

Sheldon 05483

ZIP code · VT · Vermont · Franklin County

SELLER'S MARKET

\$301K

MEDIAN SALE PRICE

+7.8%

1-YR CHANGE

26

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

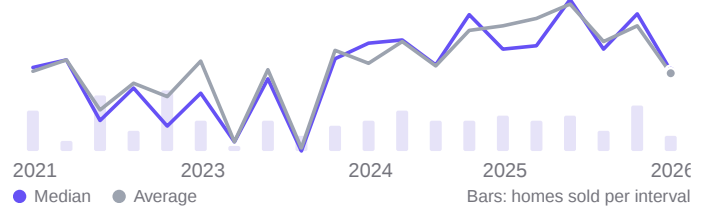
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$250K · Average \$244K

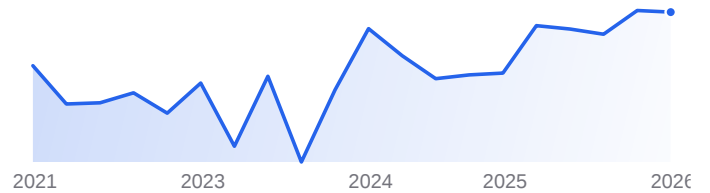
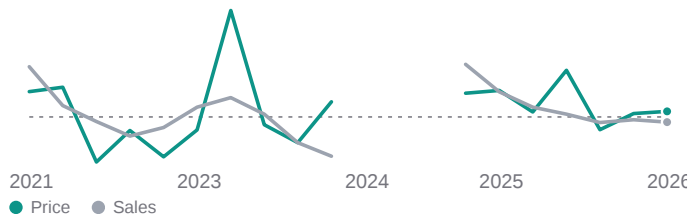


Growth (year over year)

Price +7.8% · Sales -7.1%

Price per square foot

\$260/ft²

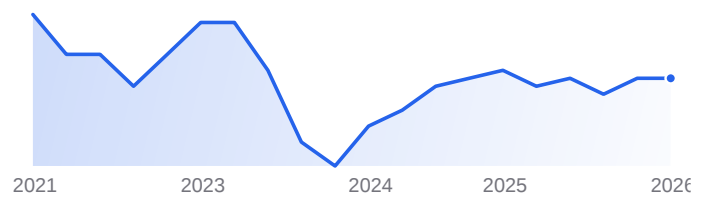


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

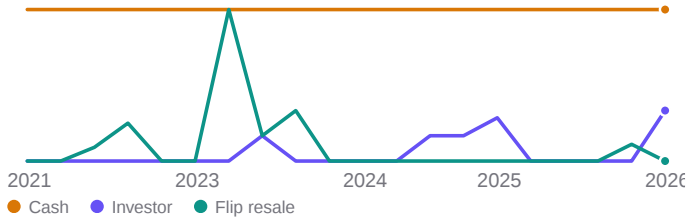
3.9%



BUYERS & OUTCOMES

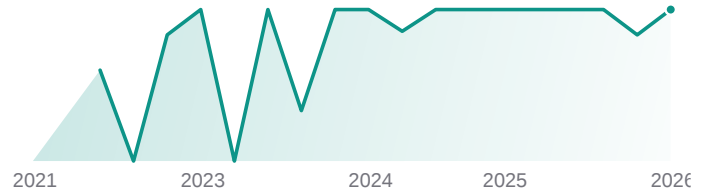
Buyer mix

Cash 100% · Investor 33% · Flip resale 0%



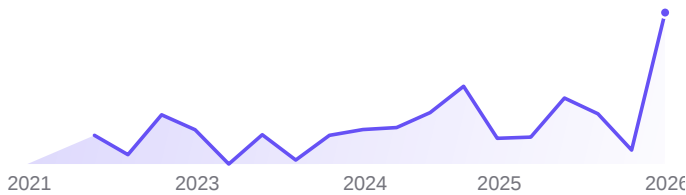
Sellers who sold at a gain

100%



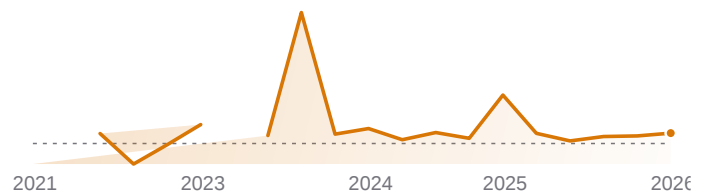
Typical hold before selling

19.3 yrs



Median annualized return at resale

+9.5%



HOUSING STOCK

Homes	661
Median value (AVM)	\$332K
Median size	1,484 ft²
Median bedrooms	3
Median year built	1986
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	87%
Company owned	8.2%
Median loan-to-value	0%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	1,197
Density	54 / mi²
Median household income	\$81K
Average household income	\$106K

Crime index (US avg 100)	90
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	109
Homes occupied	93%
Bachelor's or higher	8%
Poverty rate	9.1%
Unemployment	0.9%
Average temp	43°F
Annual precip	41 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.