South Burlington Housing Data

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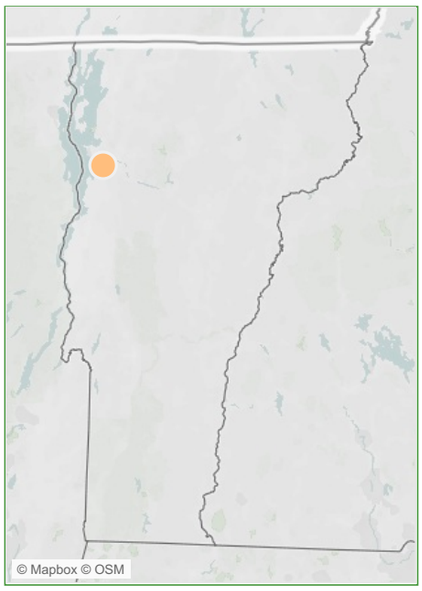
Community snapshot from www.housingdata.org



South Burlington

South Burlington

Households

Vermont	South Burlington
260,029	8,764

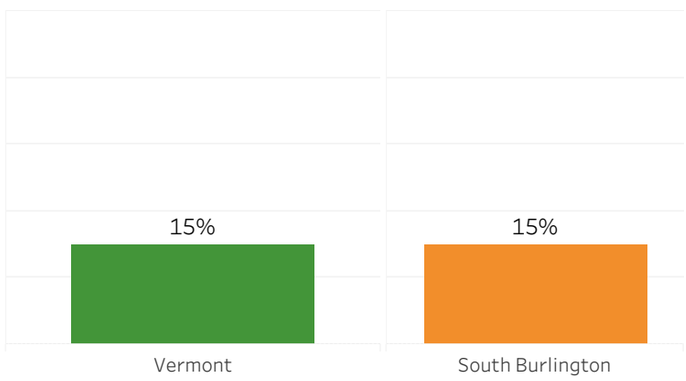
Homeless individuals
(One Night Count, 2020)

Vermont	County
1,110	261

Median household income

Vermont	South Burlington
$61,973	$73,065

% of households paying more than 50% of income towards housing expenses



Median household income of town's residents as percentage of countywide median

South Burlington
100%

% of town's workforce that live in a different town

South Burlington
69%

Average annual increase in households

Vermont	South Burlington
0.20%	1.39%

Median primary home sale price

Vermont
$245,000

South Burlington
$335,000

Median year homes built

Vermont
1974

South Burlington
1985

Median days on market

Vermont
90

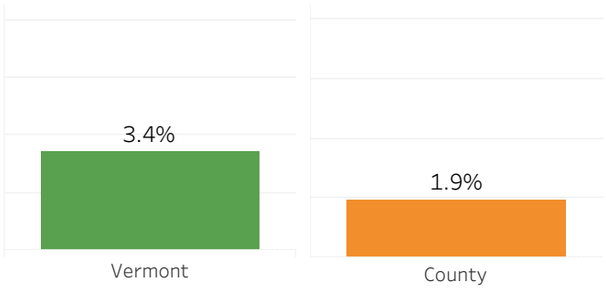
County
62

Median gross rent

Vermont
$985

South Burlington
$1,401

Rental vacancy rate



South Burlington's Four Census Tracts

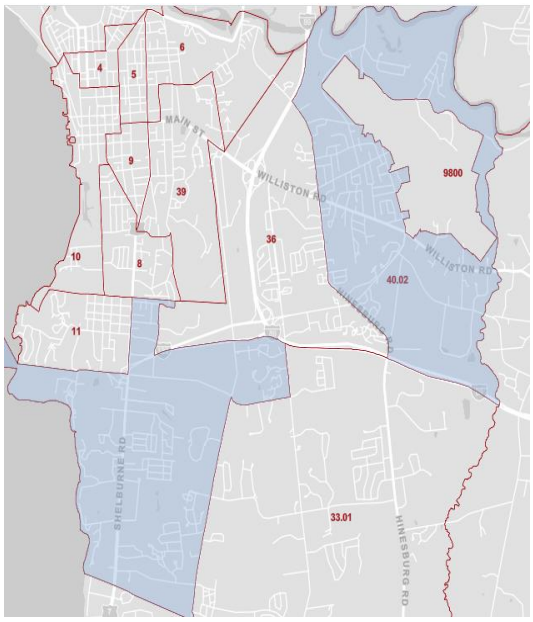
2019 American Community Survey
Five year estimates, 2015-2019
DRAFT

Vince Bolduc

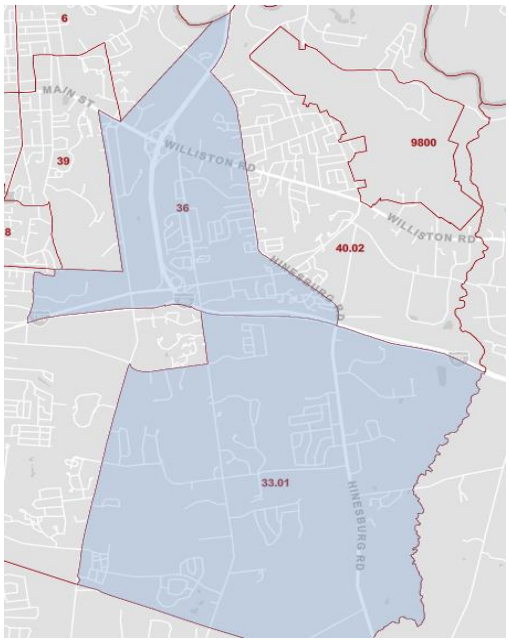
We are fortunate that the City of South Burlington is part of the Burlington Metropolitan area and thus can be statistically analyzed by smaller enumeration areas called Census Tracks. This is one of the benefits of our size and level of urbanization, quite unusual in our state. While the Census Bureau attempts to create Tracts that are socially, economically, or demographically homogeneous, it has mixed successes. With the exception of the Southeast Quadrant (SEQ), the remaining tracts are not widely recognized by any labels with formal administrative significance, although they are roughly congruent to the Legislative districts for representation to the Vermont House. Among the four Tracks, the SEQ stands out as displaying unusual socio-economic homogeneity. It is also identified as "the SEQ" in the South Burlington Comprehensive Plan and stands out as displaying the most "elite" social and economic characteristics of any Census Track in the City. As the reader can see, it is distinctive in many ways and casual observation of residents do not contradict this characterization. In comparison, Census Track 33.04 is quite diverse, extending from Overlook Park on Spear Street to Lake Champlain and the northern border of Burlington. I have labeled this Track "Spear to Lake."

