



## Vermont housing data profiles

### General housing data: Montpelier, Washington County, Vermont

| Housing demand   | Montpelier |   | Washington Co. |   | Vermont |   |       |       |
|--|------------|---|----------------|---|---------|---|-------|-------|
| Total population, 2010   | 7,855      |   | 59,534         |   | 625,741 |   | About | Trend |
| ... in occupied housing units                                  | 7,664      |   | 57,124         |   | 600,412 |   | About | Trend |
| ... owner occupied   | 4,758      |   | 42,549         |   | 444,608 |   | About | Trend |
| ... renter occupied  | 2,906      |   | 14,575         |   | 155,804 |   | About | Trend |
| Total group quarters population, 2010**                        | 191        |   | 2,410          |   | 25,329  |   | About | Trend |
| <i>**Military barracks, college dorms, nursing homes, etc.</i> |            |   |                |   |         |   |       |       |
| Number of households, 2010                                     | 3,786      |   | 25,027         |   | 256,442 |   | About | Trend |
| ... owning home  | 2,091      |   | 17,540         |   | 181,407 |   | About | Trend |
| ... renting home   | 1,695      |   | 7,487          |   | 75,035  |   | About | Trend |
| Number of families, 2010                                       | 1,868      |   | 15,410         |   | 160,360 |   | About | Trend |
| Average household size, 2010                                   | 2.02       |   | 2.28           |   | 2.34    |   | About | Trend |
| ... in owner-occupied housing units                            |            |   |                |   |         |   | About | Trend |
| ... in renter-occupied housing units                           |            |   |                |   |         |   | About | Trend |
| Average family size, 2010                                      | 2.74       |   | 2.81           |   | 2.85    |   | About | Trend |
| Owner-occupied units, 2005-2009                                | 2,085      | ● | 17,359         | ● | 179,710 | ● | About | Trend |
| ... with 1.01 or more people per room                          |            |   | 1.0%           | ● | 0.7%    | ● | About | Trend |
| Renter-occupied units, 2005-2009                               | 1,610      | ● | 6,916          | ● | 70,665  | ● | About | Trend |
| ... with 1.01 or more people p/room                            |            |   | 2.0%           | ▲ | 2.5%    | ● | About | Trend |
| Year householder moved into unit, 2005-2009                    |            |   |                |   |         |   |       |       |
| ... for owner-occupied units                                   |            |   |                |   |         |   |       |       |
| ... 2005 or later  | 15.9%      | ● | 12.7%          | ● | 12.1%   | ● | About | Trend |
| ... 2000 to 2004   | 25.0%      | ● | 21.9%          | ● | 22.9%   | ● | About | Trend |
| ... 1990 to 2000   | 26.2%      | ● | 26.8%          | ● | 28.2%   | ● | About | Trend |
| ... 1980 to 1989   | 17.7%      | ● | 19.5%          | ● | 17.7%   | ● | About | Trend |
| ... 1970 to 1979   | 8.2%       | ● | 10.8%          | ● | 10.5%   | ● | About | Trend |
| ... 1969 or earlier  | 7.0%       | ● | 8.3%           | ● | 8.6%    | ● | About | Trend |
| ... for renter-occupied units                                  |            |   |                |   |         |   |       |       |
| ... 2005 or later  | 49.6%      | ● | 46.9%          | ● | 48.5%   | ● | About | Trend |
| ... 2000 to 2004   | 29.0%      | ● | 29.8%          | ● | 31.3%   | ● | About | Trend |

|   |                   |   |                       |   |                |   |       |       |
|---|-------------------|---|-----------------------|---|----------------|---|-------|-------|
| ... 1990 to 2000  | 17.6%             | ● | 14.4%                 | ● | 13.7%          | ● | About | Trend |
| ... 1980 to 1989  | 3.7%              | ■ | 6.7%                  | ● | 3.7%           | ● | About | Trend |
| ... 1970 to 1979  | 0.0%              | ● | 1.2%                  | ■ | 1.4%           | ● | About | Trend |
| ... 1969 or earlier   | 0.0%              | ● | 1.0%                  | ■ | 1.4%           | ● | About | Trend |
| <b>Median year householder moved into unit, 2005-2009</b>   |                   |   |                       |   |                |   |       |       |
