

Salisbury 05769

ZIP code · VT · Vermont > Addison County

STRONG BUYER'S MARKET

\$200K

MEDIAN SALE PRICE

21

SALES (12 MO)

\$364K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



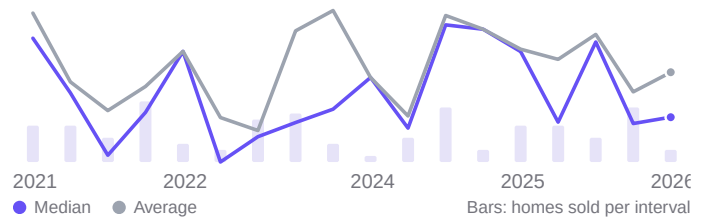
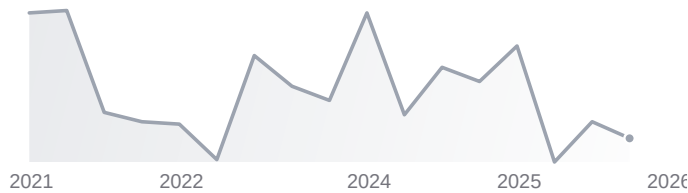
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

18 / 100

Sale prices

Median \$200K · Average \$330K

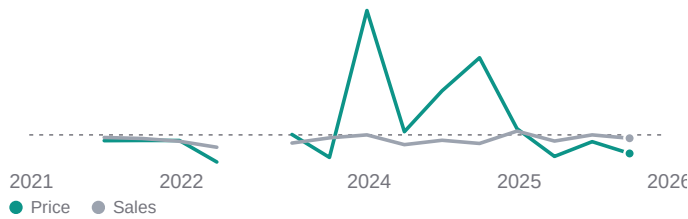


Growth (year over year)

Price -52.0% · Sales -9.5%

Price per square foot

\$86/ft²

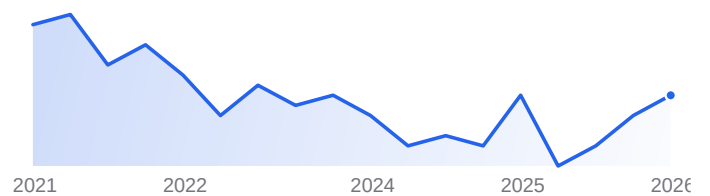


Sale premium vs estimated value

+19.1%

Annual turnover (share of homes sold)

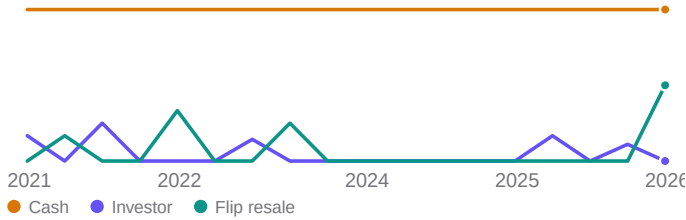
3.4%



BUYERS & OUTCOMES

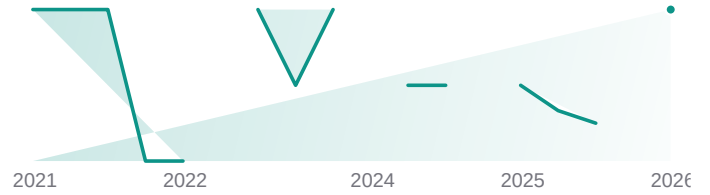
Buyer mix

Cash 100% · Investor 0% · Flip resale 50%



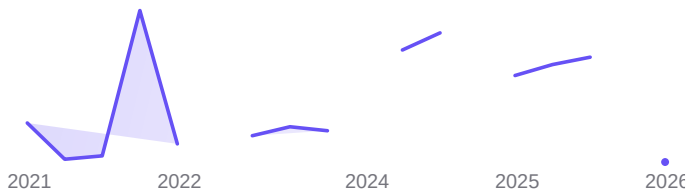
Sellers who sold at a gain

100%



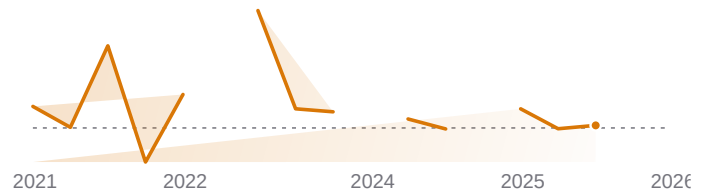
Typical hold before selling

0.7 yrs



Median annualized return at resale

+1.2%



HOUSING STOCK

Homes	614
Median value (AVM)	\$364K
Median size	1,616 ft²
Median bedrooms	3
Median year built	1973
Single family	71%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	93%
Underwater (LTV 125% or more)	0%
Owner occupied	67%
Company owned	26%
Median loan-to-value	0%
Typical ownership tenure	25.6 yrs

COMMUNITY

Population	1,791
Density	46 / mi²
Median household income	\$87K

Average household income	\$111K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	81
Homes occupied	71%
Bachelor's or higher	23%
Poverty rate	10.2%
Unemployment	0.6%
Average temp	45°F
Annual precip	40 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.