It is very important to note that all the data from this American Community Survey (ACS) is based on sample surveys taken monthly over a period of five years and is subject to a broad range of sampling error as explained in the methodology sections of the "Design and Methodology Report" (see https://www.census.gov/programs-surveys/acs/methodology/design-and-methodology.html, last revised in July of 2020.) The errors are proportionately largest when the subject matter is a subsample of the whole, such as the numbers of minorities in each Census Tract. Respondents also create errors in the data when they over or under estimate their answers on such questions as their income or the value of their homes. These caveats notwithstanding, the resulting statistics are insightful and often covers subjects not under the purview of City government. Any conflicts between official City data and data from these Census surveys should favor the City data as the more accurate.

For the sake of convenience, this report shall use these labels for each of the four Census Tracts:

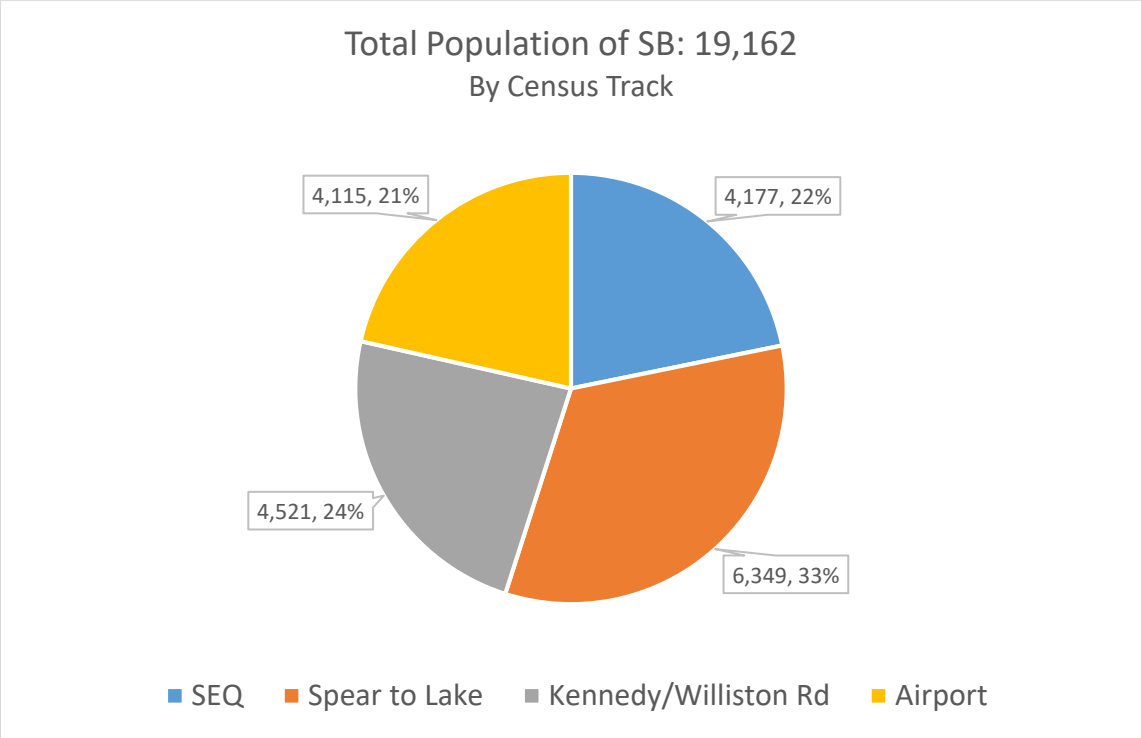


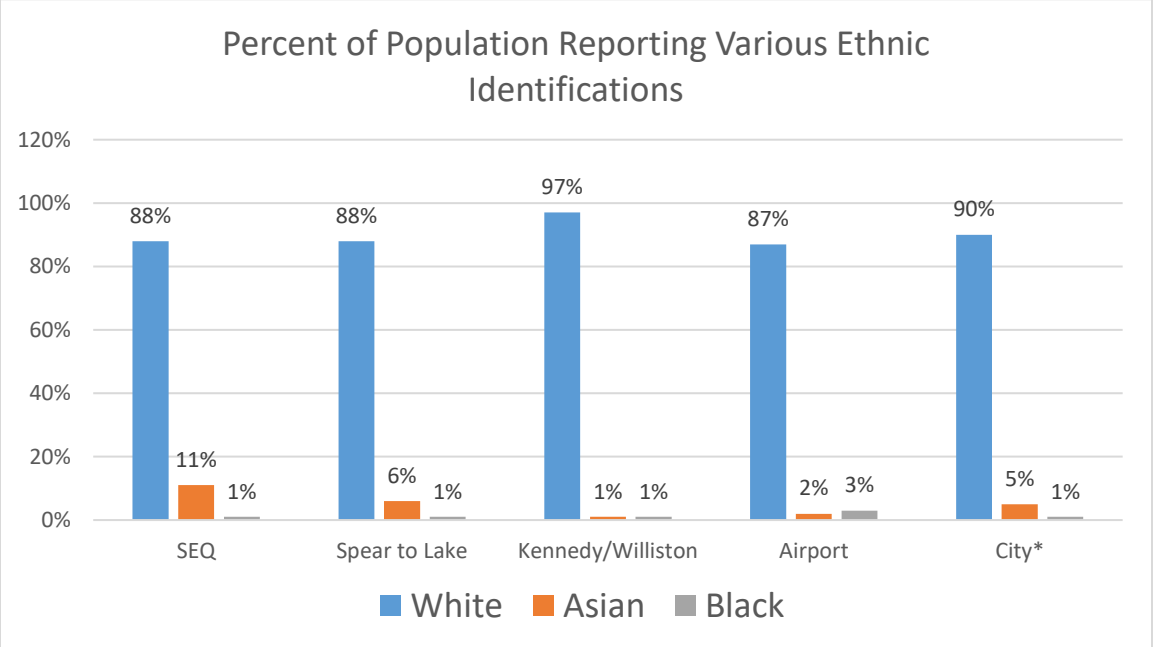
Census Tract 33.04 (left) will be labeled as “Spear to Lake”
Census Tract 40.02 will be labeled as “Airport”



Census Tract 36 (north of 89) will be labeled as “Kennedy/Williston Rd”
Census Tract 33.01 will be labeled the Southeast Quadrant

