

Appendix F: Homes in the Region Chapter Tables

Town	Total Housing Units, 1980	Total Housing Units, 1990	Total Housing Units, 2000	Total Housing Units, 2010	% Change, 1980-1990	% Change, 1990-2000	% Change, 2000-2010
Barnard	555	607	629	716	9.4	3.6	13.8
Bethel	823	888	956	1043	7.9	7.7	9.1
Bradford	955	1,075	1217	1281	12.6	13.2	5.3
Braintree	507	570	567	645	12.4	-0.5	13.8
Bridgewater	486	571	582	688	17.5	1.9	18.2
Brookfield	457	565	602	702	23.6	6.5	16.6
Chelsea	510	610	657	695	19.6	7.7	5.8
Corinth	512	618	728	803	20.7	17.8	10.3
Fairlee	460	551	575	625	19.8	4.4	8.7
Granville	201	210	218	244	4.5	3.8	11.9
Hancock	198	201	214	208	1.5	6.5	-2.8
Hartford	3,483	5,026	5502	5816	44.3	9.5	5.7
Hartland	955	1,270	1382	1584	33.0	8.8	14.6
Newbury	977	1,132	1153	1378	15.9	1.9	19.5
Norwich	1,027	1,382	1505	1553	34.6	8.9	3.2
Pittsfield	298	401	393	435	34.6	-2.0	10.7
Plymouth	495	736	773	864	48.7	5.0	11.8
Pomfret	404	490	535	544	21.3	9.2	1.7
Randolph	1,669	1,830	1905	2076	9.6	4.1	9.0
Rochester	662	737	768	832	11.3	4.2	8.3
Royalton	975	1,161	1281	1471	19.1	10.3	14.8
Sharon	413	578	663	735	40.0	14.7	10.9
Stockbridge	413	488	528	553	18.2	8.2	4.7
Strafford	412	494	542	586	19.9	9.7	8.1
Thetford	1,085	1,136	1193	1288	4.7	5.0	8.0
Topsham	395	504	582	661	27.6	15.5	13.6
Tunbridge	499	655	679	764	31.3	3.7	12.5
Vershire	275	302	378	435	9.8	25.2	15.1
West Fairlee	249	355	340	368	42.6	-4.2	8.2
Woodstock	1,548	1,755	1775	1893	13.4	1.1	6.6
Region	21898	26898	28822	31486	22.8	7.2	9.2
State	223,198	271214	294382	322539	21.5	8.5	9.6

Source: U.S. Census Bureau - Census of Population & Housing, 2010

Town	Median household income	Purchase price affordable	Cash needed at closing	Affordability gap?
Granville	\$53,125.00	\$181,500.00	\$15,382.00	n/a
Hancock	\$35,313.00	\$120,000.00	\$10,954.00	\$14,400.00
Bradford	\$44,500.00	\$151,500.00	\$13,222.00	\$1,500.00
Braintree	\$42,105.00	\$143,500.00	\$12,646.00	n/a
Brookfield	\$61,641.00	\$211,000.00	\$17,506.00	n/a
Chelsea	\$47,841.00	\$163,500.00	\$14,086.00	n/a
Corinth	\$49,375.00	\$168,500.00	\$14,446.00	n/a
Fairlee	\$60,703.00	\$208,000.00	\$17,290.00	\$7,000.00
Newbury	\$50,603.00	\$173,000.00	\$14,770.00	n/a
Randolph	\$48,091.00	\$164,000.00	\$14,122.00	n/a
Strafford	\$52,457.00	\$179,000.00	\$15,202.00	\$71,000.00
Thetford	\$71,329.00	\$245,500.00	\$19,990.00	n/a
Topsham	\$50,000.00	\$170,500.00	\$14,590.00	n/a
Tunbridge	\$54,231.00	\$185,000.00	\$15,634.00	\$14,000.00
Vershire	\$42,438.00	\$144,500.00	\$12,718.00	n/a
West Fairlee	\$49,375.00	\$168,500.00	\$14,446.00	\$20,500.00
Pittsfield	\$62,125.00	\$213,000.00	\$17,650.00	\$77,500.00
Barnard	\$71,429.00	\$245,500.00	\$19,990.00	n/a
Bethel	\$51,000.00	\$174,000.00	\$14,842.00	n/a
Bridgewater	\$51,750.00	\$176,500.00	\$15,022.00	n/a
Hartford	\$52,455.00	\$179,000.00	\$15,202.00	\$19,750.00
Hartland	\$63,147.00	\$216,500.00	\$17,902.00	n/a
Norwich	\$87,833.00	\$302,000.00	\$24,058.00	\$80,000.00
Plymouth	\$60,208.00	\$206,500.00	\$17,182.00	n/a
Pomfret	\$64,844.00	\$222,000.00	\$18,298.00	n/a
Rochester	\$45,385.00	\$154,500.00	\$13,438.00	n/a
Royalton	\$35,395.00	\$120,500.00	\$10,990.00	\$34,500.00
Sharon	\$52,727.00	\$180,000.00	\$15,274.00	\$46,250.00
Stockbridge	\$46,458.00	\$158,000.00	\$13,690.00	n/a
Woodstock	\$77,863.00	\$268,000.00	\$21,610.00	\$22,440.00
Region	\$54,524.87	\$186,450.00	\$15,738.40	\$44,870.00
Vermont	\$53,422.00	\$183,875.00	\$15,728.00	n/a

