

Vergennes 05491

ZIP code · VT · Vermont · Addison County · Vergennes

BUYER'S MARKET

\$307K

MEDIAN SALE PRICE

-26.3%

1-YR CHANGE

72

SALES (12 MO)

\$434K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



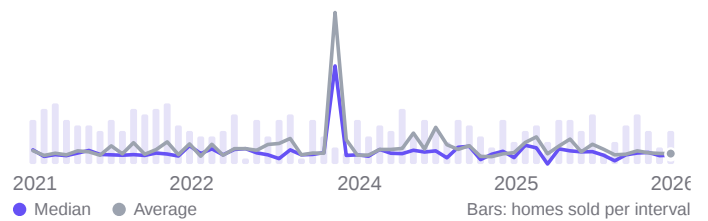
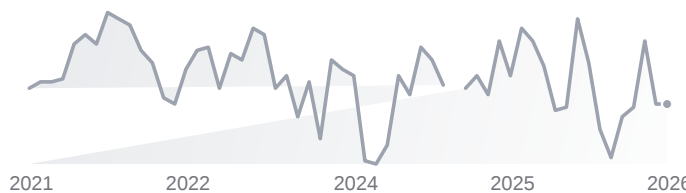
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$287K · Average \$330K

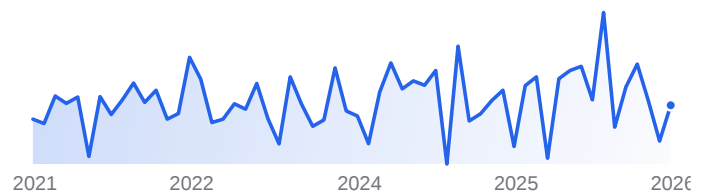
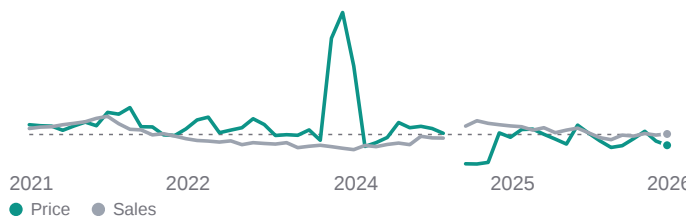


Growth (year over year)

Price -26.3% · Sales +1.4%

Price per square foot

\$213/ft²

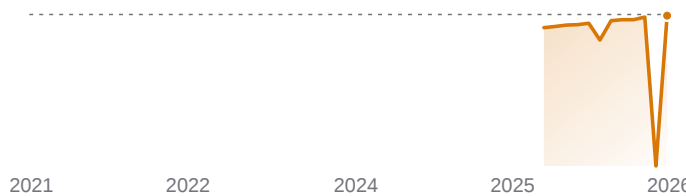


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

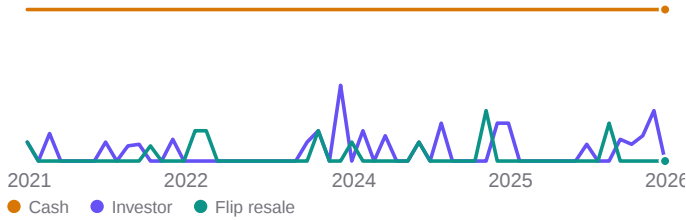
2.9%



BUYERS & OUTCOMES

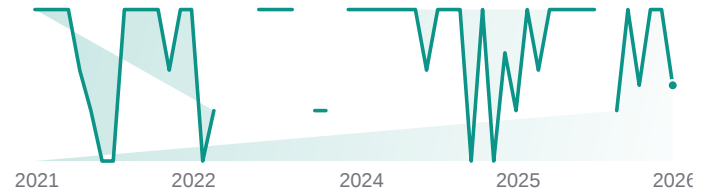
Buyer mix

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



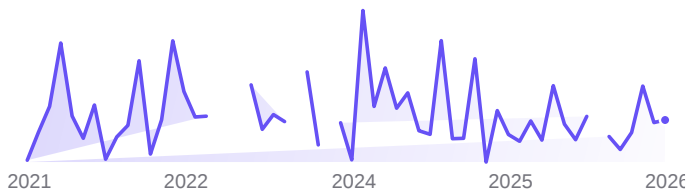
Sellers who sold at a gain

75%



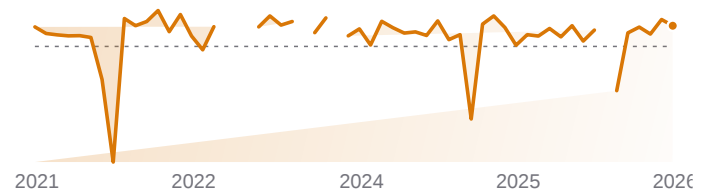
Typical hold before selling

5.8 yrs



Median annualized return at resale

+8.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,470
Median value (AVM)	\$434K
Median size	1,520 ft²
Median bedrooms	3
Median year built	1975
Single family	76%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	93%
Underwater (LTV 125% or more)	0.1%
Owner occupied	77%
Company owned	22%
Median loan-to-value	0%

Typical ownership tenure

20.9 yrs

COMMUNITY

Population	5,533
Density	62 / mi²
Median household income	\$90K
Average household income	\$100K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	89
Homes occupied	85%
Bachelor's or higher	23%
Poverty rate	8.8%
Unemployment	0.6%
Average temp	46°F
Annual precip	35 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.