

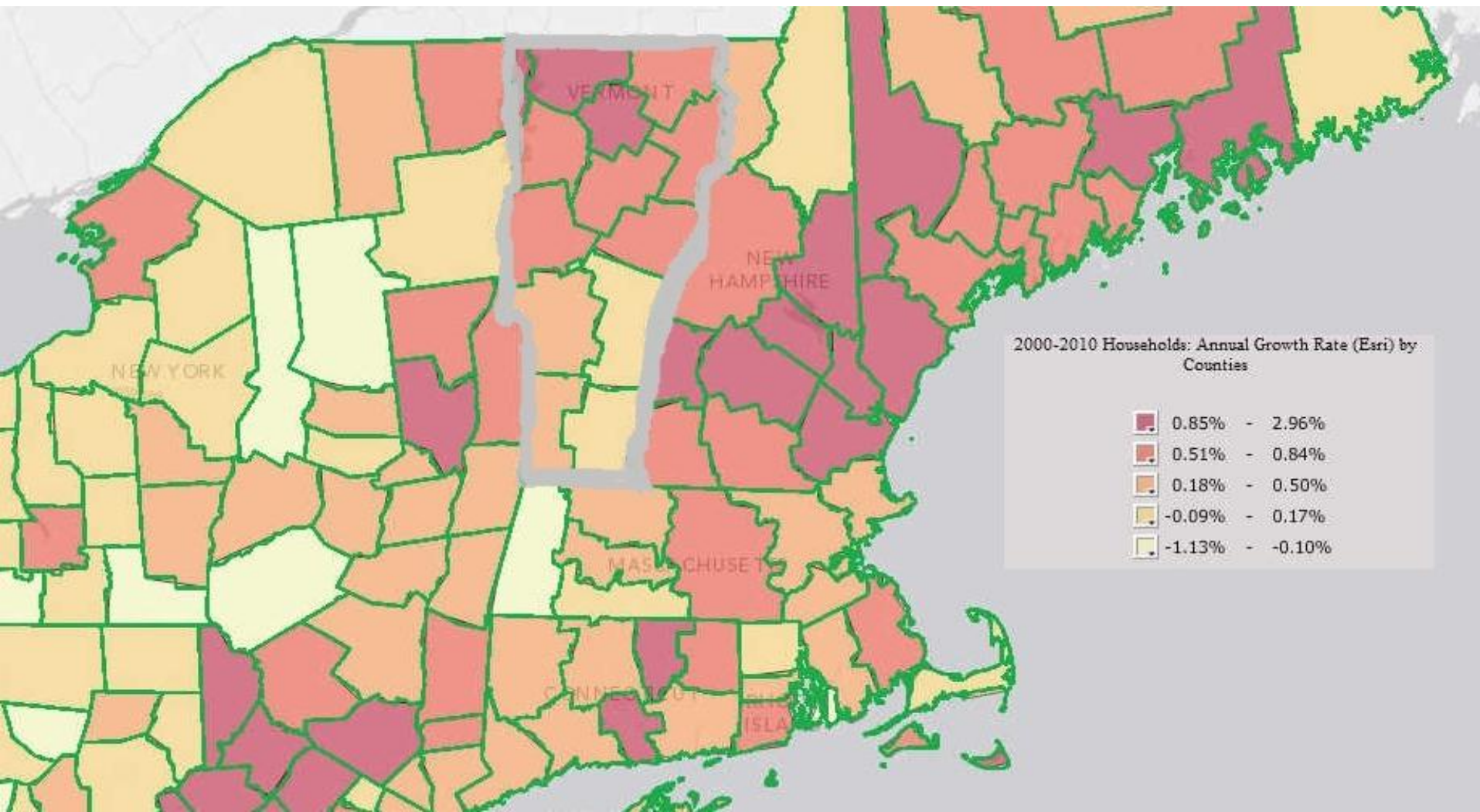
# Vermont housing market trends

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