

West Burke 05871

ZIP code · VT · Vermont > Caledonia County > West Burke

BALANCED MARKET

\$211K

MEDIAN SALE PRICE

-13.9%

1-YR CHANGE

43

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



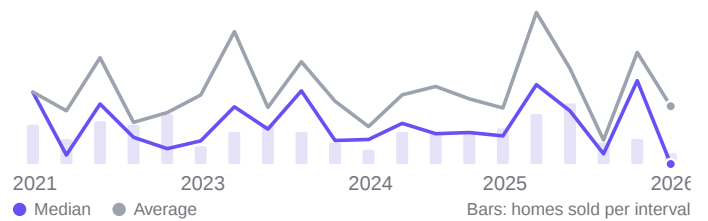
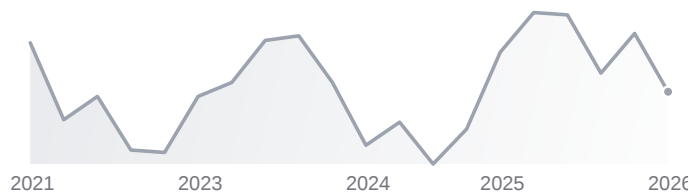
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$100K · Average \$217K

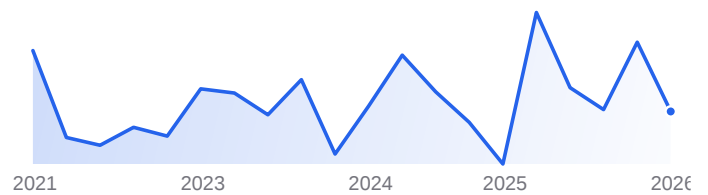
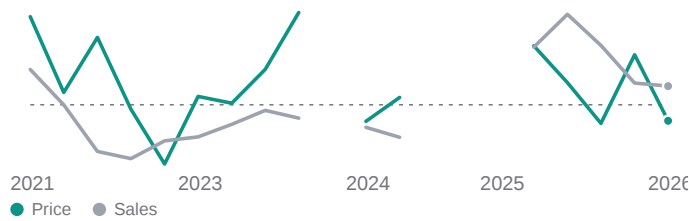


Growth (year over year)

Price -13.9% · Sales +16.2%

Price per square foot

\$174/ft²

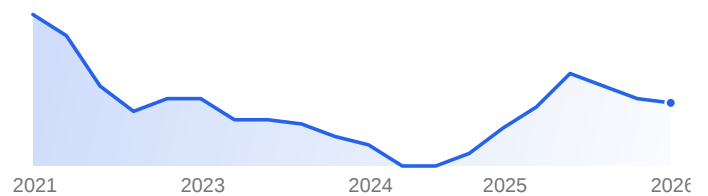
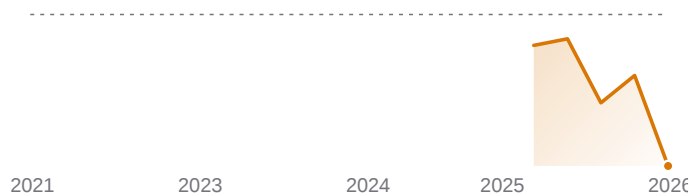


Sale premium vs estimated value

-32.0%

Annual turnover (share of homes sold)

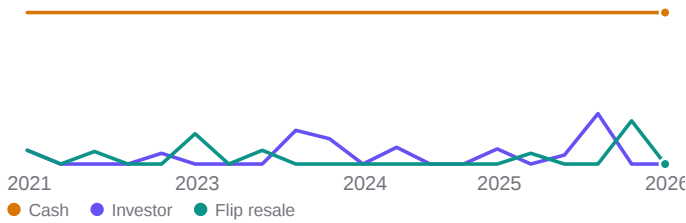
3.3%



BUYERS & OUTCOMES

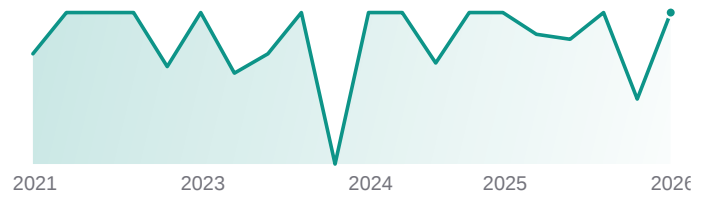
Buyer mix

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



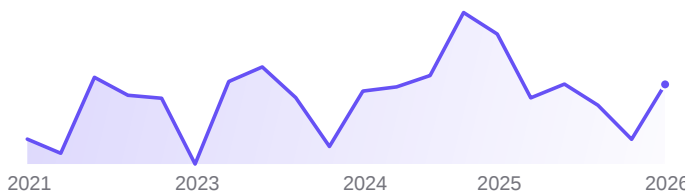
Sellers who sold at a gain

100%



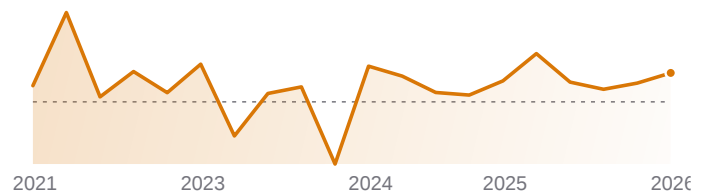
Typical hold before selling

5.7 yrs



Median annualized return at resale

+14.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,304
Median value (AVM)	\$295K
Median size	1,310 ft²
Median bedrooms	3
Median year built	1985
Single family	73%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	98%
Underwater (LTV 125% or more)	0.1%
Owner occupied	47%
Company owned	18%
Median loan-to-value	0%

Typical ownership tenure

22.9 yrs

COMMUNITY

Population	1,524
Density	32 / mi ²
Median household income	\$63K
Average household income	\$76K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	69
Homes occupied	72%
Bachelor's or higher	16%
Poverty rate	9.6%
Unemployment	0.9%
Average temp	40°F
Annual precip	44 in
Sunshine	49%

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