Data sources : VHFA analysis of American Community Survey estimates of median household income in 2011, assuming a 5% down payment, average insurance and property tax rates, and a 30% housing affordability ratio. "Affordability gap" is based on median primary home sales price by town in 2012. "n/a" represents a lack of adequate data from small sampling sizes.

Table 18: Housing Affordability, Median Value, and Home Sales Price						
Town	30% or more for Owners Costs (2013-17)	30% or more for Renters Costs (2013-17)	Total Owner Occupied Units (2013-17)	Total Rental Units (2013-17)	Median Monthly Gross Rent (2013-17)	Median Value of Owner-occupied Housing Units (2013-17)
Barnard	41.8%	65.0%	300	32	\$975	\$380,300
Bethel	35.4%	39.2%	614	250	\$679	\$181,600
Bradford	42.4%	56.7%	943	283	\$861	\$171,700
Braintree	32.8%	76.9%	466	54	\$900	\$165,600
Bridgewater	38.6%	64.6%	311	126	\$1,050	\$242,100
Brookfield	50.7%	29.4%	507	74	\$928	\$217,600
Chelsea	28.5%	49.0%	423	129	\$690	\$161,500
Corinth	40.0%	49.2%	501	83	\$825	\$162,500
Fairlee	34.3%	43.7%	356	119	\$1,026	\$222,800
Granville	32.2%	42.9%	97	47	\$825	\$172,700
Hancock	28.3%	32.0%	103	30	\$725	\$144,600
Hartford	33.8%	49.2%	2,924	1,523	\$1,008	\$227,400
Hartland	31.6%	50.4%	1,244	259	\$964	\$210,700
Newbury	44.4%	40.5%	767	235	\$715	\$165,000
Norwich	30.7%	38.1%	1,021	276	\$1,078	\$454,500
Pittsfield	49.0%	55.0%	141	43	\$950	\$202,500
Plymouth	43.0%	54.5%	187	39	\$575	\$314,000
Pomfret	29.5%	37.2%	373	46	\$1,672	\$373,400
Randolph	41.3%	54.2%	1,322	484	\$755	\$190,300
Rochester	41.8%	63.7%	394	106	\$702	\$186,300
Royalton	36.7%	52.5%	614	596	\$898	\$181,800
Sharon	26.8%	50.4%	433	182	\$1,203	\$231,800
Stockbridge	31.7%	34.3%	292	38	\$1,018	\$205,100
Strafford	51.4%	10.3%	423	46	\$1,203	\$281,500
Thetford	30.6%	40.3%	1,016	142	\$786	\$262,800
Topsham	28.3%	25.5%	375	57	\$861	\$154,800
Tunbridge	26.2%	48.4%	445	109	\$906	\$211,100
Vershire	37.1%	59.4%	254	34	\$943	\$168,500
West Fairlee	37.4%	48.4%	264	68	\$820	\$172,900
Woodstock	33.1%	21.6%	1,000	325	\$1,074	\$358,900
Region	36.31%	46.08%	18,110	5,835	\$921	\$225,877
Vermont	33.70%	51.30%	182,321	76,214	\$945	\$220,600