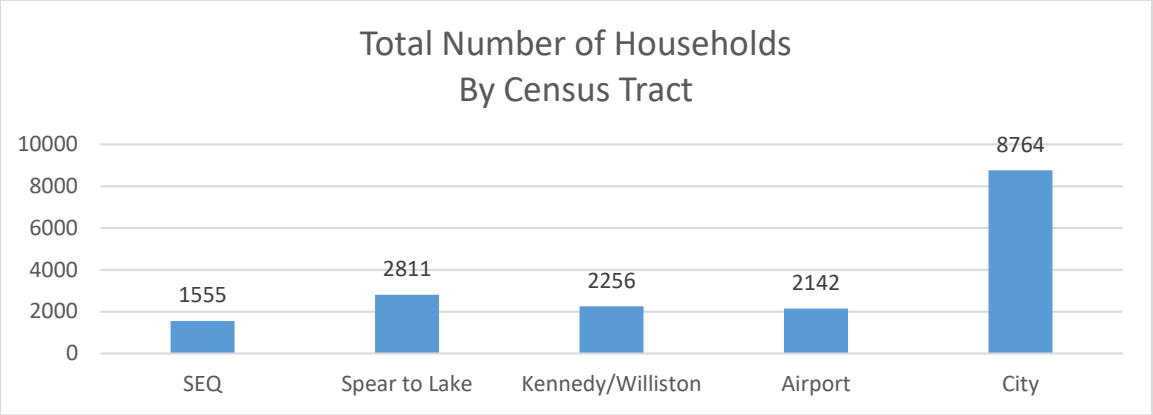
A. Population Composition

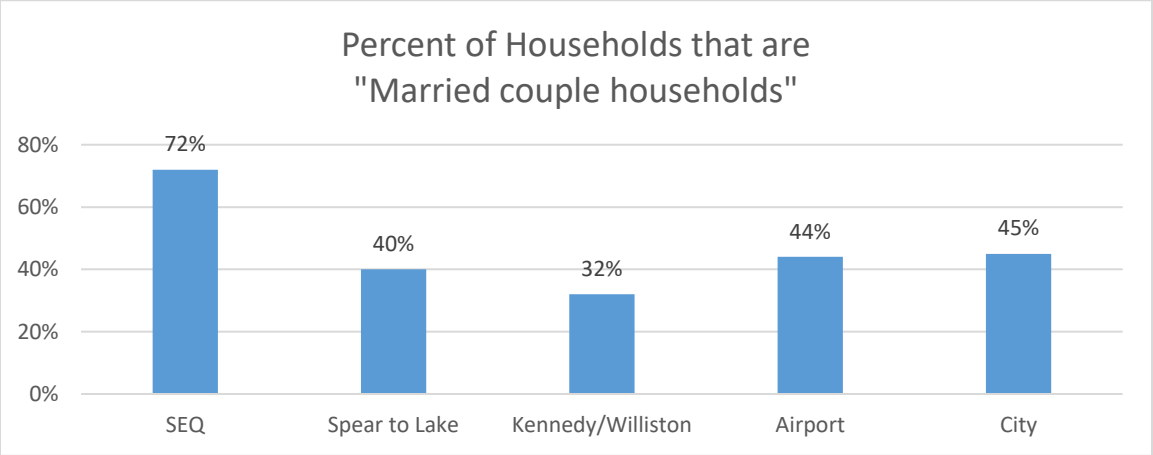


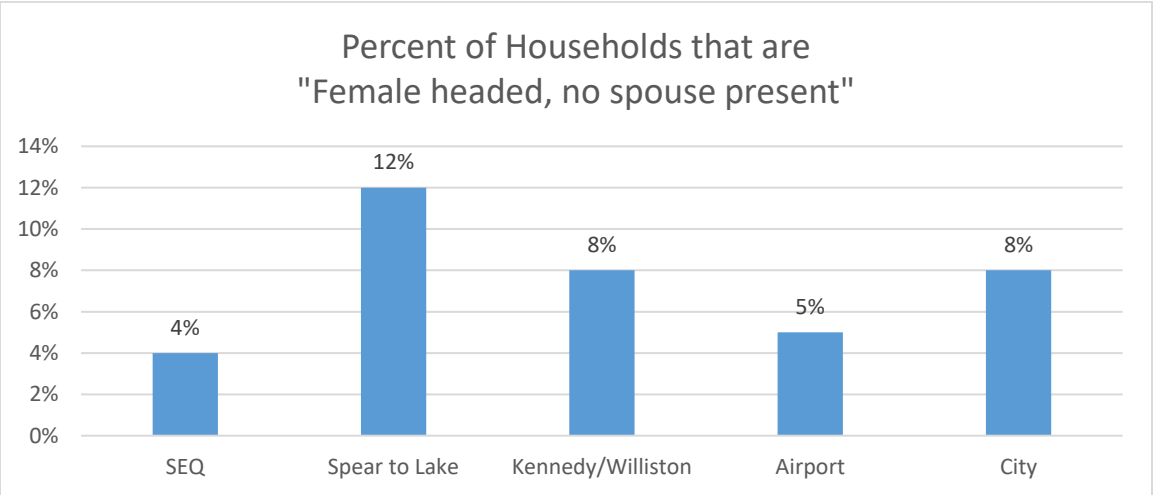


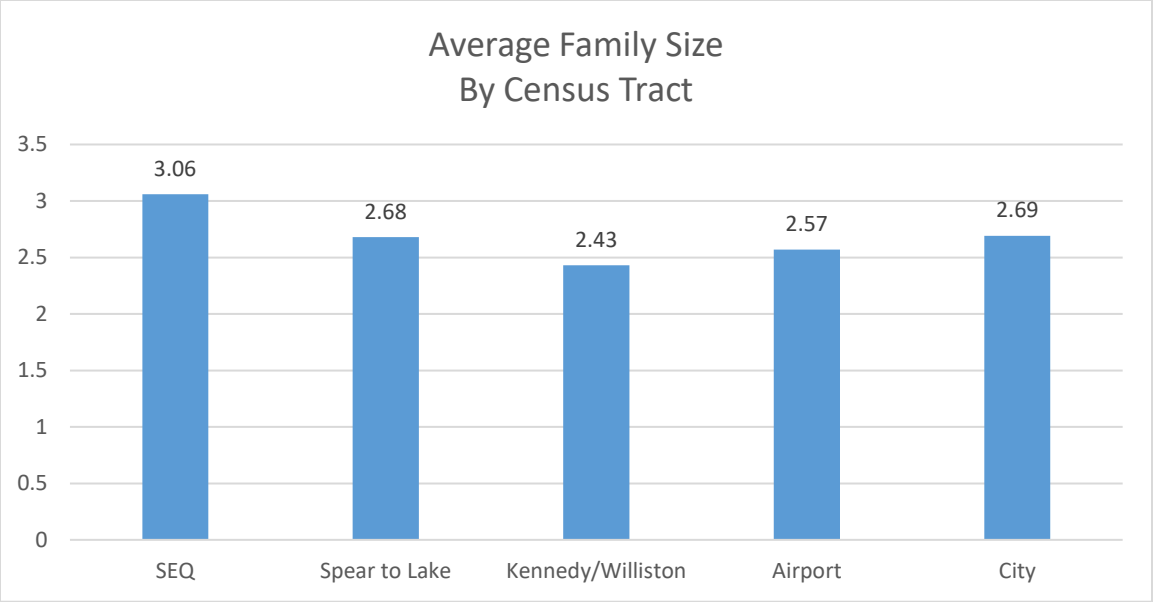
*The ACS estimates 966 Asians and 243 Blacks in the City.
In Vermont, 1.4% identify as "Asian" and 1.3% identify as Black.