| ... for all occupied units  | 2001              | ● | 1999                  | ● | 1999           | ● | About | Trend |
| ... owner-occupied  | 1997              | ● | 1994                  | ● | 1995           | ● | About | Trend |
| ... renter-occupied   | 2005              | ● | 2004                  | ● | 2005           | ● | About | Trend |
| <b>Total workers 16 years of age or older, 2005-2009</b>  |                   |   |                       |   |                |   |       |       |
| ... working outside town/city of residence  | 42.6%             | ● | 66.7%                 | ● | 64.9%          | ● | About | Trend |
| ... working outside county of residence   | 10.3%             | ● | 16.2%                 | ● | 22.6%          | ● | About | Trend |
| ... working outside Vermont   | 0.7%              | ■ | 1.3%                  | ● | 7.0%           | ● | About | Trend |
| <b>Ability to afford</b>  | <b>Montpelier</b> |   | <b>Washington Co.</b> |   | <b>Vermont</b> |   |       |       |
| <b>Median household income (Census), 2005-2009</b>  |                   |   |                       |   |                |   |       |       |
| Median household income   | \$50,855          | ● | \$54,227              | ● | \$51,284       | ● | About | Trend |
| ... homeowner households  | 76,065            | ● | 63,960                | ● | 62,105         | ● | About | Trend |
| ... renter households   | 32,019            | ● | 32,665                | ● | 29,561         | ● | About | Trend |
| <b>Median family income (Census), 2005-2009</b>   |                   |   |                       |   |                |   |       |       |
| ... for 2-person families   | 66,795            | ● | 63,089                | ● | 56,650         | ● | About | Trend |
| ... for 3-person families   | 86,000            | ● | 66,174                | ● | 66,011         | ● | About | Trend |
| ... for 4-person families   | 98,214            | ● | 80,917                | ● | 76,408         | ● | About | Trend |
| ... for 5-person families   | 74,667            | ▲ | 85,446                | ● | 74,375         | ● | About | Trend |
| ... for 6-person families   |                   |   | 74,688                | ● | 71,380         | ● | About | Trend |
| ... for 7-person families   |                   |   | 58,438                | ● | 59,095         | ● | About | Trend |
| Median household income for family of four (HUD), 2011†   | \$71,300          |   | \$71,300              |   | \$66,700       |   | About | Trend |
| Median family adjusted gross income, 2009   | \$64,891          |   | \$59,667              |   | \$56,392       |   | About | Trend |
| Annual average wage (Vermont DOL), 2010   | \$46,566          |   | \$40,893              |   | \$39,430       |   | About | Trend |
| <b>Housing wage, 2011***</b>  |                   |   |                       |   |                |   |       |       |
| ... 0 bedroom unit†   | \$11.83           |   | \$11.83               |   | \$13.55        |   | About | Trend |
| ... 1 bedroom unit†   | \$13.85           |   | \$13.85               |   | \$15.53        |   | About | Trend |
| ... 2 bedroom unit†   | \$17.33           |   | \$17.33               |   | \$19.04        |   | About | Trend |
| ... 3 bedroom unit†   | \$23.40           |   | \$23.40               |   | \$24.75        |   | About | Trend |
| ... 4 bedroom unit†   | \$26.19           |   | \$26.19               |   | \$28.47        |   | About | Trend |
| <b>Housing wage as % of state minimum wage (\$8.15), 2011</b>   |                   |   |                       |   |                |   |       |       |
| ... 0 bedroom unit†   | 145%              |   | 145%                  |   | 166%           |   | About | Trend |
| ... 1 bedroom unit†   | 170%              |   | 170%                  |   | 191%           |   | About | Trend |
| ... 2 bedroom unit†   | 213%              |   | 213%                  |   | 234%           |   | About | Trend |
| ... 3 bedroom unit†   | 287%              |   | 287%                  |   | 304%           |   | About | Trend |
| ... 4 bedroom unit†   | 321%              |   | 321%                  |   | 349%           |   | About | Trend |
| ***Hourly wage needed to afford an apartment and pay only 30% of income toward housing<br>†County and town/village figures are identical, because HUD calculates county values only. Therefore, this value applies to all towns/villages within the county. |                   |   |                       |   |                |   |       |       |