Source: U.S. Census Bureau, American Community Survey, 2013-2017

Table 19: Housing Units by Structure, 2016

Town	# of Units	Single Family Units	% of Single Family	Two Family Units	% of Two Family Units	Multi-family Units	% of Multi-family Units	Mobile Homes	% of Mobile Homes
Barnard	724	709	97.9%	12	1.66%	0	0.0%	3	0.4%
Bethel	1,053	722	68.6%	58	5.51%	136	12.9%	137	13.0%
Bradford	1,363	992	72.8%	51	3.74%	268	19.7%	52	3.8%
Braintree	646	482	74.6%	0	0.00%	10	1.5%	154	23.8%
Bridgewater	687	540	78.6%	52	7.57%	51	7.4%	44	6.4%
Brookfield	737	635	86.2%	17	2.31%	4	0.5%	81	11.0%
Chelsea	711	596	83.8%	31	4.36%	46	6.5%	38	5.3%
Corinth	820	694	84.6%	27	3.29%	14	1.7%	85	10.4%
Fairlee	600	502	83.7%	44	7.33%	35	5.8%	19	3.2%
Granville	265	234	88.3%	8	3.02%	5	1.9%	18	6.8%
Hancock	193	147	76.2%	0	0.00%	12	6.2%	34	17.6%
Hartford	5,839	3,450	59.1%	297	5.09%	1,684	28.8%	408	7.0%
Hartland	1,665	1,261	75.7%	73	4.38%	111	6.7%	220	13.2%
Newbury	1,387	1,105	79.7%	26	1.87%	129	9.3%	127	9.2%
Norwich	1,561	1,337	85.7%	93	5.96%	76	4.9%	55	3.5%
Pittsfield	407	336	82.6%	23	5.65%	40	9.8%	8	2.0%
Plymouth	844	666	78.9%	27	3.20%	130	15.4%	21	2.5%
Pomfret	563	538	95.6%	13	2.31%	5	0.9%	7	1.2%
Randolph	2,168	1,592	73.4%	132	6.09%	268	12.4%	176	8.1%
Rochester	817	682	83.5%	33	4.04%	63	7.7%	39	4.8%
Royalton	1,472	844	57.3%	67	4.55%	345	23.4%	216	14.7%
Sharon	761	566	74.4%	35	4.60%	48	6.3%	112	14.7%
Stockbridge	504	433	85.9%	4	0.79%	22	4.4%	45	8.9%
Strafford	621	581	93.6%	4	0.64%	3	0.5%	33	5.3%
Thetford	1,308	1,161	88.8%	48	3.67%	21	1.6%	78	6.0%
Topsham	618	501	81.1%	12	1.94%	3	0.5%	102	16.5%
Tunbridge	732	659	90.0%	15	2.05%	9	1.2%	49	6.7%
Vershire	428	370	86.4%	14	3.27%	10	2.3%	34	7.9%
West Fairlee	452	323	71.5%	15	3.32%	23	5.1%	91	20.1%
Woodstock	2,025	1,635	80.7%	157	7.75%	144	7.1%	89	4.4%
Region	31,971	24,293	76.0%	1,388	4.3%	3,715	11.6%	2,575	8.1%
State	321,284	224,899	70.0%	20,562	6.4%	53,333	16.6%	22,490	7.0%