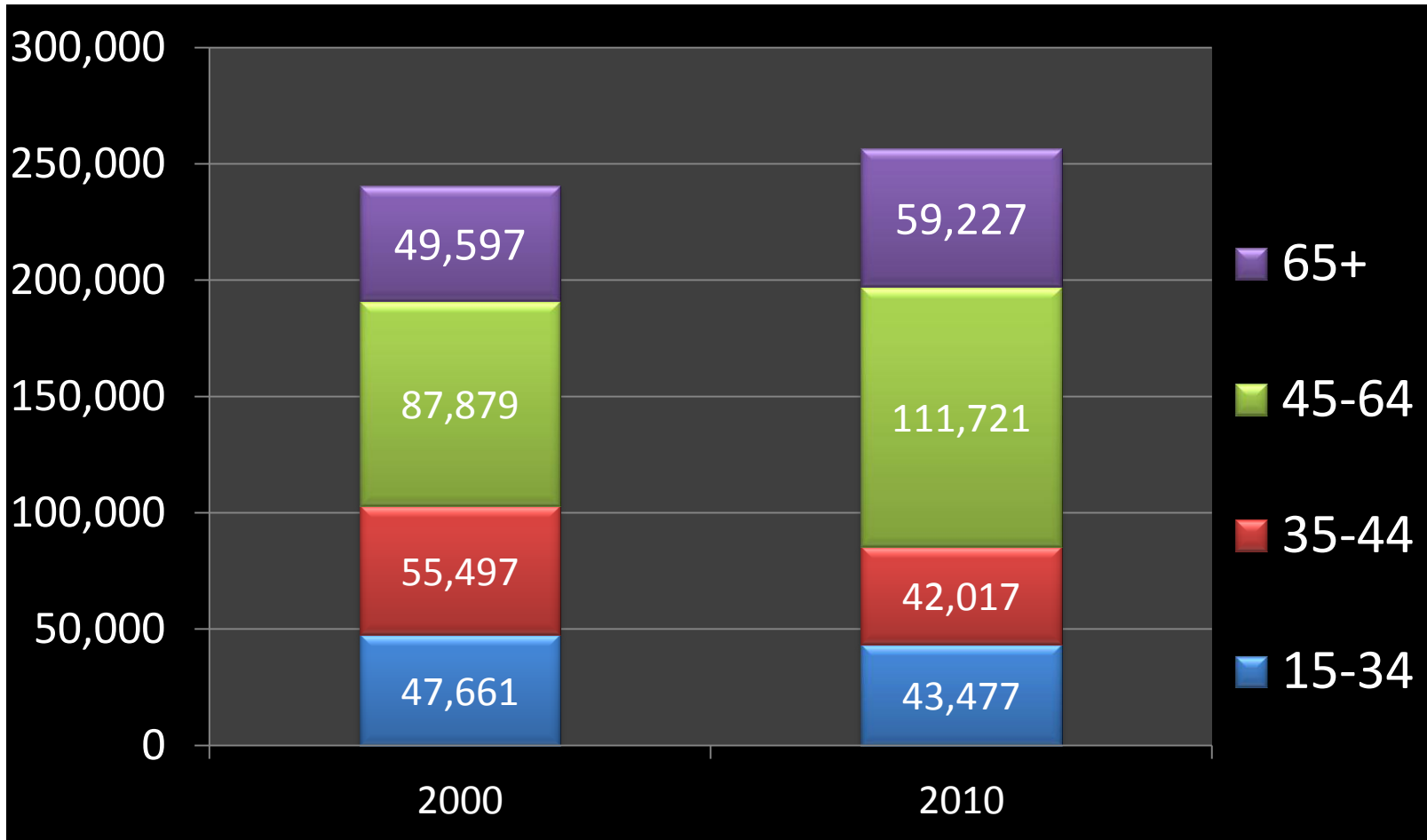
# Number of households is growing, especially in Northern Vermont



