



Vermont housing data profiles

General housing data: East Montpelier, Washington County, Vermont

Housing demand	East Montpelier	Washington Co.	Vermont		
Total population, 2010	2,576	59,534	625,741	About	Trend
... in occupied housing units	2,576	57,124	600,412	About	Trend
... owner occupied	2,188	42,549	444,608	About	Trend
... renter occupied	388	14,575	155,804	About	Trend
Total group quarters population, 2010**	0	2,410	25,329	About	Trend
**Military barracks, college dorms, nursing homes, etc.					
Number of households, 2010	1,068	25,027	256,442	About	Trend
... owning home	881	17,540	181,407	About	Trend
... renting home	187	7,487	75,035	About	Trend
Number of families, 2010	746	15,410	160,360	About	Trend
Average household size, 2010	2.41	2.28	2.34	About	Trend
Average family size, 2010	2.80	2.81	2.85	About	Trend
Owner-occupied units, 2009-2013	860 ●	18,021 ●	182,537 ●	About	Trend
... with 1.01 or more people per room	2.3% ▲	0.9% ●	0.9% ●	About	Trend
Renter-occupied units, 2009-2013	211 ●	6,640 ●	74,467 ●	About	Trend
... with 1.01 or more people p/room	0% ●	1.4% ■	2.8% ●	About	Trend
Year householder moved into unit, 2009-2013					
... for owner-occupied units					
... 2005 or later	3.5% ■	5.6% ●	5.5% ●	About	Trend
... 2000 to 2004	44.3% ●	40.4% ●	39.3% ●	About	Trend
... 1990 to 2000	16.9% ●	21.8% ●	23.9% ●	About	Trend
... 1980 to 1989	14.9% ●	14.8% ●	15.6% ●	About	Trend
... 1970 to 1979	9.9% ●	9.9% ●	9.1% ●	About	Trend
... 1969 or earlier	10.6% ■	7.4% ●	6.7% ●	About	Trend
... for renter-occupied units					
... 2005 or later	42.7% ●	31.2% ●	34.4% ●	About	Trend
... 2000 to 2004	48.8% ●	54.6% ●	53.3% ●	About	Trend
... 1990 to 2000	6.2% ■	9.1% ●	8.2% ●	About	Trend
... 1980 to 1989	0% ●	3.4% ●	2.6% ●	About	Trend

