

			Home Price Affordability											
			80%			100%			120%			150%		
Area	Median primary income	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	71,000	195,500	56,800	197,000	15,282	71,000	247,000	18,407	85,200	296,500	21,500	106,500	371,000	26,157
Bennington	62,900	162,710	50,320	174,000	13,844	62,900	218,000	16,594	75,480	263,000	19,407	94,350	328,500	23,500
Caledonia	56,400	129,500	45,120	155,500	12,688	56,400	195,500	15,188	67,680	235,500	17,688	84,600	294,500	21,375
Chittenden	84,000	270,000	67,200	233,000	17,532	84,000	292,500	21,250	100,800	351,000	24,907	126,000	439,000	30,407
Essex	46,200	100,000	36,960	127,500	10,938	46,200	159,500	12,938	55,440	192,500	15,000	69,300	241,500	18,063
Franklin	84,000	189,900	67,200	233,000	17,532	84,000	292,500	21,250	100,800	351,000	24,907	126,000	439,000	30,407
Grand Isle	84,000	179,450	67,200	233,000	17,532	84,000	292,500	21,250	100,800	351,000	24,907	126,000	439,000	30,407
Lamoille	66,200	185,000	52,960	183,000	14,407	66,200	229,500	17,313	79,440	276,500	20,250	99,300	346,000	24,594
Orange	64,900	155,000	51,920	179,500	14,188	64,900	225,000	17,032	77,880	271,000	19,907	97,350	339,000	24,157
Orleans	53,600	134,000	42,880	148,000	12,219	53,600	185,500	14,563	64,320	223,000	16,907	80,400	280,000	20,469
Rutland	63,100	139,900	50,480	174,500	13,875	63,100	219,000	16,657	75,720	263,500	19,438	94,650	329,500	23,563
Washington	72,500	185,350	58,000	201,000	15,532	72,500	252,500	18,750	87,000	303,000	21,907	108,750	379,000	26,657
Windham	65,200	160,000	52,160	180,500	14,250	65,200	226,000	17,094	78,240	272,500	20,000	97,800	340,500	24,250
Windsor	72,300	180,450	57,840	200,500	15,500	72,300	251,500	18,688	86,760	302,000	21,844	108,450	377,500	26,563
State	70,200	198,000	56,160	195,000	15,157	70,200	244,500	18,250	84,240	293,500	21,313	105,300	367,000	25,907

### Assumptions

1. Area median income figures are the 2016 area median estimates from HUD (for a family of 4).
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.