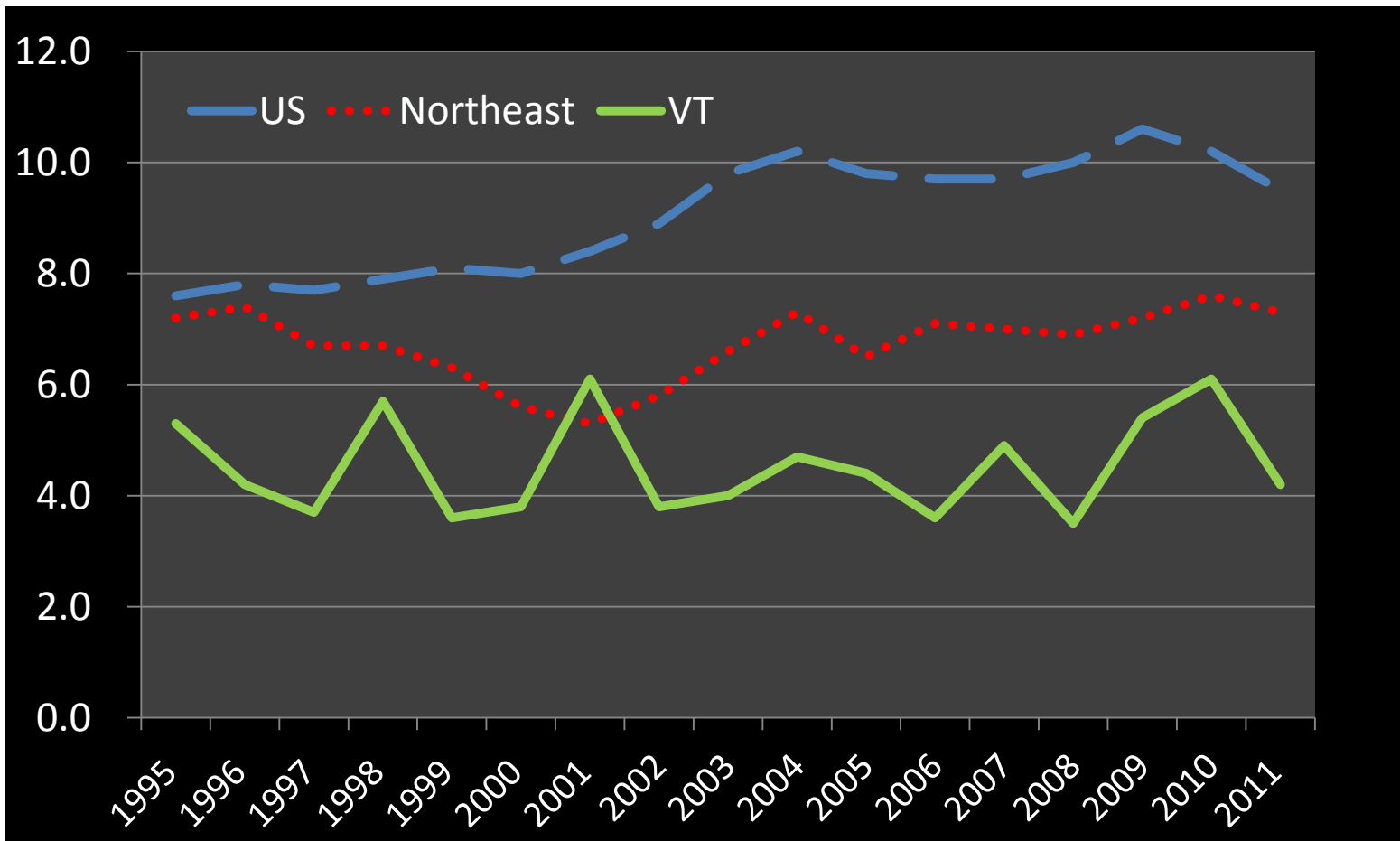
# Rising number of households caused by population growth and smaller households

	2000	2010	% change
Population	588,067	600,412	2%
Households	240,634	256,442	7%
Average household size	2.44	2.34	-4%