... 1969 or earlier	2.4% ▲	0.9% ●	0.9% ●	About	Trend
Median year householder moved into unit, 2009-2013					
... for all occupied units	2001 ●	2002 ●	2002 ●	About	Trend
... owner-occupied	1999 ●	1998 ●	1998 ●	About	Trend
... renter-occupied	2008 ●	2007 ●	2007 ●	About	Trend
Total workers 16 years of age or older, 2009-2013					
... working outside town/city of residence	78.3% ●	67.7% ●	65.4% ●	About	Trend
... working outside county of residence	13.8% ●	17.8% ●	22.6% ●	About	Trend
... working outside Vermont	1.3% ▲	1.8% ▲	6.6% ●	About	Trend
Ability to afford	East Montpelier	Washington Co.	Vermont		
Median household income (Census), 2009-2013					
... homeowner households	\$60,868 ●	\$57,281 ●	\$54,267 ●	About	Trend
... renter households	67,222 ●	65,473 ●	64,771 ●	About	Trend
... renter households	42,452 ●	33,467 ●	30,943 ●	About	Trend
Median family income (Census), 2009-2013					
... for 2-person families	\$71,346 ●	\$70,640 ●	\$68,111 ●	About	Trend
... for 3-person families	68,750 ●	65,730 ●	61,241 ●	About	Trend
... for 3-person families	76,000 ●	65,659 ●	70,740 ●	About	Trend
... for 4-person families	49,423 ▲	85,606 ●	82,922 ●	About	Trend
... for 5-person families	88,393 ●	83,577 ●	76,854 ●	About	Trend
... for 6-person families	—	92,250 ●	74,346 ●	About	Trend
... for 7-person families	-	70,625 ●	72,344 ●	About	Trend
Median household income for family of four (HUD), 2016†	\$72,500 ●	\$72,500 ●	\$70,200 ●	About	Trend
Median family adjusted gross income, 2013					
Annual average wage (Vermont DOL), 2014	\$40,117 ●	\$45,384 ●	\$43,017 ●	About	Trend
Housing wage, 2016***					
... 0 bedroom unit†	\$14.08	\$14.08	\$14.83	About	Trend
... 1 bedroom unit†	\$14.17	\$14.17	\$16.58	About	Trend
... 2 bedroom unit†	\$18.96	\$18.96	\$21.13	About	Trend
... 3 bedroom unit†	\$23.54	\$23.54	\$27.75	About	Trend
... 4 bedroom unit†	\$28.44	\$28.44	\$31.71	About	Trend
Housing wage as % of state minimum wage (\$9.60), 2016					
... 0 bedroom unit†	147%	147%	155%	About	Trend
... 1 bedroom unit†	148%	148%	173%	About	Trend
... 2 bedroom unit†	198%	198%	220%	About	Trend
... 3 bedroom unit†	245%	245%	289%	About	Trend
... 4 bedroom unit†	296%	296%	330%	About	Trend
***Hourly wage needed to afford an apartment and pay only 30% of income toward housing †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), 2009-2013					
Income needed to afford an apartment at HUD's FMR, 2016	\$32,997 ●	\$29,761 ●	\$29,167 ●	About	Trend
... 0 bedroom unit†	\$29,280	\$29,280	\$30,851	About	Trend

... wood	35.5%	5.8%	5.8%	About	Trend
... all other fuels	2.8%	1.6%	1.2%	About	Trend
... no fuel used	0%	0.5%	0.6%	About	Trend
Housing by units in structure, 2009-2013					
... all housing units	1,154	29,858	321,284	About	Trend
... in buildings with 1 unit	78.9%	67.2%	70%	About	Trend
... in buildings with 2 units	6.6%	7.3%	6.4%	About	Trend
... in buildings with 3 or more units	6%	20%	16.6%	About	Trend
... that are mobile homes	8.5%	5.5%	7%	About	Trend
... that are boats, RVs, vans or other	0%	0.1%	0%	About	Trend
... owner-occupied housing units	860	18,021	182,537	About	Trend
... in buildings with 1 unit	92.2%	87.7%	86.8%	About	Trend
... in buildings with 2 units	0.7%	3.2%	2.6%	About	Trend
... in buildings with 3 or more units	0%	2.6%	2.7%	About	Trend
... that are mobile homes	7.1%	6.5%	7.9%	About	Trend
... that are boats, RVs, vans or other	0%	0.1%	0%	About	Trend
... renter-occupied housing units	211	6,640	74,467	About	Trend
... in buildings with 1 unit	36%	21.8%	27%	About	Trend
... in buildings with 2 units	20.4%	17.2%	16%	About	Trend
... in buildings with 3 or more units	31.8%	56.5%	51.4%	About	Trend
... that are mobile homes	11.8%	4.5%	5.5%	About	Trend
... that are boats, RVs, vans or other	0%	0%	0%	About	Trend
Homeownership costs	East Montpelier	Washington Co.	Vermont		
Primary residences sold in Jan-June 2016					
... number sold	11	206	2,617	About	Trend
... average price of homes sold	\$266,445	\$203,609	\$228,536	About	Trend
... median price of homes sold	\$232,500	\$175,000	\$200,000	About	Trend
Number of primary residences sold, 2015	25	607	6,473	About	Trend
... single family homes	24	552	5,503	About	Trend
... condominiums	—	39	789	About	Trend
... mobile homes with land	1	16	181	About	Trend
Average price of primary residences sold, 2015	\$220,656	\$206,001	\$227,217	About	Trend
... single family homes	\$223,808	\$213,155	\$234,063	About	Trend
... condominiums	—	\$156,481	\$212,400	About	Trend
... mobile homes with land	\$145,000	\$79,925	\$83,653	About	Trend
Median price of primary residences sold, 2015	\$220,000	\$186,000	\$198,000	About	Trend
... single family homes	\$220,850	\$192,000	\$205,000	About	Trend
... condominiums	—	\$159,000	\$190,000	About	Trend
... mobile homes with land	\$145,000	\$69,580	\$75,000	About	Trend
Number of vacation residences sold, 2015	3	145	1,877	About	Trend