Source: U.S. Census Bureau, American Community Survey, 200-2011

Table 20: Occupancy Status by Town, 1990 - 2010

Town	1990			2000			2010		
	Vacancy Rate for Primary Residences	Vacancy Rate for Total Units	# of Vacant Seasonal Units	Vacancy Rate for Primary Residences	Vacancy Rate for Total Units	# of Vacant Seasonal Units	Vacancy Rate for Primary Residences	Vacancy Rate for Total Units	# of Vacant Seasonal Units
Barnard	4.30%	45.50%	250	1.70%	39.10%	235	4.02%	42.32%	268
Bethel	5.10%	19.70%	130	3.60%	14.50%	105	3.33%	16.78%	113
Bradford	7.30%	15.60%	89	8.40%	15.50%	87	4.46%	13.82%	93
Braintree	4.40%	21.40%	97	2.80%	15.00%	69	2.68%	17.67%	85
Bridgewater	9.10%	40.10%	177	4.60%	32.10%	160	4.27%	37.35%	220
Brookfield	8.50%	30.60%	125	3.50%	21.10%	106	3.15%	24.79%	131
Chelsea	9.30%	29.70%	124	5.00%	24.70%	129	1.90%	22.16%	115
Corinth	4.50%	32.70%	174	4.40%	26.50%	161	4.03%	30.76%	208
Fairlee	5.40%	37.00%	174	6.60%	31.30%	142	4.30%	31.36%	160
Granville	3.30%	46.20%	90	4.60%	41.70%	81	5.59%	44.26%	83
Hancock	3.50%	32.30%	58	2.80%	23.40%	44	4.35%	27.88%	47
Hartford	6.70%	23.90%	862	2.60%	17.90%	839	5.07%	23.56%	1,039
Hartland	6.10%	12.40%	80	3.40%	8.10%	65	2.81%	10.54%	90
Newbury	5.50%	32.30%	304	5.60%	29.20%	272	2.56%	28.45%	323
Norwich	6.80%	13.50%	93	4.90%	9.20%	65	2.99%	10.75%	83
Pittsfield	4.70%	58.90%	217	3.10%	51.70%	191	5.73%	43.68%	173
Plymouth	3.30%	73.20%	515	2.60%	67.50%	502	6.71%	66.44%	536
Pomfret	4.10%	30.60%	130	3.50%	25.70%	121	2.68%	27.76%	133
Randolph	7.00%	12.00%	92	3.70%	7.10%	65	4.51%	11.99%	101
Rochester	5.80%	36.50%	226	3.60%	33.50%	229	7.33%	36.06%	232
Royalton	8.30%	15.90%	89	4.60%	9.80%	67	3.56%	12.44%	96
Sharon	7.10%	20.10%	75	2.90%	16.60%	91	3.78%	15.51%	74
Stockbridge	6.10%	50.20%	215	3.60%	46.80%	228	3.33%	38.70%	193
Strafford	8.70%	32.80%	119	2.20%	22.50%	110	1.47%	22.70%	111
Thetford	4.80%	17.20%	141	3.70%	13.50%	117	1.83%	14.83%	138
Topsham	7.50%	33.90%	133	3.80%	27.70%	139	2.57%	29.95%	156
Tunbridge	6.70%	35.30%	187	4.70%	24.40%	134	3.15%	27.23%	160
Vershire	5.00%	33.40%	86	7.90%	31.00%	87	5.90%	31.03%	96
West Fairlee	6.50%	34.60%	100	5.00%	18.20%	45	4.30%	25.27%	66
Woodstock	10.30%	26.00%	275	5.10%	21.80%	297	7.38%	26.47%	362
Region	6.60%	26.80%	5,427	4.00%	21.30%	4,983	3.99%	27.08%	5,685
Vermont	5.60%	22.30%	45,405	3.60%	18.30%	43,060	3.39%	16.66%	50,198