# Householders aged 45+ account for all of VT's growth

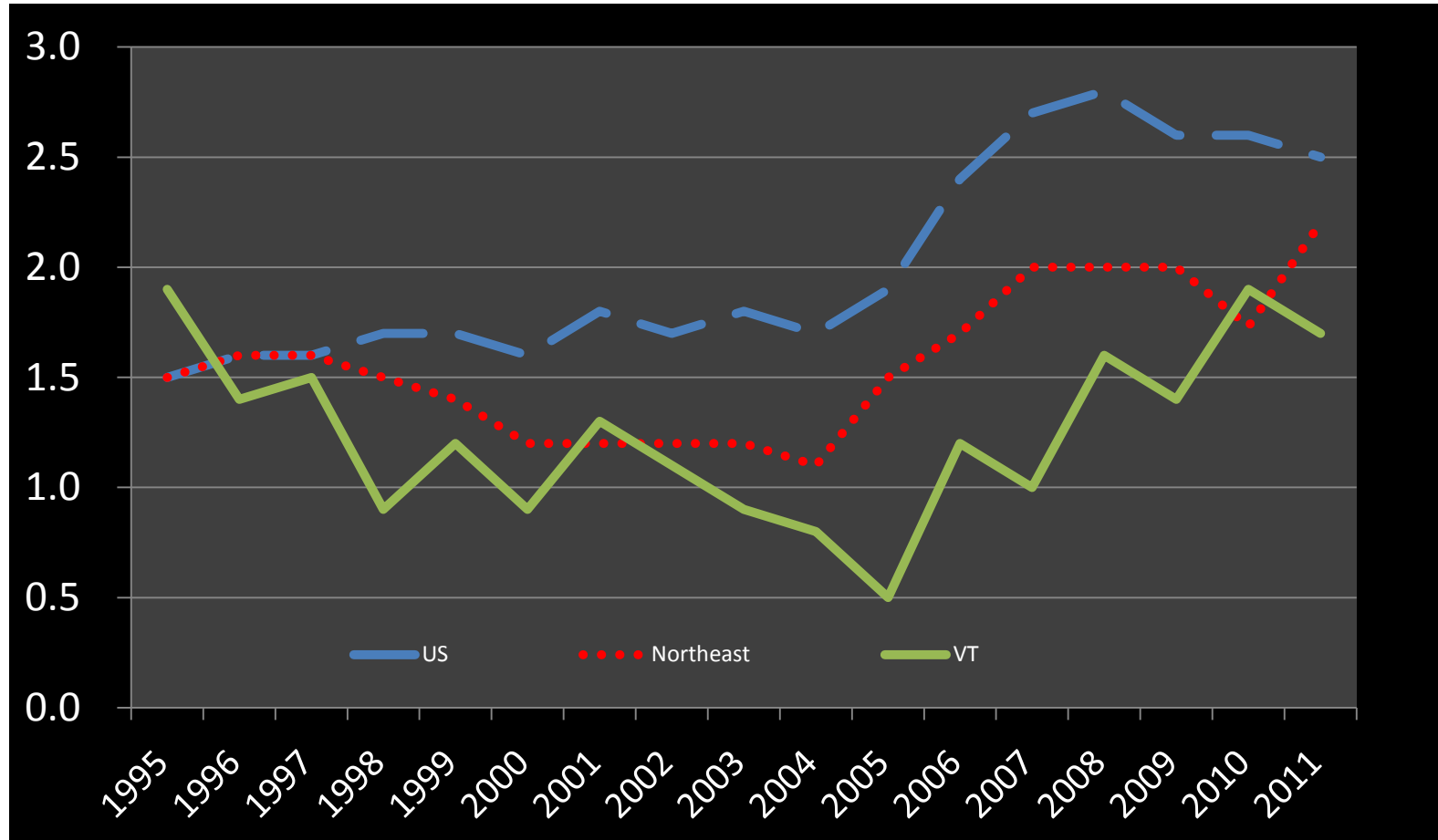


# Rental vacancy rates in Vermont are