

Underhill 05489

ZIP code · VT · Vermont · Chittenden County

BALANCED MARKET

\$608K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

38

SALES (12 MO)

\$549K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



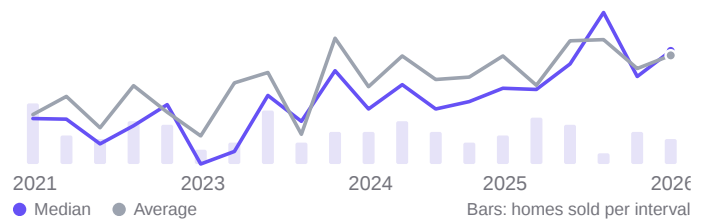
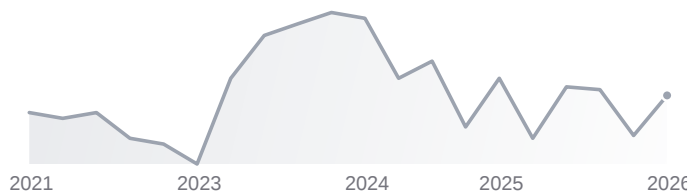
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$650K · Average \$635K

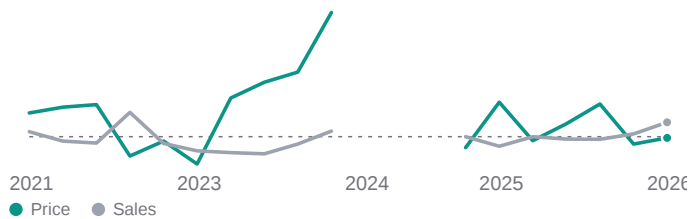


Growth (year over year)

Price -1.4% · Sales +15.2%

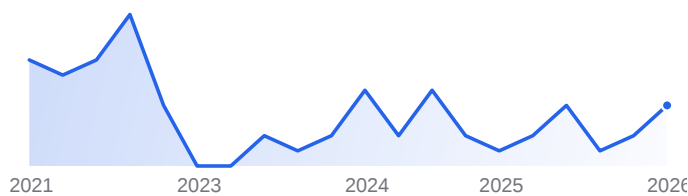
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

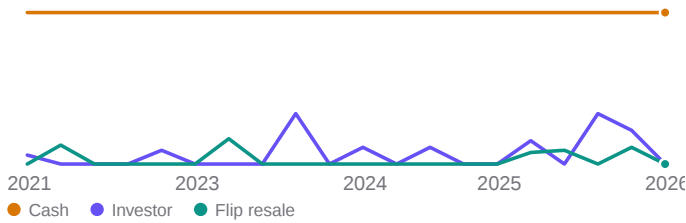
3.0%



BUYERS & OUTCOMES

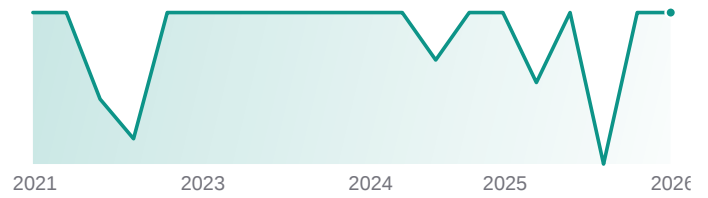
Buyer mix

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



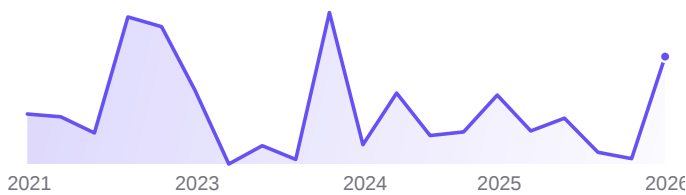
Sellers who sold at a gain

100%



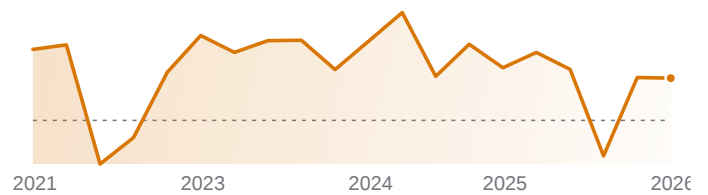
Typical hold before selling

8.7 yrs



Median annualized return at resale

+5.6%



HOUSING STOCK

Homes	1,265
Median value (AVM)	\$549K
Median size	1,914 ft²
Median bedrooms	3
Median year built	1970
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	95%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	3,803
Density	61 / mi²
Median household income	\$104K
Average household income	\$123K

Crime index (US avg 100)	81
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	90
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	4.8%
Unemployment	0.7%
Average temp	41°F
Annual precip	50 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.