Source: U.S. Census Bureau, Census of Population and Housing, 2010

Table 21: Housing Tenure & Change by Town, 1990-2010

Town	1990		2000		2010		Change 1990-2000		Change 2000-2010	
	Owner Occupied Units	Renter Occupied Units	Owner Occupied Units	Renter Occupied Units	Owner Occupied Units	Renter Occupied Units	% Change in Units Owned 1990 - 2000	% Change in Units Rented 1990 - 2000	% Change in Units Owned 2000 - 2010	% Change in Units Rented 2000 - 2010
Barnard	549	58	563	66	628	80	2.55%	13.79%	11.55%	21.21%
Bethel	665	198	701	236	773	239	5.41%	19.19%	10.27%	1.27%
Bradford	772	303	855	362	893	388	10.75%	19.47%	4.44%	7.18%
Braintree	504	66	488	79	568	77	-3.17%	19.70%	16.39%	-2.53%
Bridgewater	452	119	469	113	570	118	3.76%	-5.04%	21.54%	4.42%
Brookfield	498	67	520	82	608	94	4.42%	22.39%	16.92%	14.63%
Chelsea	495	115	520	137	567	128	5.05%	19.13%	9.04%	-6.57%
Corinth	547	71	650	78	716	87	18.83%	9.86%	10.15%	11.54%
Fairlee	431	120	431	144	470	155	0.00%	20.00%	9.05%	7.64%
Granville	178	32	186	32	223	21	4.49%	0.00%	19.89%	-34.38%
Hancock	161	40	172	42	175	33	6.83%	5.00%	1.74%	-21.43%
Hartford	3,479	1,547	3,957	1,545	4,174	1,642	13.74%	-0.13%	5.48%	6.28%
Hartland	1,018	252	1,149	233	1,292	292	12.87%	-7.54%	12.45%	25.32%
Newbury	934	198	926	227	1,113	265	-0.86%	14.65%	20.19%	16.74%
Norwich	1,065	317	1,172	333	1,225	328	10.05%	5.05%	4.52%	-1.50%
Pittsfield	345	56	341	52	367	68	-1.16%	-7.14%	7.62%	30.77%
Plymouth	686	50	734	39	794	70	7.00%	-22.00%	8.17%	79.49%
Pomfret	398	92	436	99	459	85	9.55%	7.61%	5.28%	-14.14%
Randolph	1,276	554	1,362	543	1,488	588	6.74%	-1.99%	9.25%	8.29%
Rochester	584	153	610	158	679	153	4.45%	3.27%	11.31%	-3.16%
Royalton	738	423	765	516	875	596	3.66%	21.99%	14.38%	15.50%
Sharon	475	103	521	142	559	176	9.68%	37.86%	7.29%	23.94%
Stockbridge	431	57	488	40	493	60	13.23%	-29.82%	1.02%	50.00%
Strafford	429	65	469	73	517	69	9.32%	12.31%	10.23%	-5.48%
Thetford	889	247	970	223	1,077	211	9.11%	-9.72%	11.03%	-5.38%
Topsham	453	51	522	60	602	59	15.23%	17.65%	15.33%	-1.67%
Tunbridge	578	77	574	105	668	96	-0.69%	36.36%	16.38%	-8.57%
Vershire	259	43	311	67	368	67	20.08%	55.81%	18.33%	0.00%
W. Fairlee	294	61	259	81	299	69	-11.90%	32.79%	15.44%	-14.81%
Woodstock	1,253	502	1,333	442	1,440	453	6.38%	-11.95%	8.03%	2.49%
Region	20,836	6,037	22,454	6,349	24,680	6,767	7.77%	5.17%	9.91%	6.58%
Vermont	200,654	70,560	220,448	73,934	241,869	80,670	9.86%	4.78%	9.72%	9.11%

Source: U.S. Census Bureau, Census of Population and Housing, 2010

Table 22: VSHA Subsidized Rental Housing Developments - 2013		
Town or Village	Housing Development	# of Units
Bethel:	Bethel - Depot Apartments (I and II)	25
Bradford:	Bradford - Colonial Village	21
	Bradford - Bradford Village Apartments	21
	Bradford - Waits River Apartments	29
Bridgewater:	Bridgewater - Mill Village Apartments	14
Chelsea:	Chelsea - Chelsea Court	24
	Chelsea - Hillside Lane	12
Hancock:	Hancock - Mountain View Apartments	5
Hartford:	Hartford - Anna Pluhar House	3
	Hartford - The Briars	24
	Hartford - Colodny Building	8
	Hartford - Hillcrest Manor	9
	Hartford - School Street	8
	Quechee - Quechee Pines	9
	Quechee - Quechee Sunrise	22
	White River Junction – Village Apartments	14
	White River Junction - Graystone Village	34
	White River Junction - Northwoods (I and II)	28
	White River Junction - Overlook Housing	13
	White River Junction - Prospect Street	7
	White River Junction - Windsor Hollow	27
	Wilder - Brookview Apartments	34
Wilder - Hollow Drive	18	
Newbury and the Village of Wells River:	Newbury - Montebello Hill Apartments	15
	Village of Wells River - Baldwin Block	7
	Village of Wells River - Spear House	3
	Village of Wells River - Spear House Apartments	15
	Village of Wells River - Wells River Housing	22
Norwich:	Norwich Senior Housing	24
Randolph:	Randolph - Branchwood Apartments	12
	Randolph – Hedding Drive	16
	Randolph - Joslyn House	19
	Randolph - Prospect-Forest Homes	9
	Randolph - Randolph Circle	20
	Randolph - Randolph House	48
	Randolph - Red Lion Inn	20

Table 22: VSHA Subsidized Rental Housing Developments - 2013		
Town or Village	Housing Development	# of Units
	Randolph - Safe Haven	6
	Randolph – Salisbury Square	14
	Randolph - Sass Apartments	16
	Randolph - South Pleasant Street Apt	8
	Randolph - The Pleasant St. Group Home	5
Rochester:	Rochester - Brookside Apartments	6
	Rochester - Park House	17
Royalton:	Royalton - Brightwood House	15
Woodstock:	Woodstock - Mellishwood (I and II)	26
Region		752