|   |                   |   |                       |   |                |   |       |       |

|   |            |                |            |       |       |
|---|------------|----------------|------------|-------|-------|
| Per capita income (Census), 2005-2009   | \$31,660 ● | \$28,136 ●     | \$27,036 ● | About | Trend |
| Income needed to afford an apartment at HUD's FMR, 2011   |            |                |            |       |       |
| ... 0 bedroom unit†   | \$24,600   | \$24,600       | \$28,179   | About | Trend |
| ... 1 bedroom unit†   | \$28,800   | \$28,800       | \$32,302   | About | Trend |
| ... 2 bedroom unit†   | \$36,040   | \$36,040       | \$39,596   | About | Trend |
| ... 3 bedroom unit†   | \$48,680   | \$48,680       | \$51,471   | About | Trend |
| ... 4 bedroom unit†   | \$54,480   | \$54,480       | \$59,222   | About | Trend |
| Labor force (Vermont DET), 2010   | 4,520      | 35,000         | 360,800    | About | Trend |
| ... employed  | 4,270      | 32,850         | 338,300    | About | Trend |
| ... unemployed  | 250        | 2,100          | 22,500     | About | Trend |
| ... unemployment rate   | 5.5%       | 6%             | 6.2%       | About | Trend |
| †County and town/village figures are identical, because HUD calculates county values only. Therefore, this value applies to all towns/villages within the county. |            |                |            |       |       |
| Housing stock   | Montpelier | Washington Co. | Vermont    |       |       |
| Total housing units, 2010*  | 4,034      | 29,941         | 322,539    | About | Trend |
| ... owner-occupied  | 2,091      | 17,540         | 181,407    | About | Trend |
| ... renter-occupied   | 1,695      | 7,487          | 75,035     | About | Trend |
| ... vacant housing units, 2010*   | 248        | 4,914          | 66,097     | About | Trend |
| ... for seasonal, recreational, occasional use  | 48         | 3,454          | 50,198     | About | Trend |
| ... for rent  | 91         | 592            | 5,635      | About | Trend |
| ... for sale only   | 28         | 275            | 3,598      | About | Trend |
| <i>*Read why some Census data might conflict with this number</i>   |            |                |            |       |       |
| Building permits estimated (total units), 2010  | 5          | 100            | 1,319      | About | Trend |
| ... permitted units in single-family buildings  | 2          | 95             | 980        | About | Trend |
| ... permitted units in multi-family buildings   | 3          | 5              | 339        | About | Trend |
| Home heating fuel, 2005-2009  |            |                |            |       |       |
| ... all occupied housing units  | 3,695 ●    | 24,275 ●       | 250,375 ●  | About | Trend |
| ... gas   | 19.3% ●    | 23.3% ●        | 29.2% ●    | About | Trend |
| ... electric  | 11.9% ●    | 4.8% ●         | 4.1% ●     | About | Trend |
| ... fuel oil, kerosene  | 63.6% ●    | 58.6% ●        | 53.6% ●    | About | Trend |
| ... wood  | 4.5% ●     | 11.7% ●        | 11.8% ●    | About | Trend |
| ... all other fuels   | 0.7% ▲     | 1.4% ●         | 0.9% ●     | About | Trend |
| ... no fuel used  | 0.1% ▲     | 0.2% ■         | 0.4% ●     | About | Trend |
| ... owner-occupied housing units  | 2,085 ●    | 17,359 ●       | 179,710 ●  | About | Trend |
| ... gas   | 14.8% ●    | 20.9% ●        | 26.5% ●    | About | Trend |
| ... electric  | 6.6% ●     | 1.9% ●         | 1.5% ●     | About | Trend |
| ... fuel oil, kerosene  | 71.6% ●    | 60.8% ●        | 56.4% ●    | About | Trend |
| ... wood  | 5.9% ●     | 15.0% ●        | 14.6% ●    | About | Trend |
| ... all other fuels   | 1.2% ▲     | 1.5% ●         | 0.9% ●     | About | Trend |
| ... no fuel used  | 0.0% ●     | 0.0% ●         | 0.1% ●     | About | Trend |
| ... renter-occupied housing units   | 1,610 ●    | 6,916 ●        | 70,665 ●   | About | Trend |

|  |                   |   |                       |   |                |   |       |       |
|--|-------------------|---|-----------------------|---|----------------|---|-------|-------|
| ... gas  | 25.2%             | ● | 29.3%                 | ● | 36.1%          | ● | About | Trend |