B.Family and Households

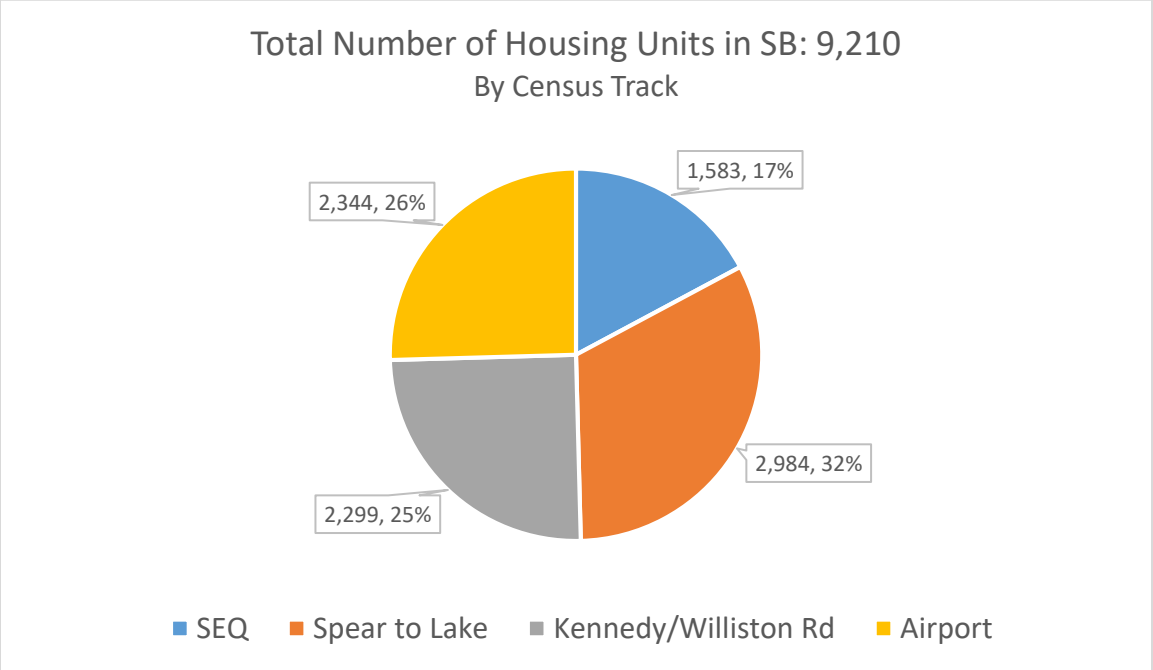


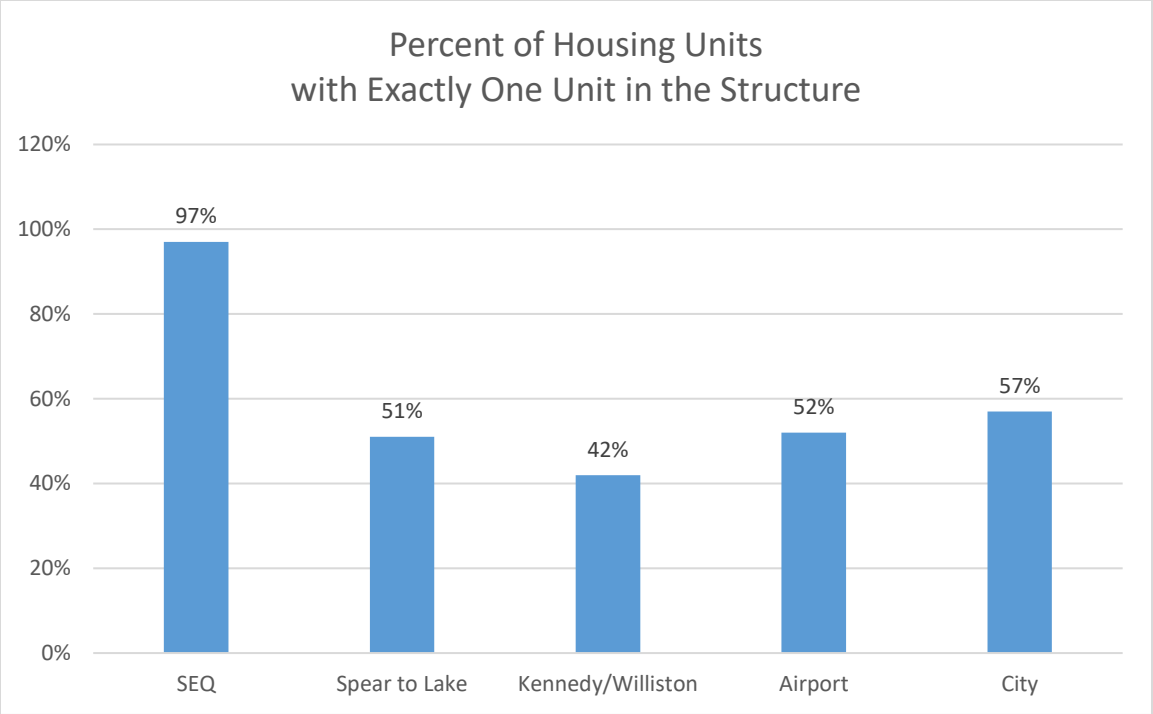


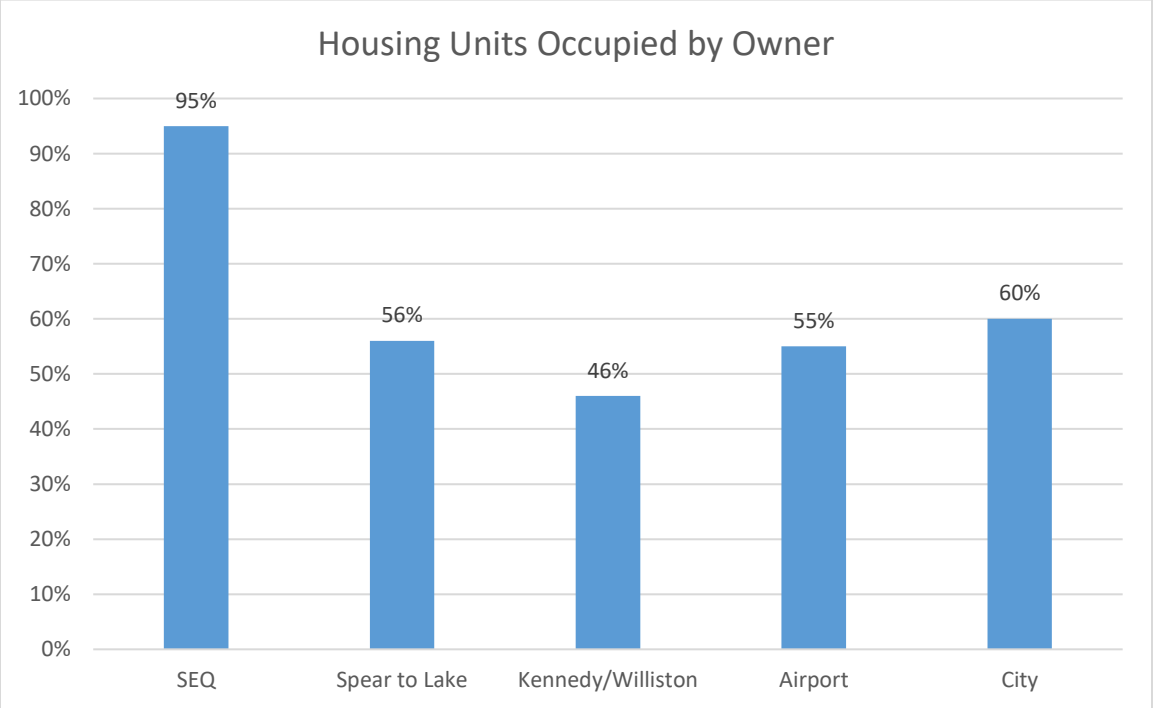



Average Family Size
By Census Tract
3.5
3
2.5
2
1.5
1
0.5
0
3.06
2.68
2.43
2.57
2.69
SEQ
Spear to Lake
Kennedy/Williston
Airport
City

