

Swanton 05488

ZIP code · VT · Vermont > Franklin County > Swanton

BALANCED MARKET

\$331K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

118

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



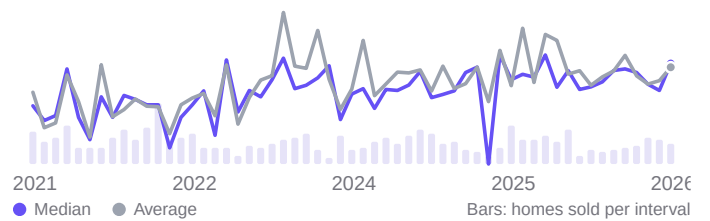
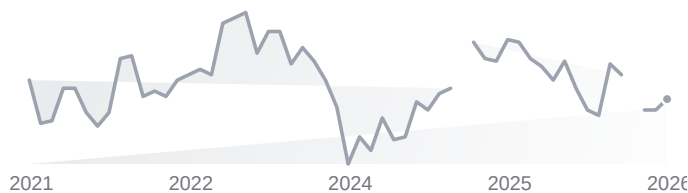
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$375K · Average \$365K

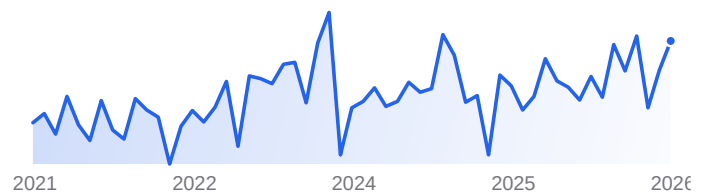
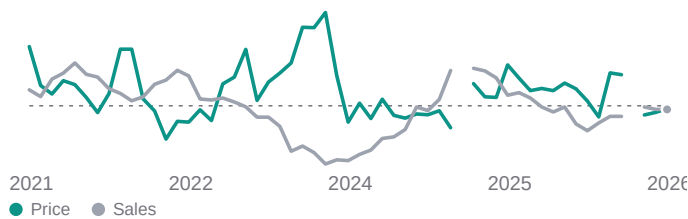


Growth (year over year)

Price -2.0% · Sales -2.5%

Price per square foot

\$277/ft²

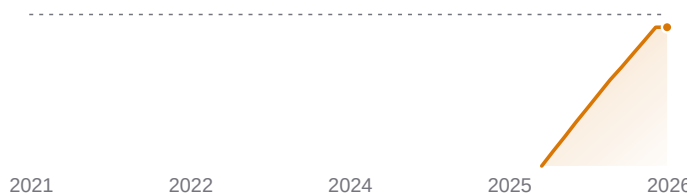


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

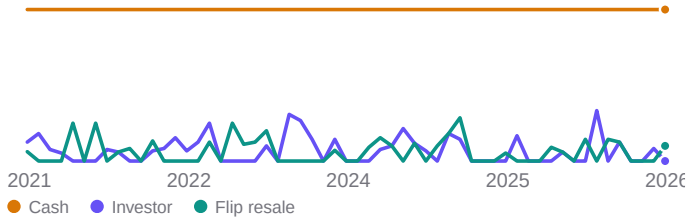
3.8%



BUYERS & OUTCOMES

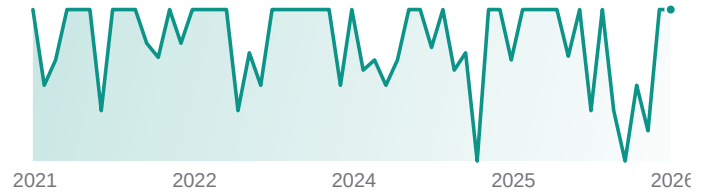
Buyer mix

Cash 100% · Investor 0% · Flip resale 10%



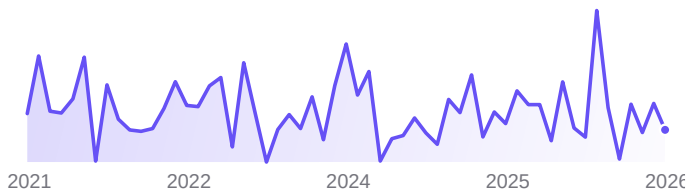
Sellers who sold at a gain

100%



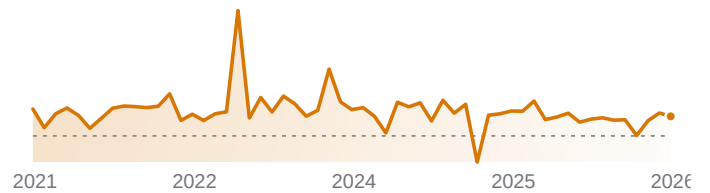
Typical hold before selling

3.0 yrs



Median annualized return at resale

+6.1%



HOUSING STOCK

Homes	3,087
Median value (AVM)	\$352K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1981
Single family	79%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	82%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	7,390
Density	100 / mi²
Median household income	\$70K

Average household income	\$81K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	122
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	15.0%
Unemployment	0.6%
Average temp	44°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.