| ... electric                                       | 18.6%             | ● | 12.0%                 | ● | 10.7%          | ● | About | Trend |
| ... fuel oil, kerosene                             | 53.3%             | ● | 53.0%                 | ● | 46.3%          | ● | About | Trend |
| ... wood   | 2.7%              | ▲ | 3.6%                  | ● | 4.7%           | ● | About | Trend |
| ... all other fuels                                | 0.0%              | ● | 1.2%                  | ▲ | 0.9%           | ● | About | Trend |
| ... no fuel used                                   | 0.2%              | ▲ | 0.8%                  | ■ | 1.3%           | ● | About | Trend |
| <b>Housing by units in structure, 2005-2009</b>    |                   |   |                       |   |                |   |       |       |
| ... all housing units                              | 3,864             | ● | 29,155                | ● | 311,617        | ● | About | Trend |
| ... in buildings with 1 unit                       | 48.9%             | ● | 66.8%                 | ● | 69.8%          | ● | About | Trend |
| ... in buildings with 2 units                      | 8.8%              | ● | 6.9%                  | ● | 6.2%           | ● | About | Trend |
| ... in buildings with 3 or more units              | 42.1%             | ● | 20.8%                 | ● | 16.7%          | ● | About | Trend |
| ... that are mobile homes                          | 0.2%              | ▲ | 5.6%                  | ● | 7.2%           | ● | About | Trend |
| ... that are boats, RVs, vans or other             | 0.0%              | ● | 0.1%                  | ■ | 0.0%           | ● | About | Trend |
| ... owner-occupied housing units                   | 2,085             | ● | 17,359                | ● | 179,710        | ● | About | Trend |
| ... in buildings with 1 unit                       | 79.7%             | ● | 86.5%                 | ● | 86.2%          | ● | About | Trend |
| ... in buildings with 2 units                      | 2.9%              | ■ | 2.8%                  | ● | 2.5%           | ● | About | Trend |
| ... in buildings with 3 or more units              | 17.1%             | ● | 3.6%                  | ● | 3.0%           | ● | About | Trend |
| ... that are mobile homes                          | 0.3%              | ▲ | 7.1%                  | ● | 8.4%           | ● | About | Trend |
| ... that are boats, RVs, vans or other             | 0.0%              | ● | 0.1%                  | ■ | 0.0%           | ● | About | Trend |
| ... renter-occupied housing units                  | 1,610             | ● | 6,916                 | ● | 70,665         | ● | About | Trend |
| ... in buildings with 1 unit                       | 8.7%              | ■ | 22.1%                 | ● | 26.0%          | ● | About | Trend |
| ... in buildings with 2 units                      | 17.3%             | ● | 17.8%                 | ● | 16.8%          | ● | About | Trend |
| ... in buildings with 3 or more units              | 74.0%             | ● | 57.3%                 | ● | 51.6%          | ● | About | Trend |
| ... that are mobile homes                          | 0.0%              | ● | 2.8%                  | ● | 5.5%           | ● | About | Trend |
| ... that are boats, RVs, vans or other             | 0.0%              | ● | 0.0%                  | ● | 0.0%           | ● | About | Trend |
| <b>Homeownership costs</b>                         | <b>Montpelier</b> |   | <b>Washington Co.</b> |   | <b>Vermont</b> |   |       |       |
| <b>Primary residences sold, January-June, 2011</b> |                   |   |                       |   |                |   |       |       |
| ... number sold                                    | 74                |   | 444                   |   | 4,834          |   | About | Trend |
| ... average price of homes sold                    | \$204,240         |   | \$195,002             |   | \$222,436      |   | About | Trend |
| ... median price of homes sold                     | \$200,000         |   | \$175,000             |   | \$194,000      |   | About | Trend |
| Number of primary residences sold, 2010            | 74                |   | 444                   |   | 4,834          |   | About | Trend |
| ... single family homes                            | 60                |   | 406                   |   | 4,120          |   | About | Trend |
