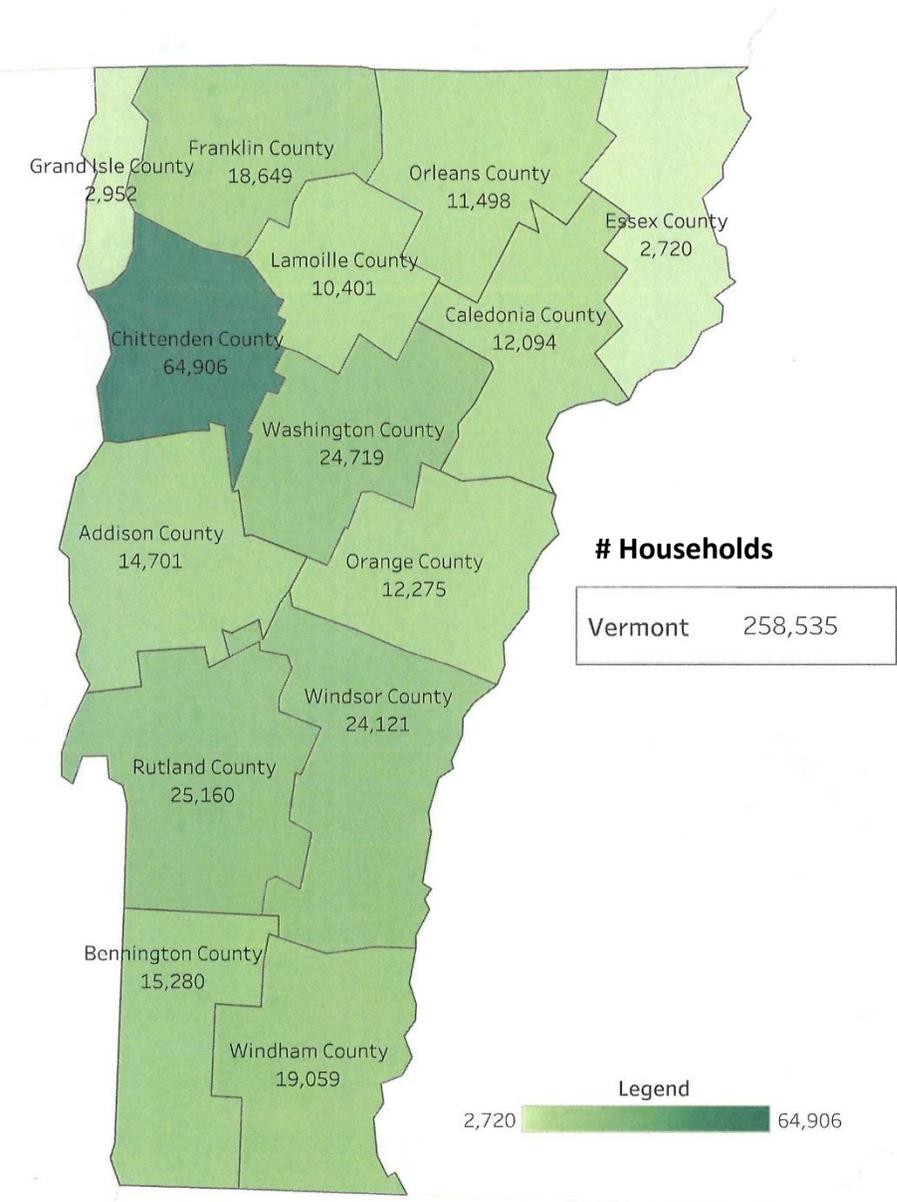


# Rutland Region Housing



**# Housing Units Vermont: 331,106**  
**Rutland County: 34,256 = 10%**

# Rutland Region Housing

## Housing Units (% of County Total)

**Rutland City: 23%**

**Rutland Micropolitan Area: 40%**

**Killington: 8%**

**Castleton: 7%**

**Brandon: 5%**

**Poultney: 5%**

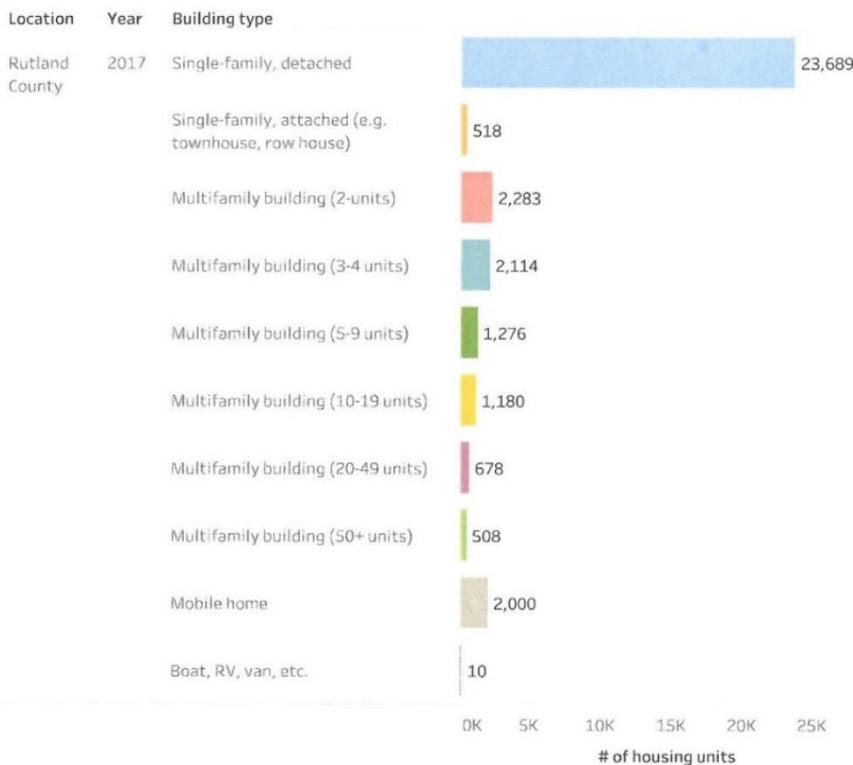
**Pittsford: 5%**

**Fair Haven: 4%**

**Wallingford: 3%**

**= 72%**

Residential building type estimates



## % Single-Family

**Rutland County: 69%**

**Vermont: 67%**

**Killington: 38%**

**Rutland City: 50%**

**Shrewsbury: 95%**

**Sudbury: 97%**

Source:  
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25024)

