

Saint Johnsbury 05819

ZIP code · VT · Vermont · Caledonia County

SELLER'S MARKET

\$243K

MEDIAN SALE PRICE

-7.9%

1-YR CHANGE

135

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



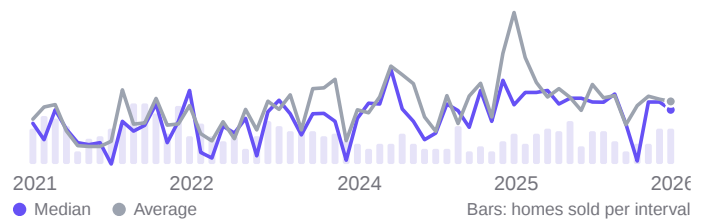
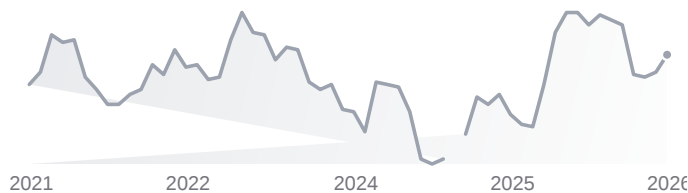
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$230K · Average \$252K

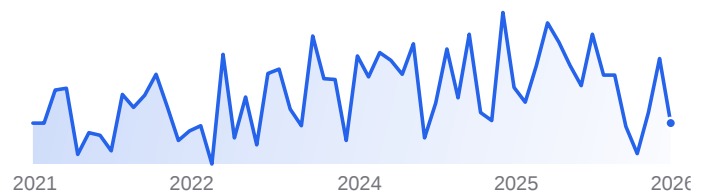
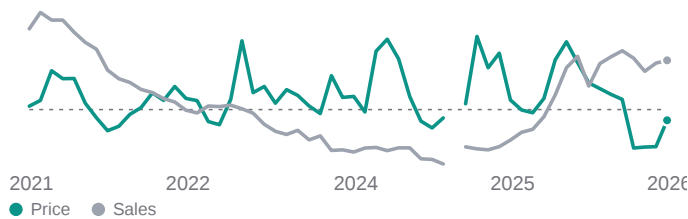


Growth (year over year)

Price -7.9% · Sales +36.4%

Price per square foot

\$98/ft²

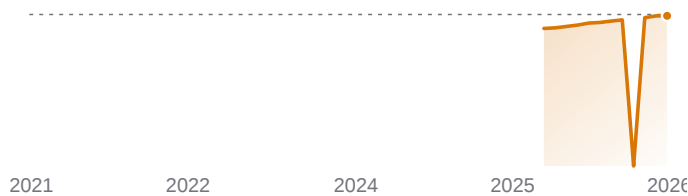


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

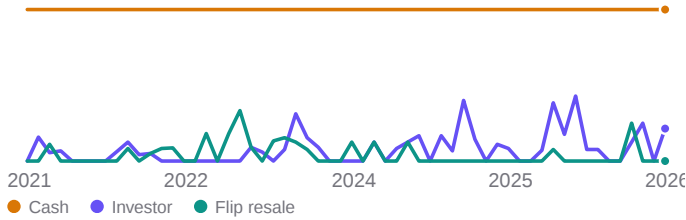
4.3%



BUYERS & OUTCOMES

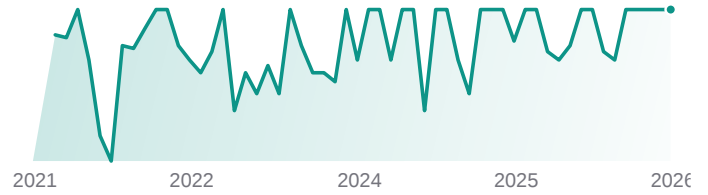
Buyer mix

Cash 100% · Investor 21% · Flip resale 0%



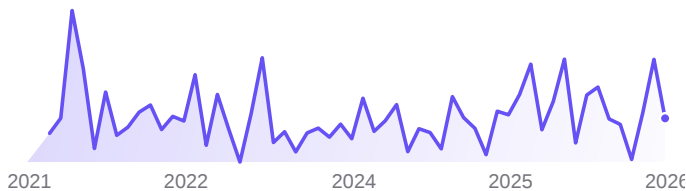
Sellers who sold at a gain

100%



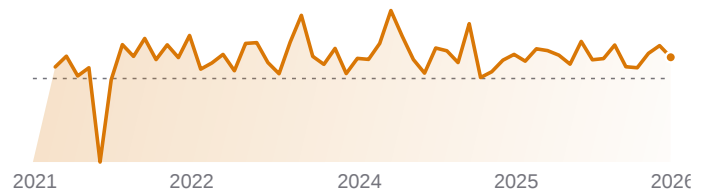
Typical hold before selling

4.5 yrs



Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,143
Median value (AVM)	\$298K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1959
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	76%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	9,232
Density	102 / mi²
Median household income	\$61K
Average household income	\$86K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	82
Homes occupied	89%
Bachelor's or higher	18%
Poverty rate	13.7%
Unemployment	0.9%
Average temp	42°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.