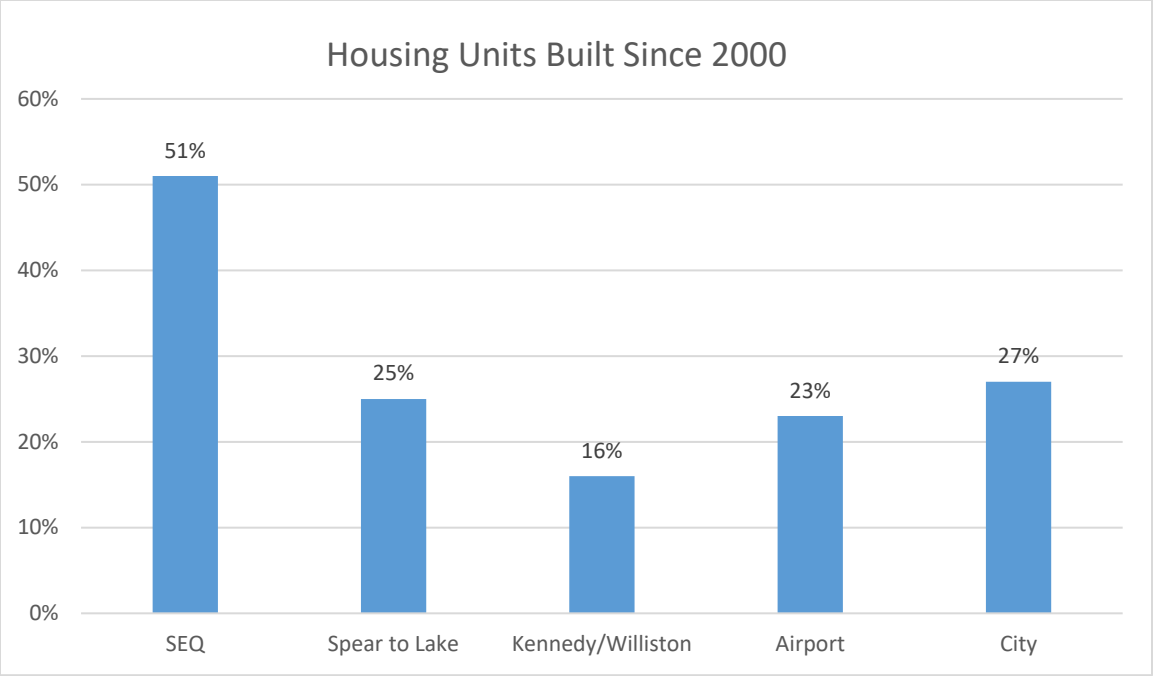
C.Housing

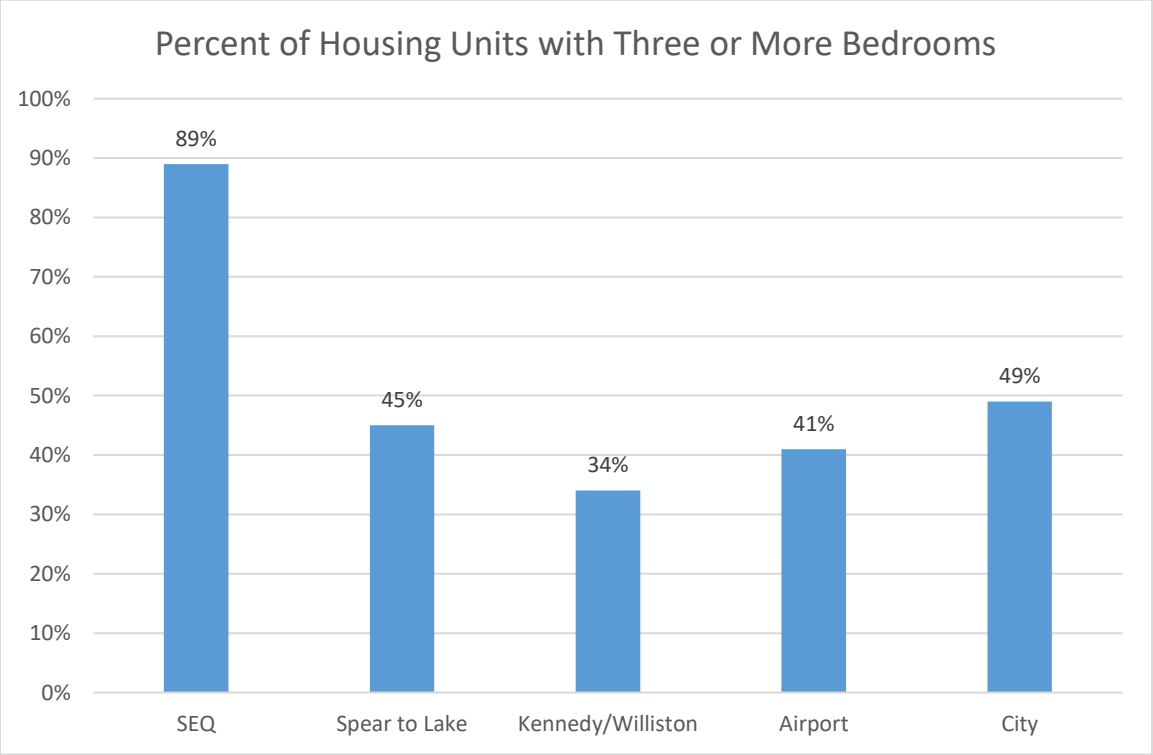

Total Number of Housing Units in SB: 9,210
By Census Track
1,583, 17%
2,344, 26%
2,984, 32%
