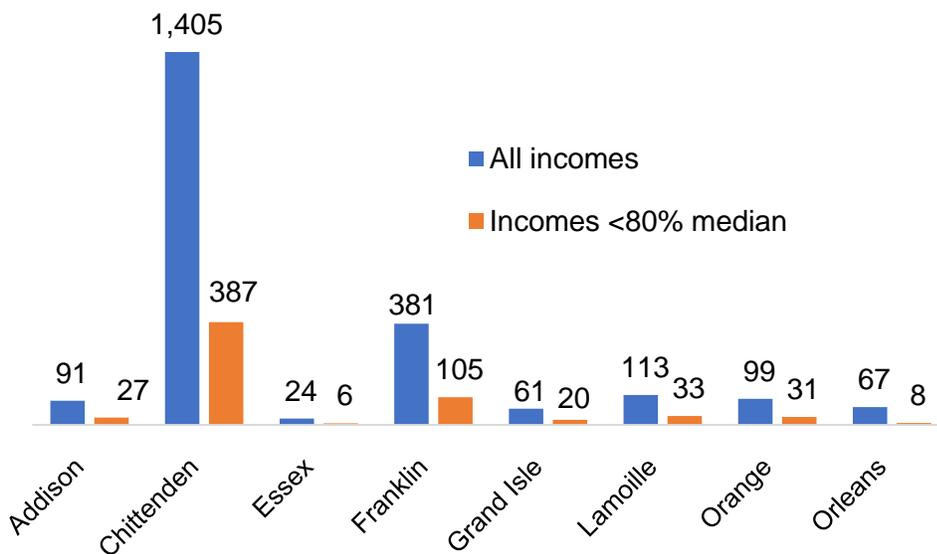


Vermont Housing Needs Assessment: Homeowners

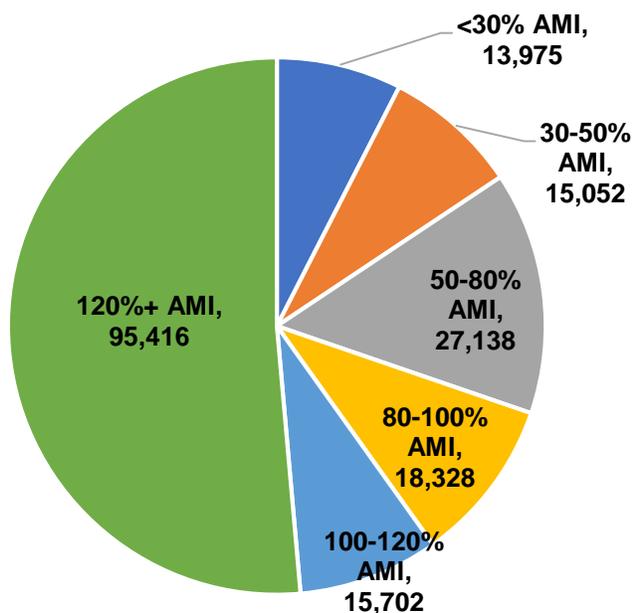
The number of Vermont owner households is projected to increase in 2020-2025, but at the slowest rate in decades, with only 1,743 additional households expected. Most of these additional homeowners will locate in Chittenden County, with others buying homes in nearby Addison, Lamoille, Franklin and Grand Isle counties and a small number to the east in Essex, Orange and Orleans counties. In addition, 1,392 owner homes will likely be needed to replace homes that are destroyed or converted to other uses, based on average annual housing stock loss rates.¹

Projected expansion of owner households, 2020-2025



Source: Claritas

Vermont homeowner households by percentage of area median income (AMI), 2020



Source: Claritas

High housing costs for low-income homeowners

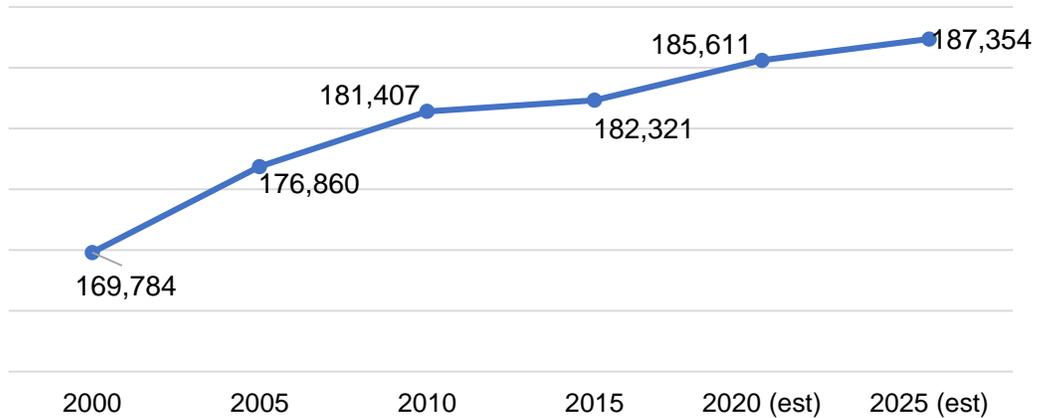
An estimated 57,000 Vermont homeowners have incomes less than 80% of the median in their area. This number is projected to expand by approximately 400 households over the next 5 years. On average, these households have incomes of \$46,000 and can afford homes priced up to \$161,000.