| ... condominiums                                   | 14                |   | 27                    |   | 591            |   | About | Trend |
| ... mobile homes with land                         | 0                 |   | 11                    |   | 123            |   | About | Trend |
| Average price of primary residences sold, 2010     | \$204,240         |   | \$195,002             |   | \$222,436      |   | About | Trend |
| ... single family homes                            | \$213,512         |   | \$199,164             |   | \$227,733      |   | About | Trend |
| ... condominiums                                   | \$164,500         |   | \$169,667             |   | \$214,213      |   | About | Trend |
| ... mobile homes with land                         |                   |   | \$103,549             |   | \$84,523       |   | About | Trend |
| Median price of primary residences sold, 2010      | \$200,000         |   | \$175,000             |   | \$194,000      |   | About | Trend |
| ... single family homes                            | \$209,500         |   | \$181,000             |   | \$199,950      |   | About | Trend |
| ... condominiums                                   | \$158,250         |   | \$155,000             |   | \$189,000      |   | About | Trend |
|  |                   |   |                       |   |                |   |       |       |

|   |                   |  |                       |                |       |       |
|---|-------------------|--|-----------------------|----------------|-------|-------|
| ... mobile homes with land                                  |                   |  | \$73,032              | \$70,000       | About | Trend |
| Number of vacation residences sold, 2010                    | 5                 |  | 102                   | 1,493          | About | Trend |
| ... single family vacation homes                            | 3                 |  | 62                    | 1,067          | About | Trend |
| ... vacation condominiums                                   | 2                 |  | 37                    | 358            | About | Trend |
| ... vacation mobile homes with land                         | 0                 |  | 3                     | 68             | About | Trend |
| Average price of vacation residences sold, 2010             | \$215,500         |  | \$239,866             | \$295,368      | About | Trend |
| ... single family vacation homes                            | \$230,833         |  | \$257,732             | \$314,559      | About | Trend |
| ... vacation condominiums                                   | \$192,500         |  | \$215,485             | \$277,248      | About | Trend |
| ... vacation mobile homes with land                         |                   |  | \$171,333             | \$89,640       | About | Trend |
| Median price of vacation residences sold, 2010              | 225,000           |  | 214,500               | 212,500        | About | Trend |
| ... single family vacation homes                            | \$275,000         |  | \$217,500             | \$218,500      | About | Trend |
| ... vacation condominiums                                   | \$192,500         |  | \$219,000             | \$225,000      | About | Trend |
| ... vacation mobile homes with land                         |                   |  | \$95,000              | \$75,000       | About | Trend |
| Primary residence mobile homes sold without land, 2010      | 0                 |  | 22                    | 192            | About | Trend |
| ... average price   |                   |  | \$27,030              | \$37,514       | About | Trend |
| ... median price  |                   |  | \$21,500              | \$27,500       | About | Trend |
| Vacation residence mobile homes sold without land, 2010     | 0                 |  | 8                     | 69             | About | Trend |
| ... average price   |                   |  | \$32,756              | \$36,711       | About | Trend |
| ... median price  |                   |  | \$24,200              | \$28,000       | About | Trend |
| Municipal tax rate (plus LAR and highway) (p/\$100), FY2011 | 1.0074            |  |                       |                | About | Trend |
| Educational tax rate for homesteads (p/\$100), FY2011       | 1.3763            |  |                       |                | About | Trend |