... 1 bedroom unit†	\$29,480	\$29,480	\$34,479	About	Trend
... 2 bedroom unit†	\$39,440	\$39,440	\$43,947	About	Trend
... 3 bedroom unit†	\$48,960	\$48,960	\$57,718	About	Trend
... 4 bedroom unit†	\$59,160	\$59,160	\$65,950	About	Trend
Labor force (Vermont DET), 2015	1,620	34,150	344,400	About	Trend
... employed	1,580	32,900	331,800	About	Trend
... unemployed	40	1,200	12,600	About	Trend
... unemployment rate	2.4%	3.6%	3.7%	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	East Montpelier	Washington Co.	Vermont		
Total housing units, 2010*	1,129	29,941	322,539	About	Trend
... owner-occupied	881	17,540	181,407	About	Trend
... renter-occupied	187	7,487	75,035	About	Trend
... vacant housing units, 2010*	61	4,914	66,097	About	Trend
... for seasonal, recreational, occasional use	22	3,454	50,198	About	Trend
... for rent	9	592	5,635	About	Trend
... for sale only	13	275	3,598	About	Trend
*Read why some Census data might conflict with this number					
Building permits estimated (total units), 2014	2	127	1,546	About	Trend
... permitted units in single-family buildings	2	121	978	About	Trend
... permitted units in multi-family buildings	0	6	568	About	Trend
Home heating fuel, 2009-2013					
... all occupied housing units	1,071 ●	24,661 ●	257,004 ●	About	Trend
... gas	14.9% ●	22.5% ●	30.8% ●	About	Trend
... electric	1% ■	4.8% ●	4.6% ●	About	Trend
... fuel oil, kerosene	60.1% ●	52.9% ●	46.5% ●	About	Trend
... wood	21.8% ●	18% ●	16.3% ●	About	Trend
... all other fuels	2.1% ▲	1.7% ●	1.6% ●	About	Trend
... no fuel used	0% ●	0.1% ■	0.3% ●	About	Trend
... owner-occupied housing units	860 ●	18,021 ●	182,537 ●	About	Trend
... gas	14.1% ●	20.1% ●	27.8% ●	About	Trend
... electric	0.7% ▲	2% ●	1.7% ●	About	Trend
... fuel oil, kerosene	64.9% ●	53.7% ●	48.1% ●	About	Trend
... wood	18.5% ●	22.4% ●	20.5% ●	About	Trend
... all other fuels	1.9% ▲	1.8% ●	1.8% ●	About	Trend
... no fuel used	0% ●	0% ●	0.1% ●	About	Trend
... renter-occupied housing units	211 ●	6,640 ●	74,467 ●	About	Trend
... gas	18.5% ■	28.8% ●	38% ●	About	Trend
... electric	2.4% ▲	12.6% ●	11.9% ●	About	Trend