consistently low



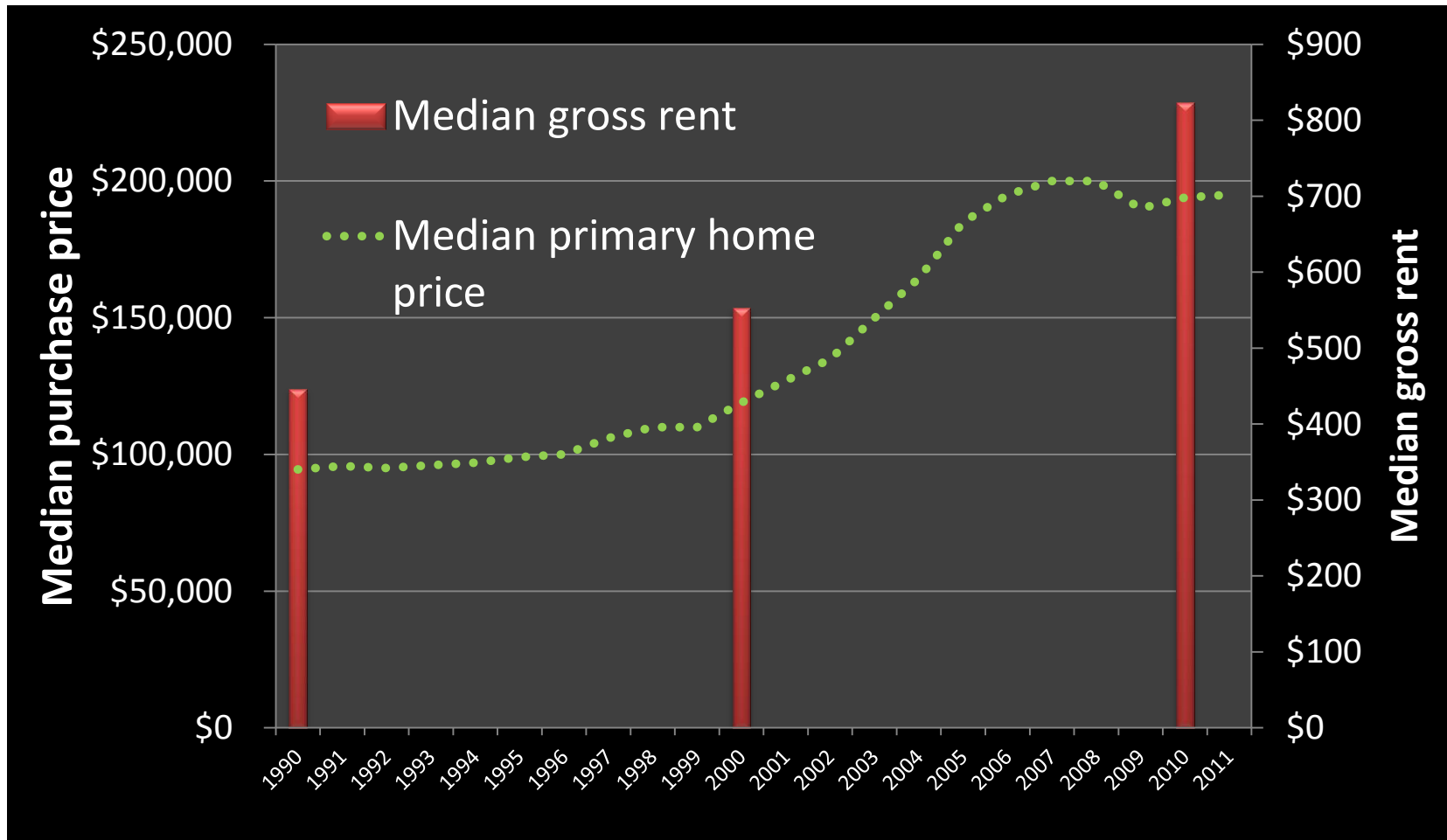
Data source: U.S. Census Bureau, Housing and Household Economic Statistics Division