2,299, 25%
SEQ
Spear to Lake
Kennedy/Williston Rd
Airport



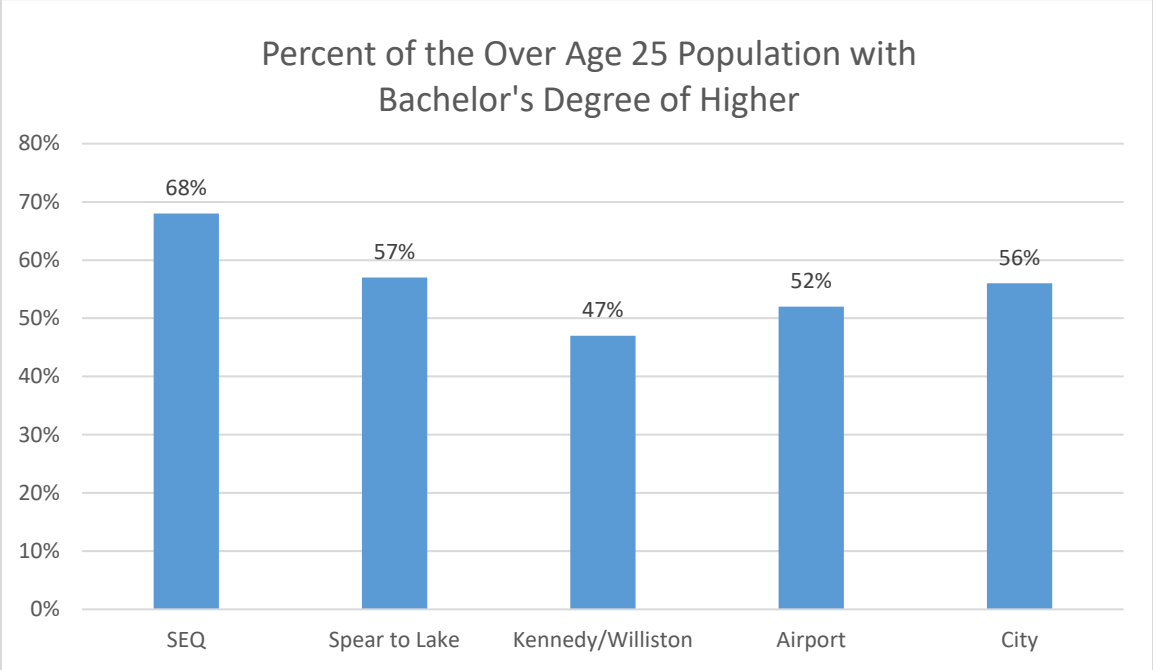


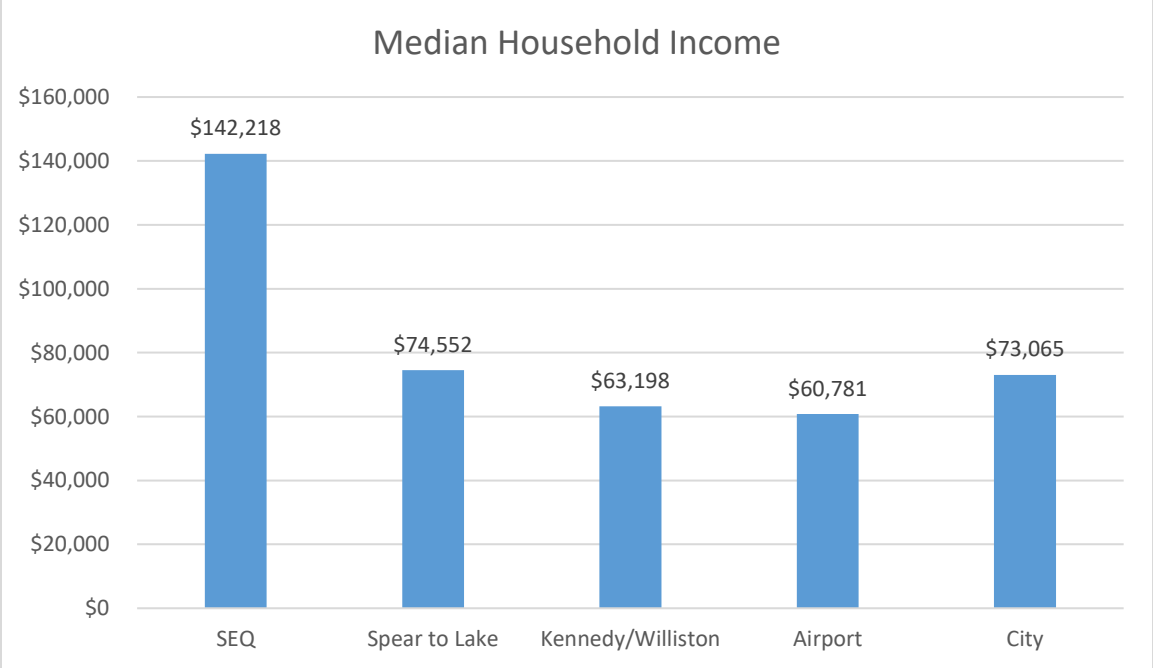
Vermont homeownership rate: 71%; U.S.: 64%