... vacation condominiums	—	53	482	About	Trend
... vacation mobile homes with land	1	4	29	About	Trend
Average price of vacation residences sold, 2015	\$270,333	\$255,507	\$292,692	About	Trend
... single family vacation homes	\$395,500	\$294,495	\$306,800	About	Trend
... vacation condominiums	—	\$208,057	\$266,292	About	Trend
... vacation mobile homes with land	\$20,000	\$26,500	\$66,950	About	Trend
Median price of vacation residences sold, 2015	\$375,000	\$195,000	\$205,000	About	Trend
... single family vacation homes	\$395,500	\$246,500	\$215,000	About	Trend
... vacation condominiums	—	\$175,000	\$194,500	About	Trend
... vacation mobile homes with land	\$20,000	\$21,000	\$50,000	About	Trend
Primary residence mobile homes sold without land, 2015	2	25	272	About	Trend
... average price	\$19,750	\$23,809	\$37,466	About	Trend
... median price	\$19,750	\$23,420	\$27,500	About	Trend
Vacation residence mobile homes sold without land, 2015	—	—	19	About	Trend
... average price	—	—	\$82,439	About	Trend
... median price	—	—	\$30,000	About	Trend
Municipal tax rate (plus LAR and highway) (p/\$100), FY2015	0.5822	—	—	About	Trend
Educational tax rate for homesteads (p/\$100), FY2015	1.9757	—	—	About	Trend
Educational tax rate for non-residential (p/\$100), FY2015	1.6312	—	—	About	Trend
Common level of appraisal ratio, FY2016	0.946	—	—	About	Trend
Median monthly owner costs, 2009-2013	\$1,247 ●	\$1,236 ●	\$1,208 ●	About	Trend
... with mortgage	\$1,803 ●	\$1,571 ●	\$1,546 ●	About	Trend
... without mortgage	\$651 ●	\$649 ●	\$631 ●	About	Trend
... as percentage of household income	22% ●	22.5% ●	22.9% ●	About	Trend
Owner-occupied housing units, 2009-2013	860 ●	18,021 ●	182,537 ●	About	Trend
... at or above 30% of household income	28.6% ●	30.9% ●	32% ●	About	Trend
... at or above 50% of household income	11.9% ●	11.1% ●	12% ●	About	Trend
... with a mortgage	505 ●	12,040 ●	120,485 ●	About	Trend
... with owner costs at or above 30% of household income	29.5% ●	34.9% ●	36.9% ●	About	Trend
... with owner costs at or above 50% of household income	8.1% ■	11.5% ●	13.2% ●	About	Trend
... without a mortgage	355 ●	5,981 ●	62,052 ●	About	Trend
... with owner costs at or above 30% of household income	27.3% ●	22.7% ●	22.7% ●	About	Trend
... with owner costs at or above 50% of household income	17.2% ■	10.2% ●	9.9% ●	About	Trend
Median value of owner-occupied housing units, 2009-2013	\$237,600 ●	\$205,000 ●	\$216,800 ●	About	Trend
Rental housing costs	East Montpelier	Washington Co.	Vermont		
Specified housing units with gross rent (total), 2009-2013	172 ●	6,176 ●	69,581 ●	About	Trend
... at or above 30% of household income	50.6% ●	46.8% ●	52.5% ●	About	Trend
... at or above 50% of household income	12.8% ■	22.9% ●	26.4% ●	About	Trend
Median gross rent (all units), 2009-2013	\$1,117 ●	\$840 ●	\$875 ●	About	Trend
... as a percentage of household income	30.1% ●	28.8% ●	31.1% ●	About	Trend

