

Brandon 05733

ZIP code · VT · Vermont > Rutland County > Brandon

SELLER'S MARKET

\$330K

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

116

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

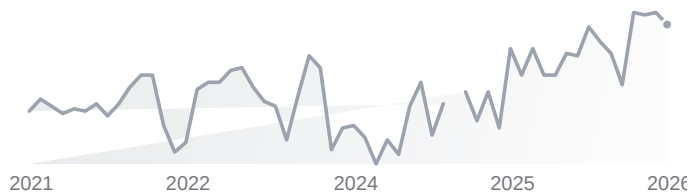
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

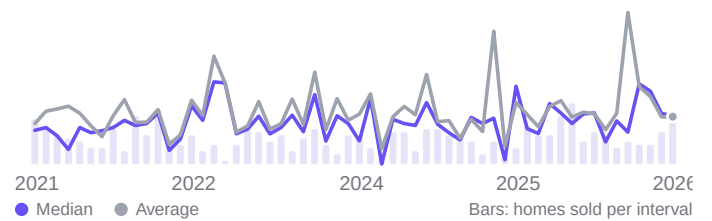
Market temperature (0–100)

75 / 100



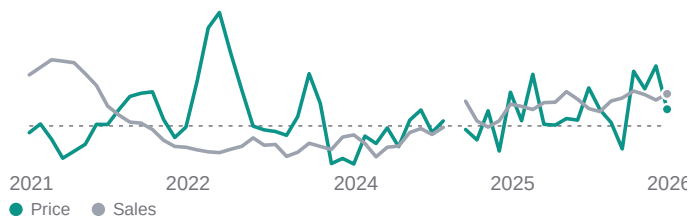
Sale prices

Median \$289K · Average \$283K



Growth (year over year)

Price +15.8% · Sales +30.3%



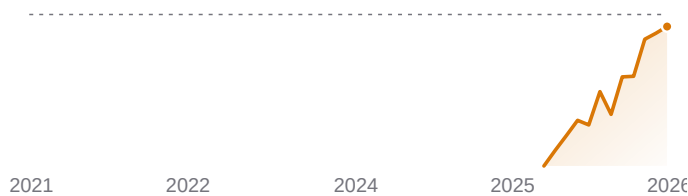
Price per square foot

\$177/ft²



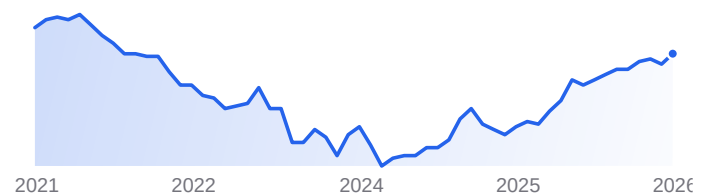
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

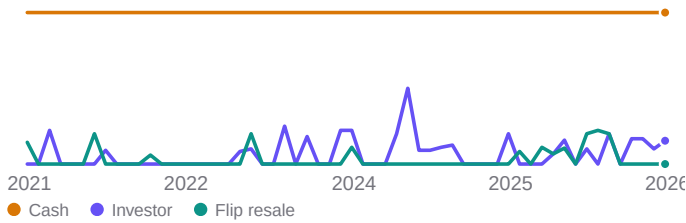
4.3%



BUYERS & OUTCOMES

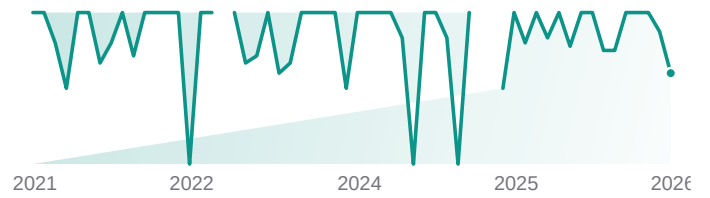
Buyer mix

Cash 100% · Investor 15% · Flip resale 0%



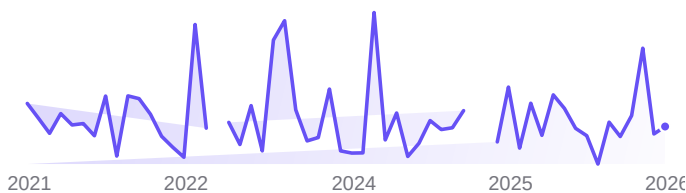
Sellers who sold at a gain

60%



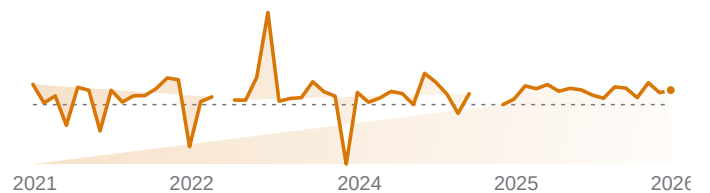
Typical hold before selling

4.4 yrs



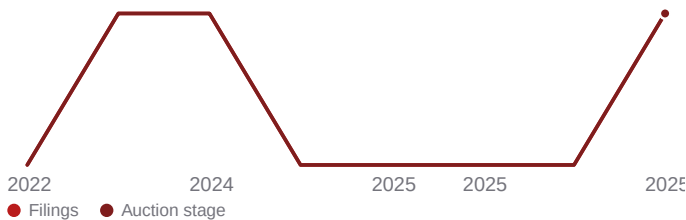
Median annualized return at resale

+9.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,702
Median value (AVM)	\$297K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1970
Single family	77%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	99%
Underwater (LTV 125% or more)	0.1%
Owner occupied	74%
Company owned	14%
Median loan-to-value	0%

Typical ownership tenure

21.6 yrs

COMMUNITY

Population	6,123
Density	56 / mi²
Median household income	\$71K
Average household income	\$92K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	72
Homes occupied	83%
Bachelor's or higher	19%
Poverty rate	13.2%
Unemployment	0.8%
Average temp	44°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.