

Montpelier 05602

ZIP code · VT · Vermont > Washington County > Montpelier

BALANCED MARKET

\$368K

MEDIAN SALE PRICE

-24.4%

1-YR CHANGE

186

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



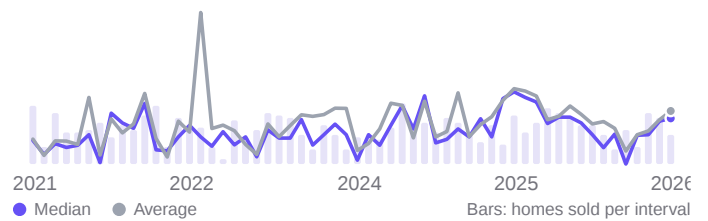
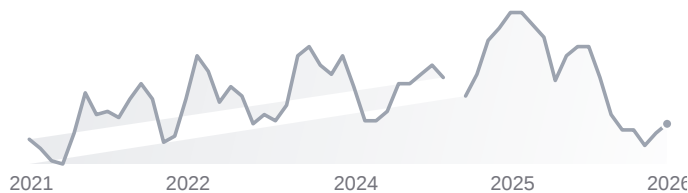
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$395K · Average \$427K

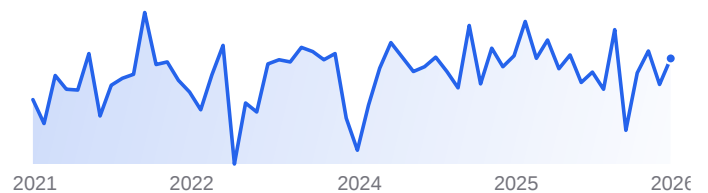
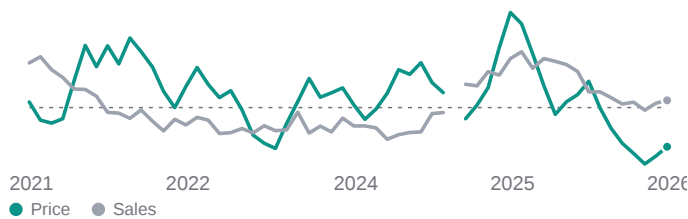


Growth (year over year)

Price -24.4% · Sales +4.5%

Price per square foot

\$263/ft²

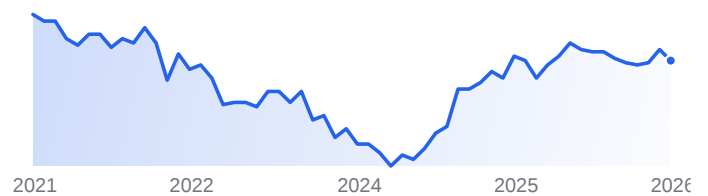


Sale premium vs estimated value

+4.0%

Annual turnover (share of homes sold)

4.2%



BUYERS & OUTCOMES

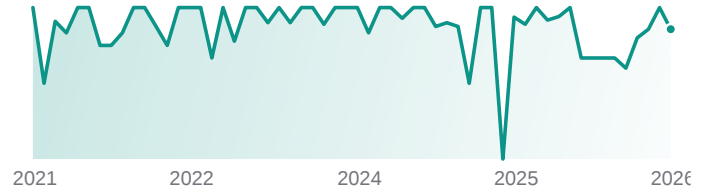
Buyer mix

Cash 100% · Investor 17% · Flip resale 17%



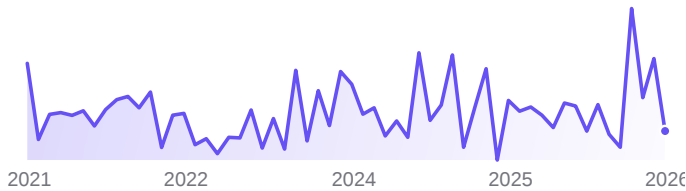
Sellers who sold at a gain

86%



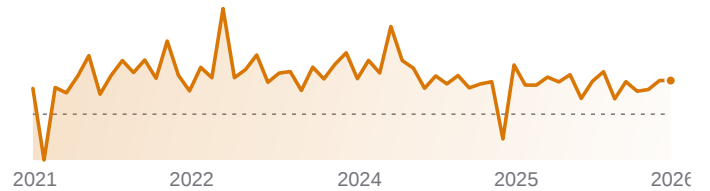
Typical hold before selling

3.0 yrs



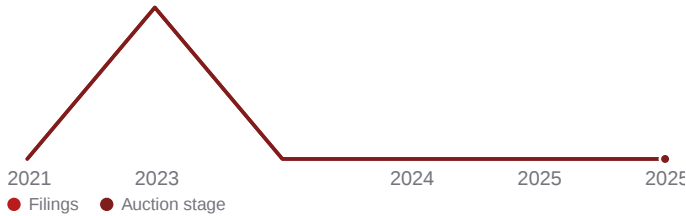
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,404
Median value (AVM)	\$429K
Median size	1,520 ft²
Median bedrooms	3
Median year built	1961
Single family	72%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	96%
Underwater (LTV 125% or more)	0.0%
Owner occupied	86%
Company owned	14%
Median loan-to-value	0%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	12,191
Density	142 / mi²
Median household income	\$84K
Average household income	\$106K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	74
Homes occupied	93%
Bachelor's or higher	34%
Poverty rate	5.8%
Unemployment	0.7%
Average temp	42°F
Annual precip	41 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.