# Since late 1990s, vacancy rates among owned VT homes are also low



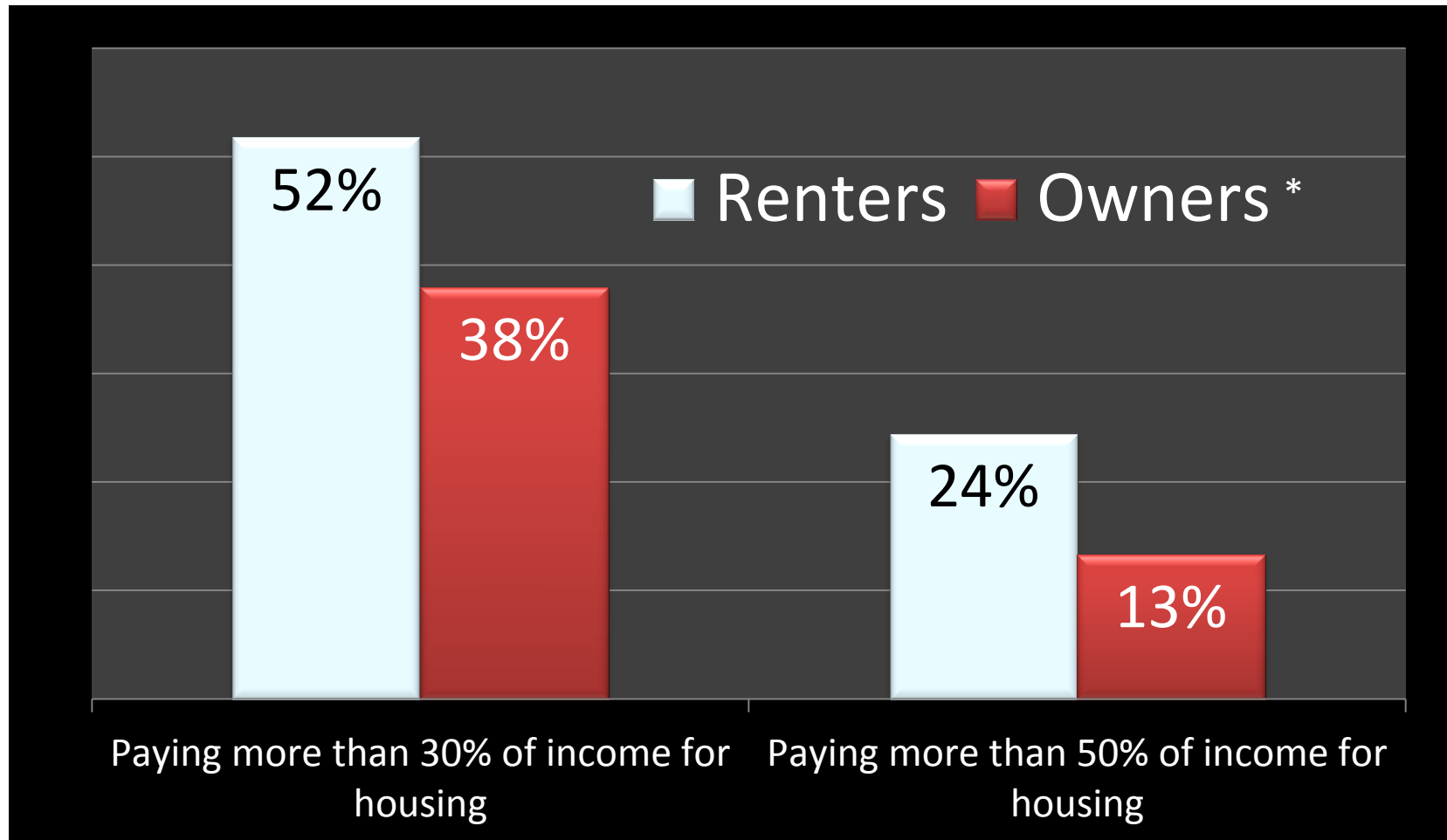
Data source: U.S. Census Bureau, Housing and Household Economic Statistics Division

# Except for 2009, Vermont home prices and rents consistently rise



Data sources: VT Dept. of Taxes and U.S. Census Bureau.