... 0 bedroom unit (40%)†	\$776	\$776	—	About	Trend
... 1 bedroom unit (40%)†	\$781	\$781	—	About	Trend
... 2 bedroom unit (40%)†	\$1,033	\$1,033	—	About	Trend
... 3 bedroom unit (40%)†	\$1,292	\$1,292	—	About	Trend
... 4 bedroom unit (40%)†	\$1,569	\$1,569	—	About	Trend
Median rents (HUD), 2017					
... 0 bedroom unit (50%) — Median rents†	\$831	\$831	—	About	Trend
... 1 bedroom unit (50%) — Median rents†	\$837	\$837	—	About	Trend
... 2 bedroom unit (50%) — Median rents†	\$1,107	\$1,107	—	About	Trend
... 3 bedroom unit (50%) — Median rents†	\$1,385	\$1,385	—	About	Trend
... 4 bedroom unit (50%) — Median rents†	\$1,682	\$1,682	—	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.					
Special Needs	East Montpelier	Washington Co.	Vermont		
Supplemental security income recipients, 2014	—	1,438	15,783	About	Trend
... younger than age 18	—	117	1,627	About	Trend
... aged 16-64	—	1,127	11,602	About	Trend
... aged 65 and older	—	194	2,554	About	Trend
Monthly SSI payments in Vermont, 2016	\$785	\$785	\$785	About	Trend
... amount available for housing	\$236	\$236	\$236	About	Trend
... % income needed for efficiency apartment	93%	93%	93%	About	Trend
... % income needed for 1-bedroom apartment	94%	94%	103%	About	Trend
Age of householder, 2010					
... owner-occupied housing units	881	17,540	181,407	About	Trend
... with householder 15 to 24 years	3	113	1,399	About	Trend
... with householder 25 to 54 years	384	8,650	88,998	About	Trend
... with householder 55 to 64 years	260	4,455	44,619	About	Trend
... with householder 65 to 74 years	145	2,427	26,133	About	Trend
... with householder 75 years and older	89	1,895	20,258	About	Trend
... renter-occupied housing units,	187	7,487	75,035	About	Trend
... with householder 15 to 24 years	14	751	9,586	About	Trend
... with householder 25 to 54 years	129	4,418	43,498	About	Trend
... with householder 55 to 64 years	20	1,049	9,115	About	Trend
... with householder 65 to 74 years	9	520	5,291	About	Trend
... with householder 75 years and older	15	749	7,545	About	Trend
Noninstitutionalized population (civilians 5 years and older), 2009-2013	2,585	58,894	619,732	About	Trend
... percent with a disability	11	11	13	About	Trend
... 5 to 17 years	479	9,029	95,093	About	Trend
... percent with a disability	8	5	7	About	Trend
... 18 to 64 years	1,600	29,205	401,614	About	Trend

... percent with a disability	8	9	11	About	Trend
... 65 years and older	393	8,543	91,793	About	Trend
... percent with a disability	32	31	34	About	Trend
Population for whom poverty status was determined, 2009-2013 (Estimated)	2,577	56,909	601,245	About	Trend
Below poverty level	205	5,439	70,873	About	Trend
... under 5 years	10	382	5,996	About	Trend
... 5 to 11 years	35	524	7,230	About	Trend
... 12 to 17 years	27	386	5,180	About	Trend
... 18 to 64 years	123	3,657	45,595	About	Trend
... 65 to 74 years	10	234	3,357	About	Trend
... 75 years and older	0	256	3,515	About	Trend
Families for whom poverty status was determined, 2009-2013 (Estimated)	694	15,113	161,275	About	Trend
... below poverty level	34	833	12,205	About	Trend
... with related children under 18	24	614	9,390	About	Trend
Households for whom public assistance income was determined, 2009-2013 (Estimated)	1,071	24,661	257,004	About	Trend
... with public assistance income	27	1,046	11,311	About	Trend
Civilian veterans, 2009-2013 (Estimated)	186	4,754	48,456	About	Trend
Housing units lacking complete plumbing facilities, 2009-2013 (Estimated)	0	515	7,370	About	Trend
... occupied	0	159	1,566	About	Trend
... owner occupied	0	95	1,033	About	Trend
... renter occupied	0	64	533	About	Trend
Housing units lacking complete kitchen facilities, 2009-2013 (Estimated)	16	512	7,903	About	Trend
... occupied	16	251	2,332	About	Trend
... owner occupied	16	114	800	About	Trend
... renter occupied	0	137	1,532	About	Trend
Median year structure built, 2009-2013 (Estimated)					
... all housing units	1973	1970	1973	About	Trend
... occupied housing units	1973	1968	1972	About	Trend
... owner occupied	1973	1971	1975	About	Trend
... renter occupied	1972	1951	1961	About	Trend

*This data last revised September 14, 2016
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