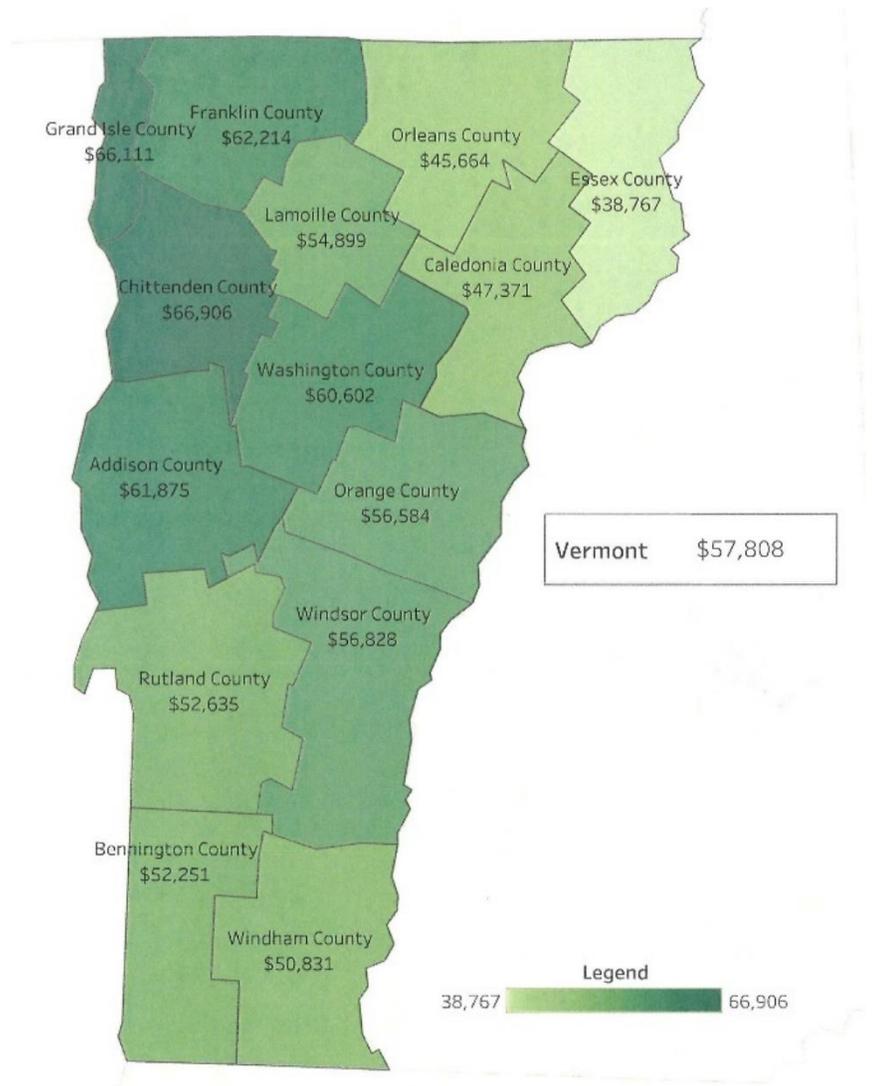
# Rutland Region Housing

<b>Average Age of Housing</b>	<b>Vermont:</b>	<b>1974</b>
	<b>Rutland County:</b>	<b>1969</b>
	<b>Fair Haven:</b>	<b>1939</b>
	<b>Proctor:</b>	<b>1939</b>
	<b>Rutland City:</b>	<b>1951</b>
	<b>Benson:</b>	<b>1980</b>
	<b>West Haven:</b>	<b>1981</b>
	<b>Killington:</b>	<b>1983</b>

## Affordability

**>30% spent on housing**

<b>Vermont:</b>	<b>30%</b>
<b>Rutland County:</b>	<b>29%</b>
<b>Rutland City:</b>	<b>44%</b>
<b>Fair Haven:</b>	<b>42%</b>
<b>Killington:</b>	<b>40%</b>
<b>Wells:</b>	<b>17%</b>
<b>Wallingford:</b>	<b>23%</b>
<b>Sudbury:</b>	<b>23%</b>