Three out of four low-income Vermont homeowners are cost-burdened, spending more than 30% of their income for their housing expenses—the maximum considered affordable enough to leave adequate resources for other necessities. When low-income homeowners have high housing costs relative to their income, they are not likely to have enough funds left to make needed home repairs, further exacerbating their housing problems. An estimated 21,000 Vermont homeowners have severe cost burdens (spending more than half of income for housing).²

Constrained supply of owner homes

The growth of Vermont's owner housing stock has slowed dramatically in the past 10 years. Despite isolated new construction, this slowdown accompanies home price increases and a tighter market for home buyers in growing parts of the state.

Primary owner homes in Vermont

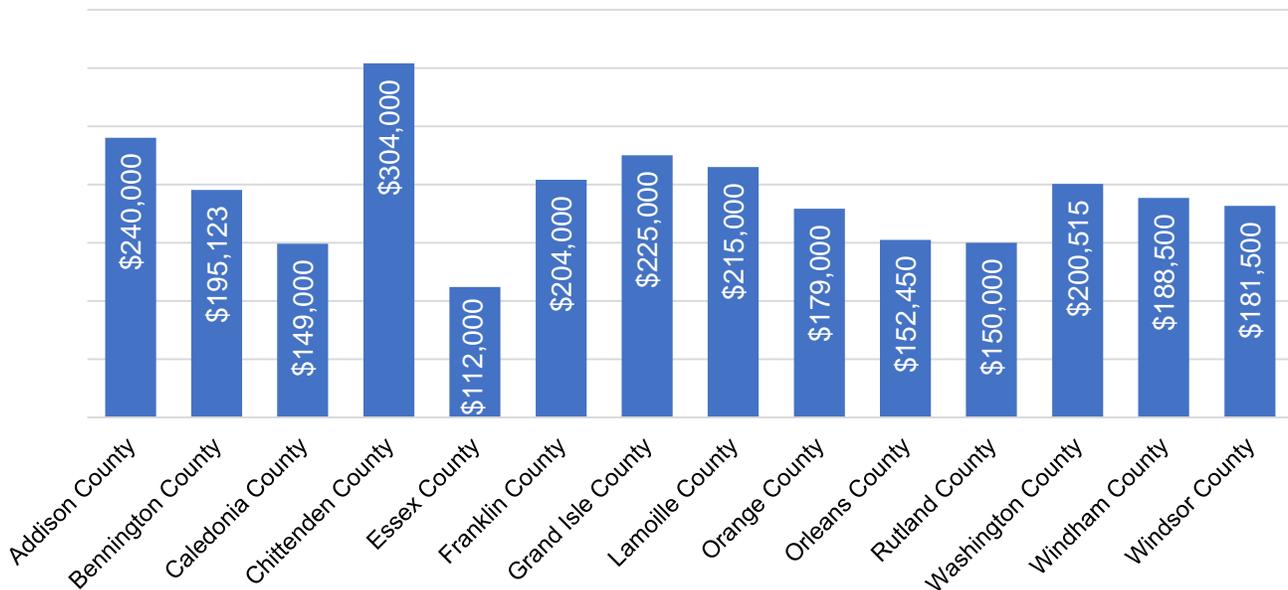


Source: U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25003) from [housingdata.org](https://www.housingdata.org)

The number of days between when a home is listed for sale and when an offer is accepted is referred to as the number of "days on market".³ The median days on market has been steadily decreasing over the past three years across all home types in Vermont, indicating increasing demand for available homes. There is wide geographical variance among days on market, with the median Chittenden County home selling in just 72 days, while Essex County homes were on the market for a median 187 days. The fastest selling homes were priced in the \$200,000-\$300,000 range.

The median priced primary home in Vermont sold for \$215,000 in 2018, with an average price of \$248,899. Single family homes commanded the highest prices, with a median price of \$223,000, while the median priced condominium sold for \$201,000, and the median priced mobile home with land sold for \$92,000. Vermont has considerable county-level variation in home prices. The median primary home price in Chittenden County was over twice the median price of homes in Caledonia, Essex, Orleans and Rutland counties.

Median price of primary homes sales by county, 2018



Source: Vermont Property Transfer Tax (PTT) records from [housingdata.org](https://www.housingdata.org).

Notes

1. According to the U.S Department of Housing and Urban Development ([American Housing Survey Components of Inventory Change: 2011–2013](#), Table B15), 0.15% of the nation’s owner-occupied housing stock is lost each year due to destruction, conversion to other usage, or other causes.
2. U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017 (Table B25091) from [housingdata.org](#).
3. Multiple Listing Service (MLS), from [housingdata.org](#). Does not include sales made without a real estate agent. In 2018, the median Vermont home was on the market for 111 days. For context, the national median days on the market was 74 days. (Based on median days listed for United States for 2018 on [Zillow.com](#).)