# As a result, many households are cost burdened by housing expenses

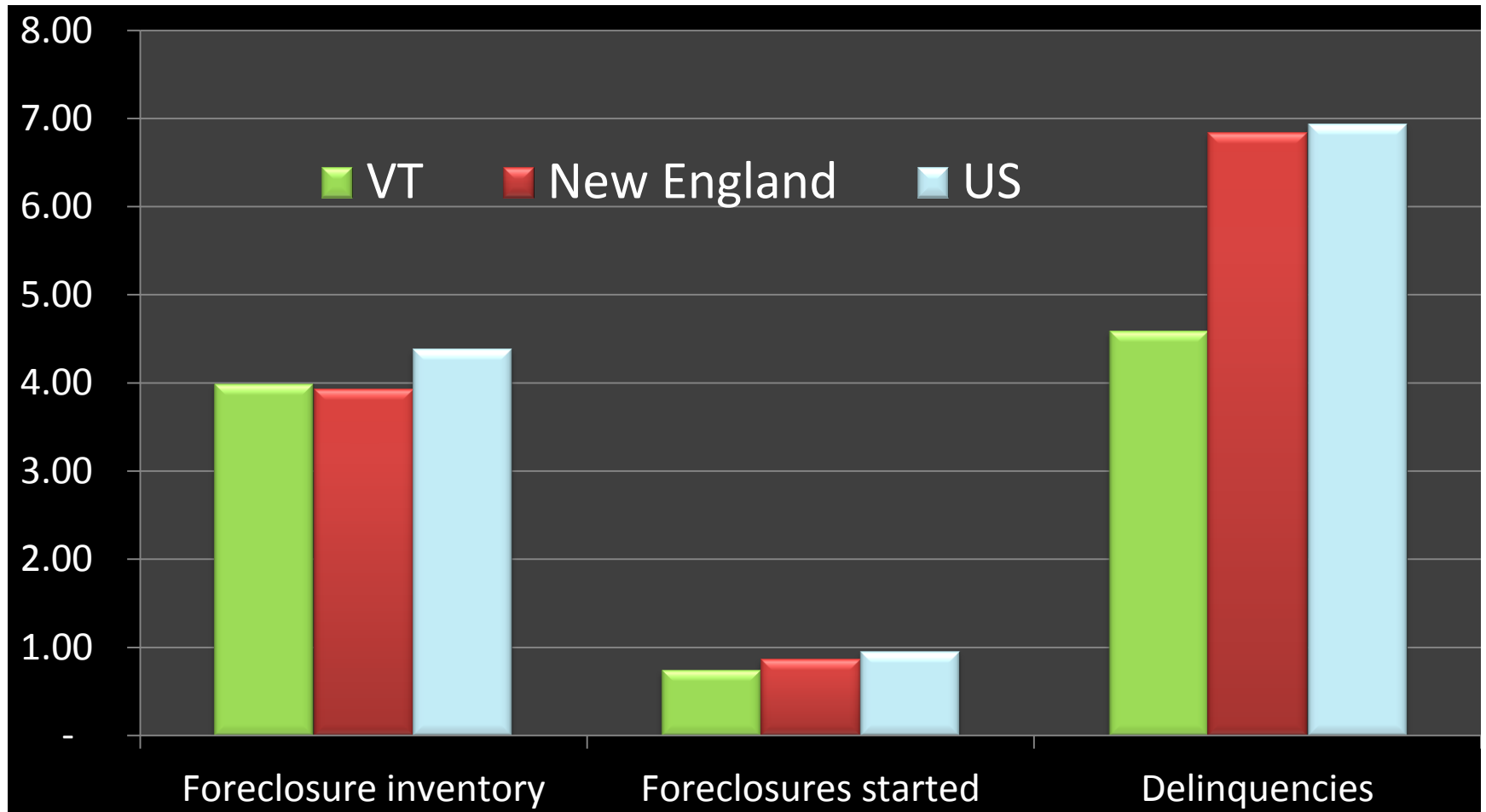


Data source: U.S. Census Bureau, American Community Survey, 2006-2010.

\*Excludes owners without mortgages.



# Foreclosures rose in VT, but not as much as in other states



Date source: MBA National Delinquency Survey, Q1 2012.

# Gaps (and opportunities) for Vermont

- Older housing stock needs updating to remain safe and energy efficient (One-third of all homes were built before 1950)
- Pace of rental stock growth not likely to meet future demand.
- Many towns lack owner homes that are affordable and small enough to suit changing demographics of the population.
- Location of affordable homes and rental options translate to long commutes for many Vermont workers.