

| | | | Home Price Affordability | | | | | | | | | | | |
|------------|----------------------------------|------------------------|---------------------------|------------------------|-------------------------|---------------------------|------------------------|-------------------------|---------------------------|------------------------|-------------------------|---------------------------|------------------------|--------|
| | | | 80% | | | 100% | | | 120% | | | 150% | | |
| Area | Median primary home sales price* | Income (80% of median) | Purchase price affordable | Cash needed at closing | Income (100% of median) | Purchase price affordable | Cash needed at closing | Income (120% of median) | Purchase price affordable | Cash needed at closing | Income (150% of median) | Purchase price affordable | Cash needed at closing | |
| Addison | 73,300 | 195,500 | 58,640 | 203,500 | 15,688 | 73,300 | 255,000 | 18,907 | 87,960 | 306,500 | 22,125 | 109,950 | 383,000 | 26,907 |
| Bennington | 64,000 | 162,710 | 51,200 | 177,000 | 14,032 | 64,000 | 222,000 | 16,844 | 76,800 | 267,500 | 19,688 | 96,000 | 334,500 | 23,875 |
| Caledonia | 55,600 | 129,500 | 44,480 | 153,500 | 12,563 | 55,600 | 193,000 | 15,032 | 66,720 | 231,500 | 17,438 | 83,400 | 290,500 | 21,125 |
| Chittenden | 81,900 | 270,000 | 65,520 | 227,500 | 17,188 | 81,900 | 285,000 | 20,782 | 98,280 | 342,500 | 24,375 | 122,850 | 428,000 | 29,719 |
| Essex | 48,000 | 100,000 | 38,400 | 132,500 | 11,250 | 48,000 | 166,000 | 13,344 | 57,600 | 200,000 | 15,469 | 72,000 | 250,500 | 18,625 |
| Franklin | 81,900 | 189,900 | 65,520 | 227,500 | 17,188 | 81,900 | 285,000 | 20,782 | 98,280 | 342,500 | 24,375 | 122,850 | 428,000 | 29,719 |
| Grand Isle | 81,900 | 179,450 | 65,520 | 227,500 | 17,188 | 81,900 | 285,000 | 20,782 | 98,280 | 342,500 | 24,375 | 122,850 | 428,000 | 29,719 |
| Lamoille | 68,600 | 185,000 | 54,880 | 190,500 | 14,875 | 68,600 | 239,000 | 17,907 | 82,320 | 286,500 | 20,875 | 102,900 | 358,500 | 25,375 |
| Orange | 66,800 | 155,000 | 53,440 | 184,500 | 14,500 | 66,800 | 232,000 | 17,469 | 80,160 | 279,000 | 20,407 | 100,200 | 349,000 | 24,782 |
| Orleans | 54,000 | 134,000 | 43,200 | 149,000 | 12,282 | 54,000 | 186,500 | 14,625 | 64,800 | 225,000 | 17,032 | 81,000 | 282,000 | 20,594 |
| Rutland | 65,700 | 139,900 | 52,560 | 181,500 | 14,313 | 65,700 | 228,000 | 17,219 | 78,840 | 274,500 | 20,125 | 98,550 | 343,000 | 24,407 |
| Washington | 73,900 | 185,350 | 59,120 | 205,000 | 15,782 | 73,900 | 257,500 | 19,063 | 88,680 | 309,000 | 22,282 | 110,850 | 386,000 | 27,094 |
| Windham | 65,500 | 160,000 | 52,400 | 181,000 | 14,282 | 65,500 | 227,000 | 17,157 | 78,600 | 273,500 | 20,063 | 98,250 | 342,000 | 24,344 |
| Windsor | 73,200 | 180,450 | 58,560 | 203,000 | 15,657 | 73,200 | 255,000 | 18,907 | 87,840 | 306,000 | 22,094 | 109,800 | 382,500 | 26,875 |
| State | 69,500 | 198,000 | 55,600 | 193,000 | 15,032 | 69,500 | 242,000 | 18,094 | 83,400 | 290,500 | 21,125 | 104,250 | 363,000 | 25,657 |

Assumptions

1. Area median income figures are the 2015 area median estimates from HUD (for a family of 4). These are updated annually, but the 2016 estimates are not yet available.
2. Area median primary homes sales prices are the 2015 medians for non-vacation houses, condos and mobile homes on owned land as per the VT Department of Taxes.
3. Purchase price affordable assumes 5% downpayment, 2015 average VT insurance, taxes and interest rates and a 30% affordability threshold (i.e. that the buyer spends 30% of income for PITI).
4. Cash at closing includes a 5% downpayment, VT property transfer tax and average additional costs of \$3,719 for origination fees by lenders, third-party fees, title search and title insurance.

*Median sales prices cover all non-vacation new and existing single-family houses, condos and mobile homes on owned land, according to VT Department of Taxes property transfer tax data for sales in 2015. New homes are generally more expensive than existing. The median sales price of all non-vacation new homes (houses, condos and mobile homes) sold in VT through the MLS in 2015 was \$350,000.