| Educational tax rate for non-residential (p/\$100), FY2011  | 1.4756            |  |                       |                | About | Trend |
| Common level of appraisal ratio, FY2012                     | 0.9824            |  |                       |                | About | Trend |
| Median monthly owner costs, 2005-2009                       | \$1,175 ●         |  | \$1,147 ●             | \$1,131 ●      | About | Trend |
| ... with mortgage   | \$1,427 ●         |  | \$1,413 ●             | \$1,442 ●      | About | Trend |
| ... without mortgage  | \$655 ●           |  | \$587 ●               | \$563 ●        | About | Trend |
| ... as percentage of household income                       | 20.6% ●           |  | 22.3% ●               | 22.9% ●        | About | Trend |
| Owner-occupied housing units, 2005-2009                     | 2,085 ●           |  | 17,359 ●              | 179,710 ●      | About | Trend |
| ... at or above 30% of household income                     | 29.4% ●           |  | 32.2% ●               | 32.4% ●        | About | Trend |
| ... at or above 50% of household income                     | 9.5% ●            |  | 10.5% ●               | 11.6% ●        | About | Trend |
| ... with a mortgage   | 1,416             |  | 11,927                | 120,420        | About | Trend |
| ... with owner costs at or above 30% of household income    | 33.4%             |  | 36.2%                 | 37.0%          | About | Trend |
| ... with owner costs at or above 50% of household income    | 10.9% ●           |  | 11.5% ●               | 12.8% ●        | About | Trend |
| ... without a mortgage                                      | 669               |  | 5,432                 | 59,290         | About | Trend |
| ... with owner costs at or above 30% of household income    | 20.8% ●           |  | 23.5% ●               | 22.9% ●        | About | Trend |
| ... with owner costs at or above 50% of household income    | 6.6% ■            |  | 8.3% ●                | 9.2% ●         | About | Trend |
| Median value of owner-occupied housing units, 2005-2009     | \$197,800 ●       |  | \$190,500 ●           | \$200,600 ●    | About | Trend |
| <b>Rental housing costs</b>                                 | <b>Montpelier</b> |  | <b>Washington Co.</b> | <b>Vermont</b> |       |       |
| Specified housing units with gross rent (total), 2005-2009  | 1,605 ●           |  | 6,558 ●               | 64,766 ●       | About | Trend |
| ... at or above 30% of household income                     | 48.6% ●           |  | 43.6% ●               | 51.0% ●        | About | Trend |
| ... at or above 50% of household income                     | 14.8% ●           |  | 18.6% ●               | 24.2% ●        | About | Trend |

|   |         |   |         |   |       |   |       |       |
|---|---------|---|---------|---|-------|---|-------|-------|
| Median gross rent (all units), 2005-2009  | \$763   | ● | \$761   | ● | \$781 | ● | About | Trend |
| ... as a percentage of household income   | 29.5%   | ● | 28.0%   | ● | 30.5% | ● | About | Trend |
| Fair market rent (HUD), 2011  |         |   |         |   |       |   |       |       |
| ... 0 bedroom unit (40%)†   | \$615   |   | \$615   |   |       |   | About | Trend |
| ... 1 bedroom unit (40%)†   | \$720   |   | \$720   |   |       |   | About | Trend |
| ... 2 bedroom unit (40%)†   | \$901   |   | \$901   |   |       |   | About | Trend |
| ... 3 bedroom unit (40%)†   | \$1,217 |   | \$1,217 |   |       |   | About | Trend |
| ... 4 bedroom unit (40%)†   | \$1,362 |   | \$1,362 |   |       |   | About | Trend |
| Median rents (HUD), 2011  |         |   |         |   |       |   |       |       |
| ... 0 bedroom unit (50%) Median rents †   | \$633   |   | \$633   |   |       |   | About | Trend |
| ... 1 bedroom unit (50%) Median rents †   | \$749   |   | \$749   |   |       |   | About | Trend |
| ... 2 bedroom unit (50%) Median rents †   | \$974   |   | \$974   |   |       |   | About | Trend |
| ... 3 bedroom unit (50%) Median rents †   | \$1,311 |   | \$1,311 |   |       |   | About | Trend |
| ... 4 bedroom unit (50%) Median rents †   | \$1,406 |   | \$1,406 |   |       |   | About | Trend |
| †County and town/village figures are identical, because HUD calculates county values only. Therefore, this value applies to all towns/villages within the county. |         |   |         |   |       |   |       |       |

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