Median loan-to-value	0%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	6,267
Density	253 / mi²
Median household income	\$107K

Average household income	\$147K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	98
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	6.4%
Unemployment	0.6%
Average temp	45°F
Annual precip	36 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.