Housing Units Built Since 2000
60%
50%
40%
30%
20%
10%
0%
51%
25%
16%
23%
27%
SEQ
Spear to Lake
Kennedy/Williston
Airport
City

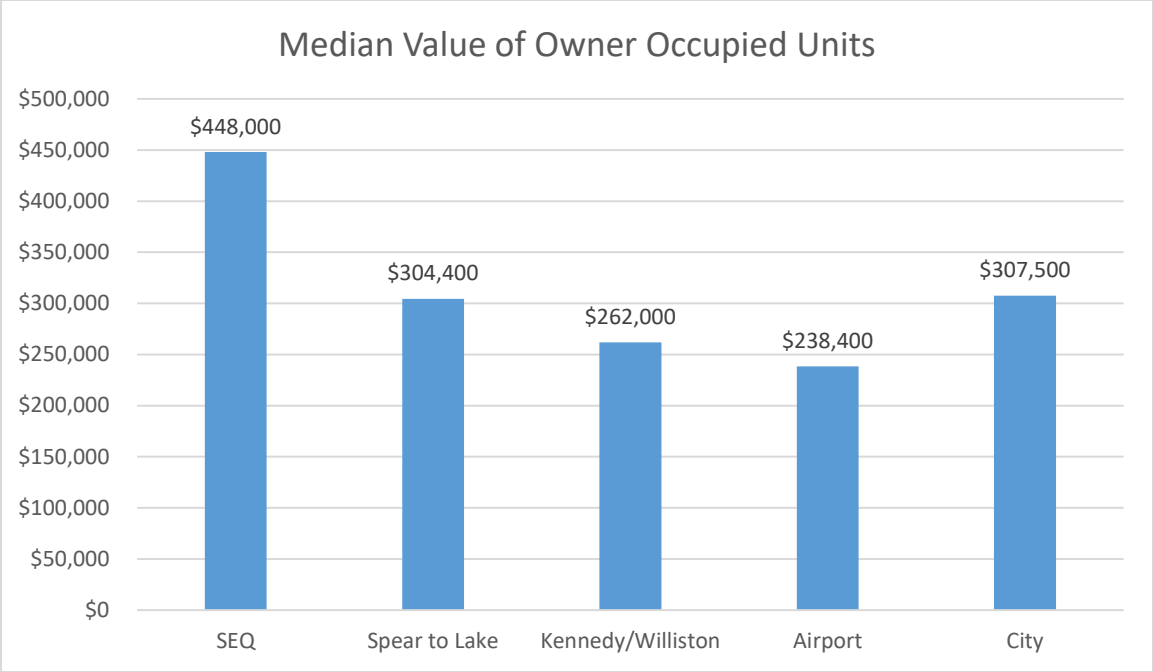

Percent of Housing Units with Three or More Bedrooms
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
89%
45%
34%
41%
49%
SEQ
Spear to Lake
Kennedy/Williston
Airport
City

