

Real Estate Market Report

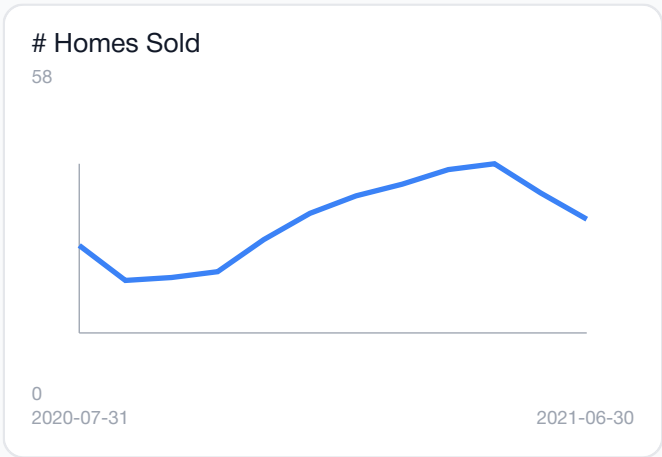
Neighborhood Market Snapshot – 05408

Neighborhood Overview

05408 in Burlington blends lakeside living with neighborhood comfort. Residents enjoy easy access to Lake Champlain’s waterfront and the Burlington Bike Path, with Waterfront Park, Oakledge Park and sailing, kayaking and year-round outdoor recreation nearby. A lively arts, dining and craft-brewery scene—anchored by downtown’s Church Street Marketplace, weekly farmers’ markets and performance venues—creates strong local character. Families appreciate highly rated Burlington schools and convenient access to higher education at the University of Vermont and Champlain College. Tree-lined streets, varied housing from classic New England homes to newer developments, and neighborhood shops make the area walkable and welcoming. Commuters benefit from proximity to I-89 and Burlington International Airport, offering a desirable balance of urban amenities and Vermont’s natural beauty.

Housing Market Snapshot

Median sale price \$459,000	YoY median sale price +10.7%	# of Homes Sold (per month) 32
Median Days on Market 12	Median Rent \$1,226	Homeownership Rate 73.3%
Occupied Housing Units 4,208	Vacant Housing Units 164	



Median Days on Market

38



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2020-07-31

2021-06-30



Schools & Education

Elementary

- C. P. Smith School
 - Address: 332 Ethan Allen Pkwy, Burlington, VT 05408
 - Ratio: 9
 - Grades: PreK-5
 - Type: Public
- J. J. Flynn School
 - Address: 1645 North Ave, Burlington, VT 05408
 - Ratio: 8
 - Grades: PreK-5
 - Type: Public

Middle

- Lyman C. Hunt Middle School
 - Address: 1364 North Ave, Burlington, VT 05408
 - Ratio: 8
 - Grades: 6-8
 - Type: Public

High

- Burlington Senior High School
 - Address: 52 Institute Rd, Burlington, VT 05408
 - Ratio: 10
 - Grades: 9-12
 - Type: Public
- Burlington Technical Center
 - Address: 52 Institute Rd, Burlington, VT 05408
 - Ratio: n/a
 - Grades: 9-12
 - Type: Public

☆ Local Amenities & Attractions



Burlington International Airport

A international airport in the area



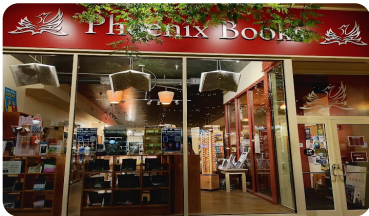
University Mall

Clean shopping complex offering a variety of retailers, plus restaurants and a food court.



University of Vermont

A university in the area



Church Street Marketplace

A shopping mall in the area



Saint Michael's College

A university in the area

🚌 Transportation & Commute

Burlington High School

Bus Stop

Transit Station

North Ave at Opposite Cambrian Rise

Bus Stop

Transit Station

Heineberg Housing

Bus Stop

Transit Station

North Avenue at Beltline

Bus Stop

Transit Station

Northgate

Bus Stop

Transit Station

North Avenue at Killarney Drive

Bus Stop

Transit Station