# Rutland Region Housing

## Median Household Income

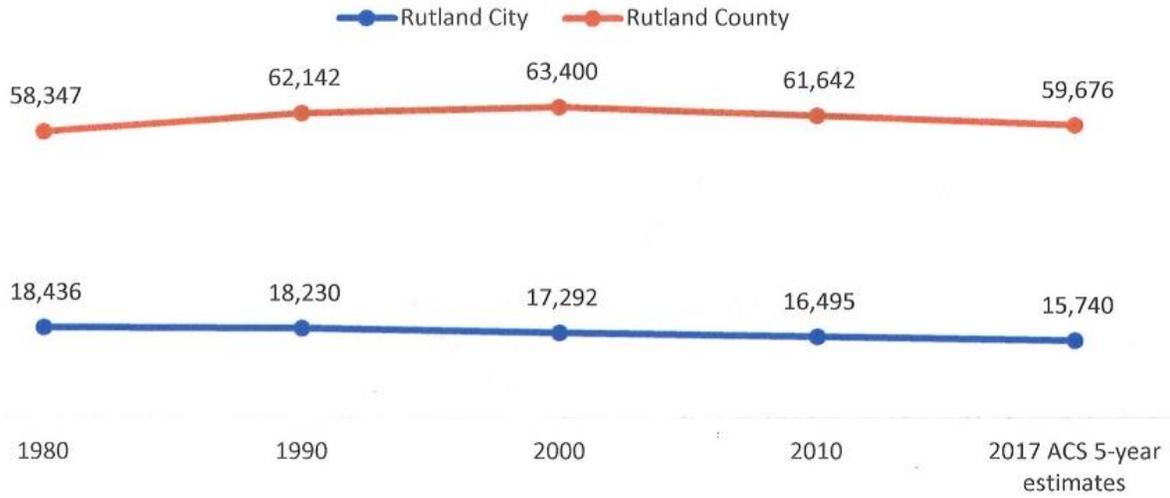
<b>Vermont:</b>	<b>\$57,808</b>
<b>Rutland County:</b>	<b>\$52,635</b>
<b>Rutland City:</b>	<b>\$42,861</b>
<b>Fair Haven:</b>	<b>\$45,871</b>
<b>Ira:</b>	<b>\$70,625</b>
<b>Sudbury:</b>	<b>\$68,750</b>
<b>Shrewsbury:</b>	<b>\$67,875</b>
<b>Mendon:</b>	<b>\$67,014</b>

## Poverty Rate

<b>Vermont:</b>	<b>11.4%</b>
<b>Rutland County:</b>	<b>11.4%</b>
<b>Rutland City:</b>	<b>14.8%</b>
<b>Fair Haven:</b>	<b>19.4%</b>
<b>West Haven:</b>	<b>18.5%</b>
<b>Pittsford:</b>	<b>16.6%</b>
<b>Sudbury:</b>	<b>3.1%</b>
<b>Proctor:</b>	<b>4.3%</b>
<b>Wells:</b>	<b>4.6%</b>
<b>Danby:</b>	<b>4.7%</b>

