

Williston 05495

ZIP code · VT · Vermont > Chittenden County

STRONG SELLER'S MARKET

\$587K

MEDIAN SALE PRICE

+13.2%

1-YR CHANGE

178

SALES (12 MO)

\$582K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

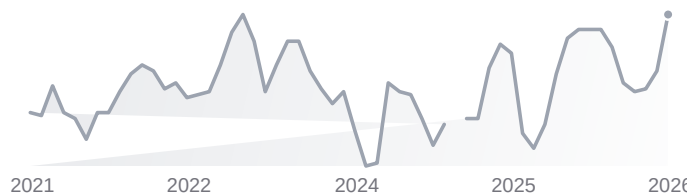
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

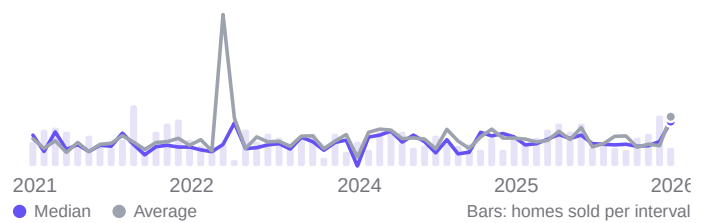
Market temperature (0–100)

80 / 100



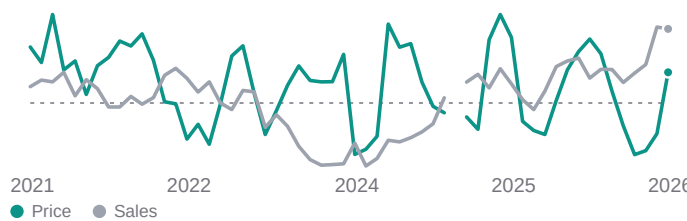
Sale prices

Median \$767K · Average \$826K



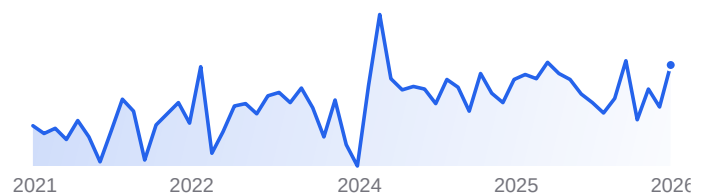
Growth (year over year)

Price +13.2% · Sales +31.9%



Price per square foot

\$325/ft²



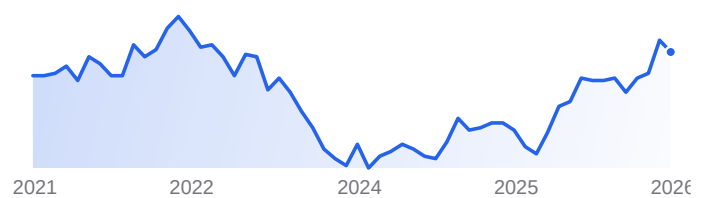
Sale premium vs estimated value

-3.0%



Annual turnover (share of homes sold)

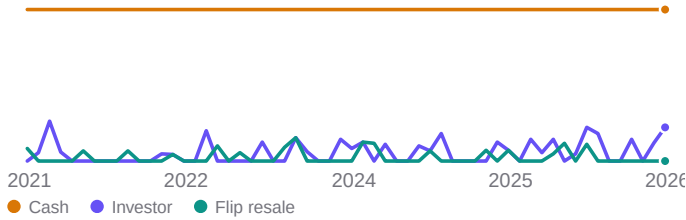
4.5%



BUYERS & OUTCOMES

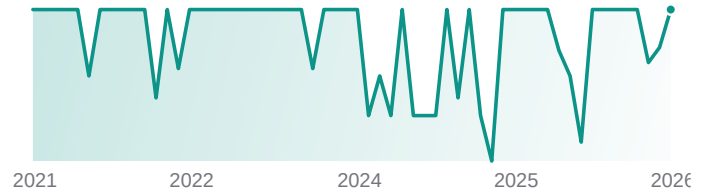
Buyer mix

Cash 100% · Investor 22% · Flip resale 0%



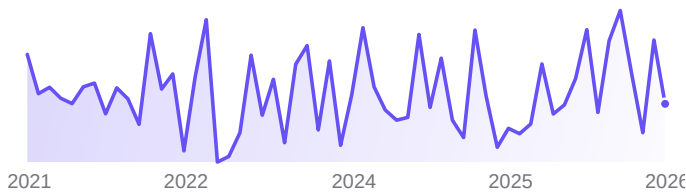
Sellers who sold at a gain

100%



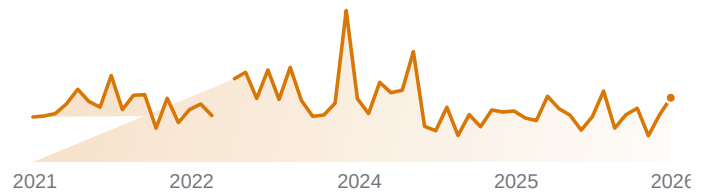
Typical hold before selling

5.2 yrs



Median annualized return at resale

+7.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,956
Median value (AVM)	\$582K
Median size	1,856 ft²
Median bedrooms	3
Median year built	1991
Single family	62%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	91%
Company owned	20%
Median loan-to-value	0%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	11,196
Density	323 / mi ²
Median household income	\$111K
Average household income	\$130K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	95
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	5.1%
Unemployment	0.7%
Average temp	44°F
Annual precip	40 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.