

South Hero 05486

ZIP code · VT · Vermont > Grand Isle County > South Hero

BALANCED MARKET

\$463K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

43

SALES (12 MO)

\$565K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

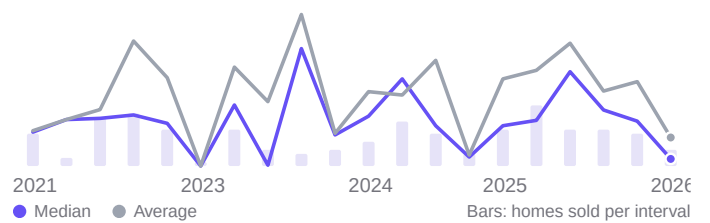
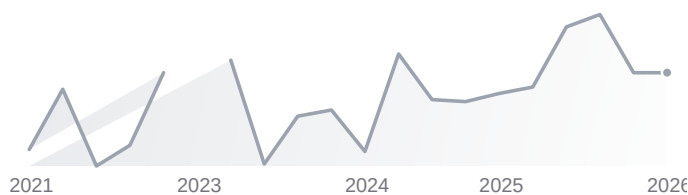
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$170K · Average \$305K

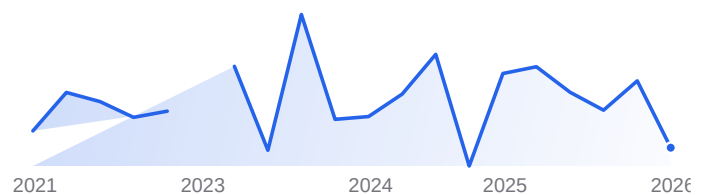
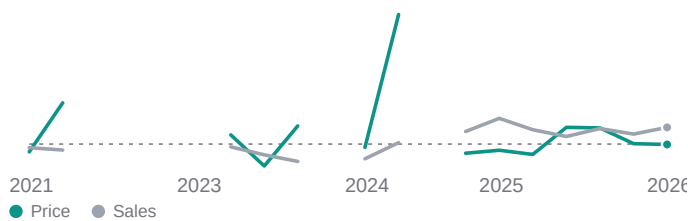


Growth (year over year)

Price -1.2% · Sales +53.6%

Price per square foot

\$193/ft²

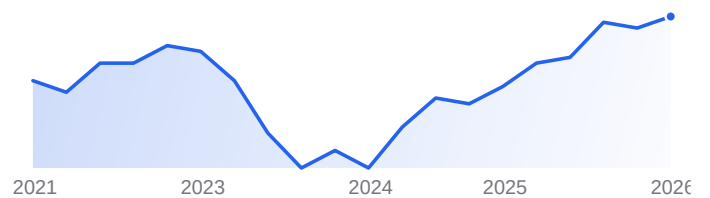
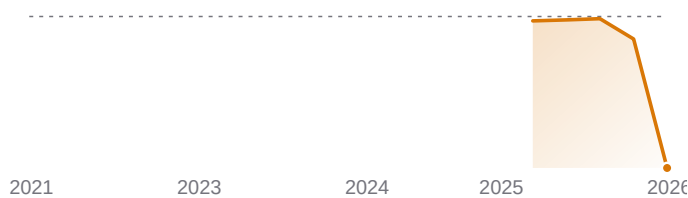


Sale premium vs estimated value

-71.5%

Annual turnover (share of homes sold)

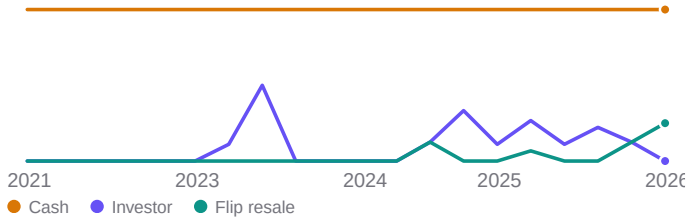
4.3%



BUYERS & OUTCOMES

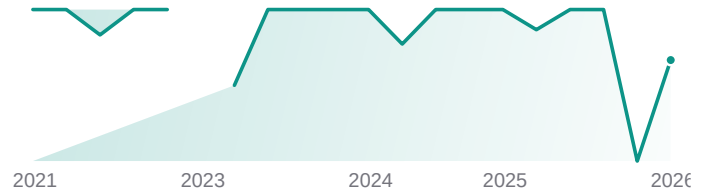
Buyer mix

Cash 100% · Investor 0% · Flip resale 25%



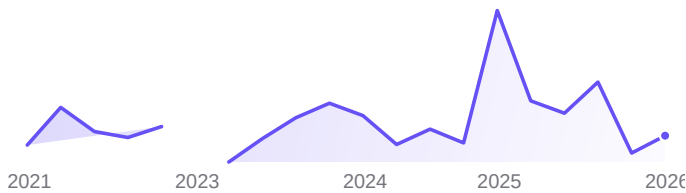
Sellers who sold at a gain

67%



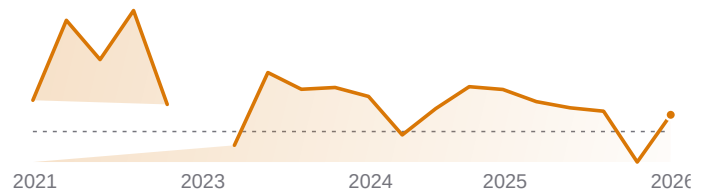
Typical hold before selling

4.9 yrs



Median annualized return at resale

+4.7%



HOUSING STOCK

Homes	996
Median value (AVM)	\$565K
Median size	1,702 ft²
Median bedrooms	3
Median year built	1980
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	64%
Company owned	33%
Median loan-to-value	0%
Typical ownership tenure	25.2 yrs

COMMUNITY

Population	543
Density	37 / mi²
Median household income	\$127K
Average household income	\$134K

Crime index (US avg 100)	63
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	117
Homes occupied	71%
Bachelor's or higher	27%
Poverty rate	6.1%
Unemployment	0.8%
Average temp	45°F
Annual precip	33 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.