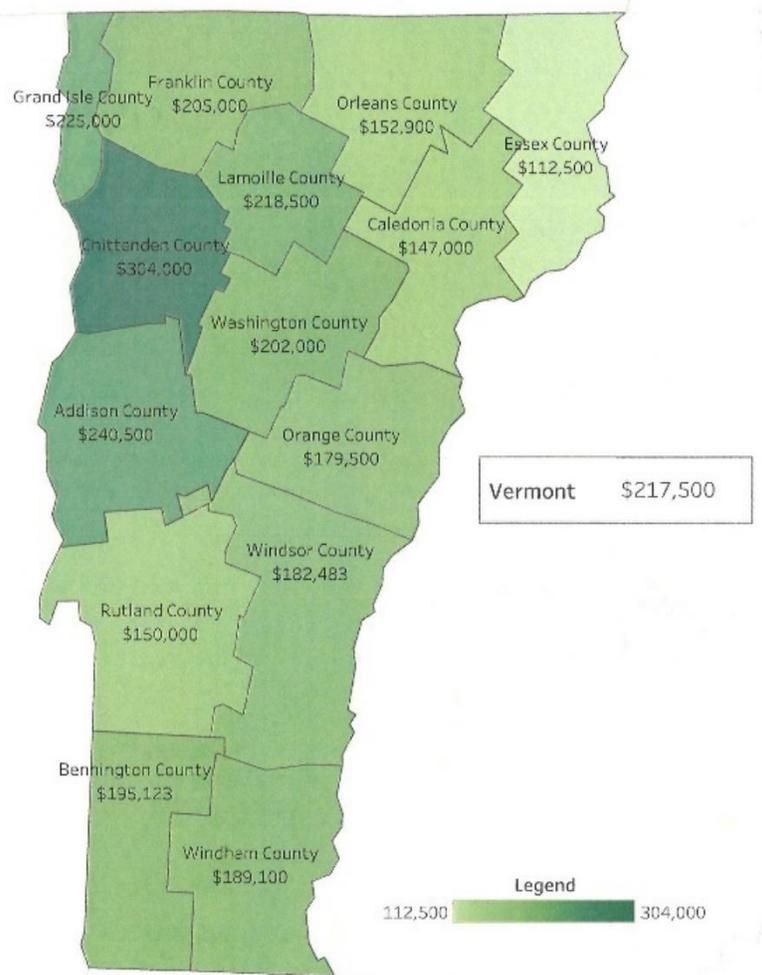
# Rutland Region Housing

## Population



## Median Primary Home Price

<b>Vermont:</b>	<b>\$217,500</b>
<b>Rutland County:</b>	<b>\$150,000</b>
<b>Rutland City:</b>	<b>\$130,750</b>
<b>Proctor:</b>	<b>\$119,000</b>
<b>Fair Haven:</b>	<b>\$129,000</b>
<b>West Haven:</b>	<b>\$445,000</b>
<b>Mendon:</b>	<b>\$252,484</b>
<b>Mount Holly:</b>	<b>\$223,000</b>
<b>Tinmouth:</b>	<b>\$222,500</b>
<b>Middletown Springs:</b>	<b>\$222,500</b>



# Rutland Region Housing

## Median Primary Home Price

Vermont:	\$217,500
Rutland County:	\$150,000
Rutland City:	\$130,750
Proctor:	\$119,000
Fair Haven:	\$129,000
West Haven:	\$445,000
Mendon:	\$252,484
Mount Holly:	\$223,000
Tinmouth:	\$222,500
Middletown Springs:	\$222,500

## Median Gross Rent

Vermont:	\$945
Rutland County:	\$821
Rutland City:	\$782
Highest:	
Chittenden	
Ira	
Mendon	
Shrewsbury	
Tinmouth	
Lowest:	
Pawlet	
Wells	
West Rutland	

## Average Number of New Single-Family

Building Permits, Rutland Region Municipalities (last 5 years): **2.6**

# Rutland Region Housing

County	Affordability Ratio, May 2019
Rutland	85%
Orange	91%
Franklin	93%
Washington	100%
Windham	101%
Windsor	106%
Bennington	111%
Addison	114%
Lamoille	133%
Chittenden	139%



**Affordability Ratio =  
Percentage of Median  
Household Income required  
to Purchase the Median  
Priced Single-Unit Home**

## From the Rutland Housing Market Study Update:

“with the weak housing market fundamentals, the presence of other vacant units raises a concern about whether there is an over-supply of housing units on the market”. Also, “continued focus, sustained investment is needed to demolish dilapidated and obsolete buildings”.

By contrast, more than two-thirds of employers feel that the for-sale market does have good quality homes available to buy...Rutland needs better housing , not more housing”.

## RECOMMENDATIONS:

- RPCs to modernize local bylaws to expedite and facilitate more construction.
- Fund housers to build new in-demand units and replace obsolete units.