D.Measures of Social and Economic Status

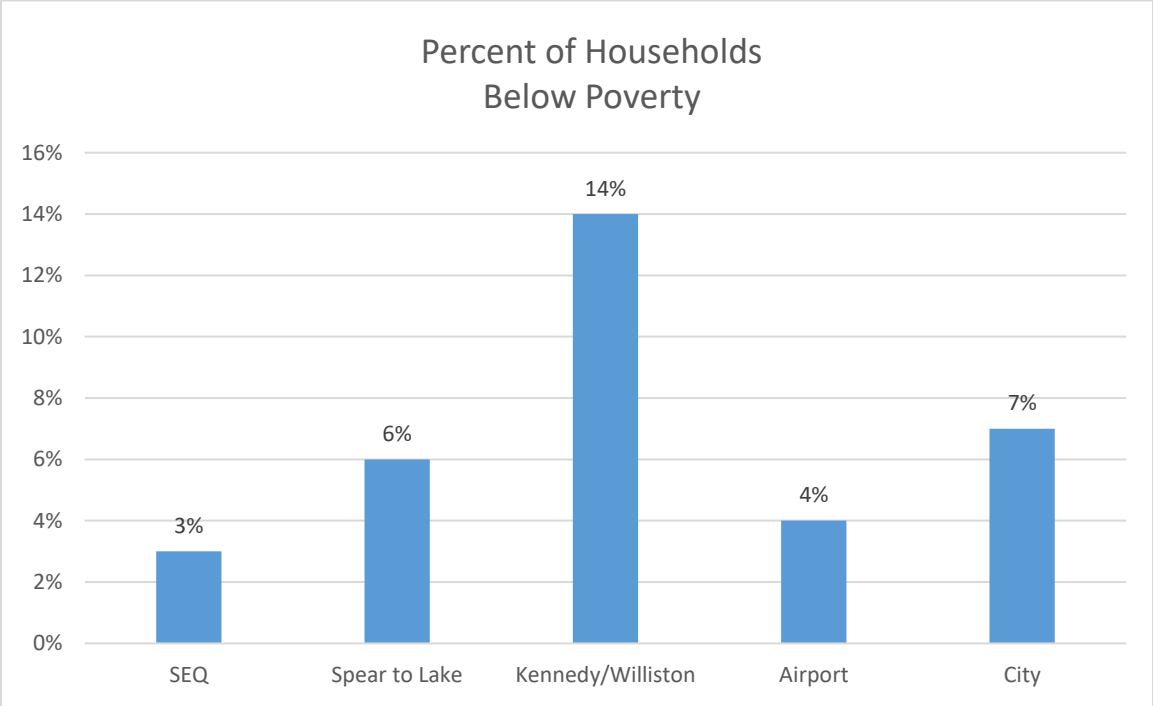


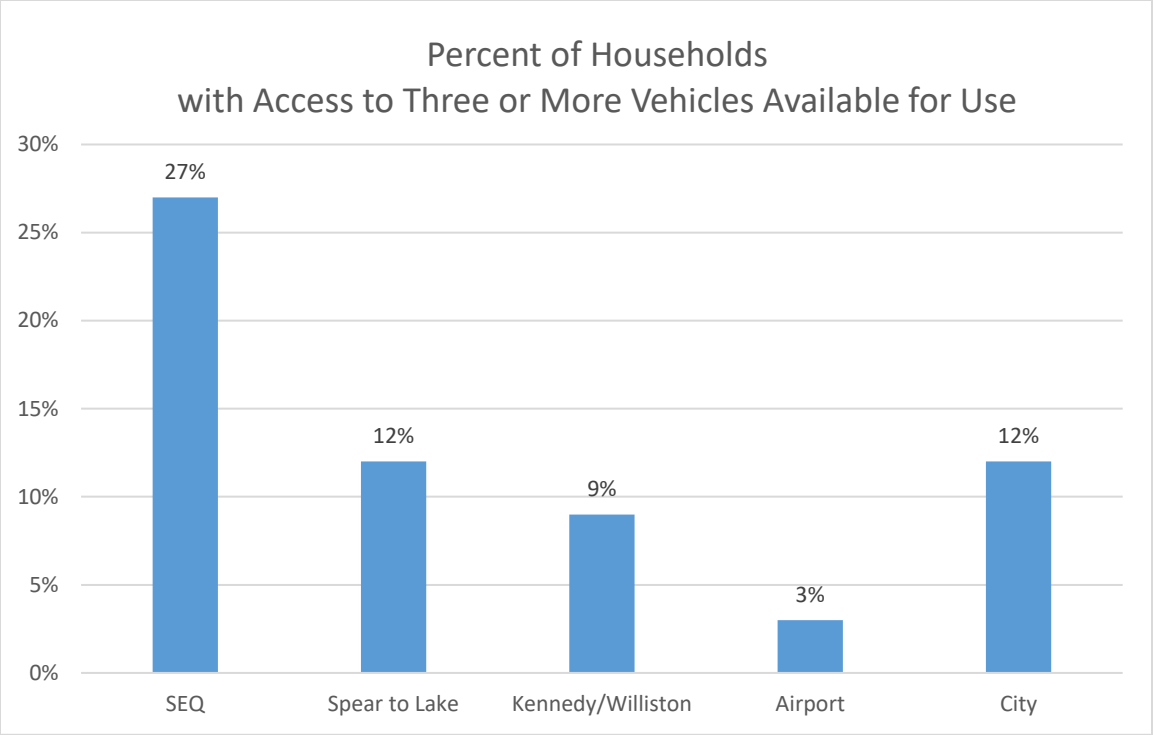


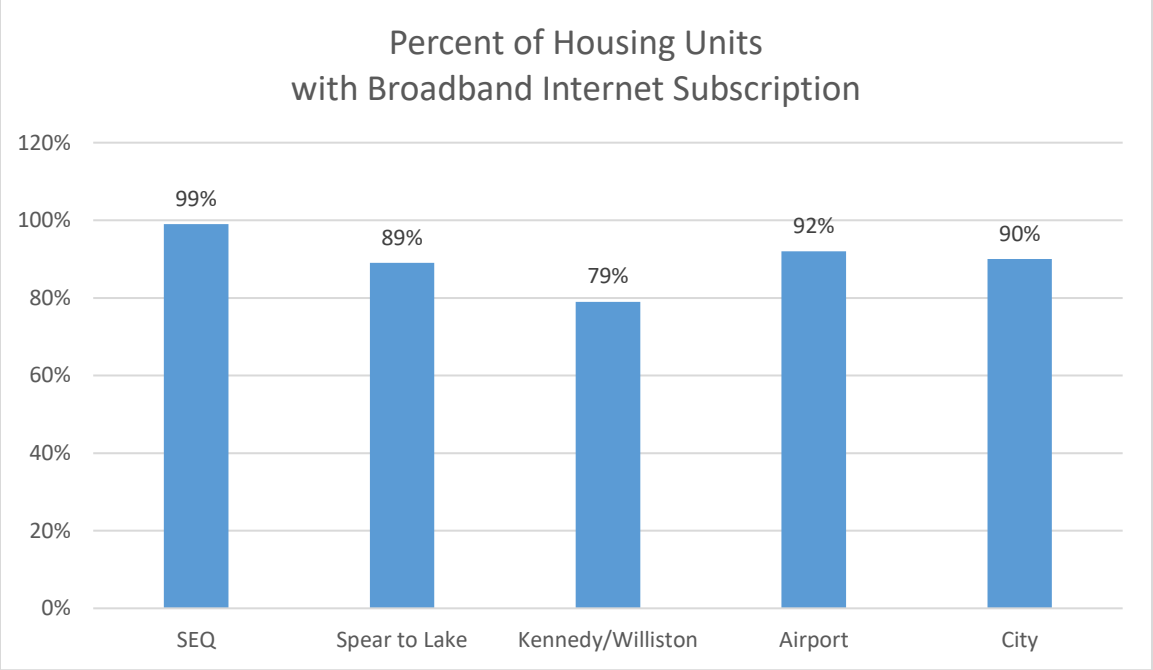
Median household income in Shelburne: $82,895; VT: $63,001; U.S.: $65,712



Median housing value in VT: $233,200; U.S.: $240,500

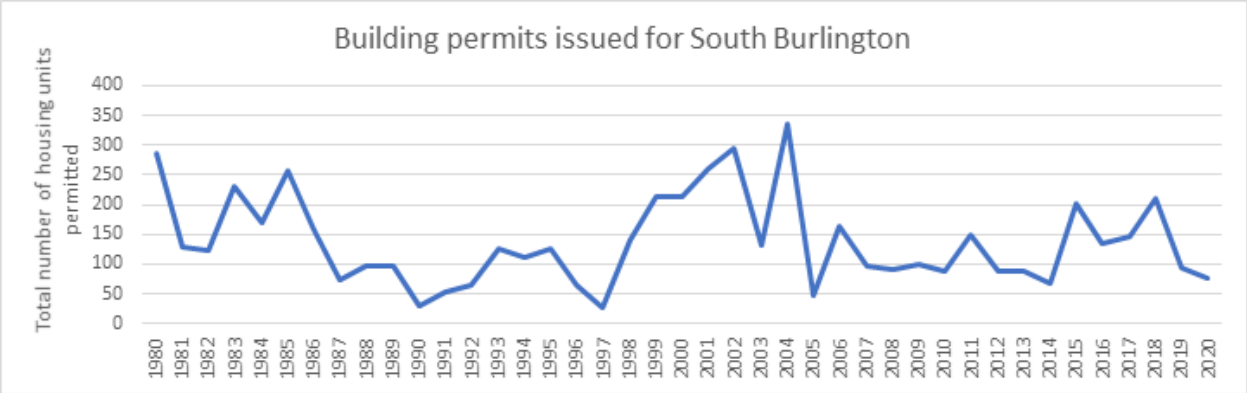



Percent of Households
with Access to Three or More Vehicles Available for Use
30%
25%
20%
15%
10%
5%
0%
27%
12%
9%
3%
12%
SEQ
Spear to Lake
Kennedy/Williston
Airport
City

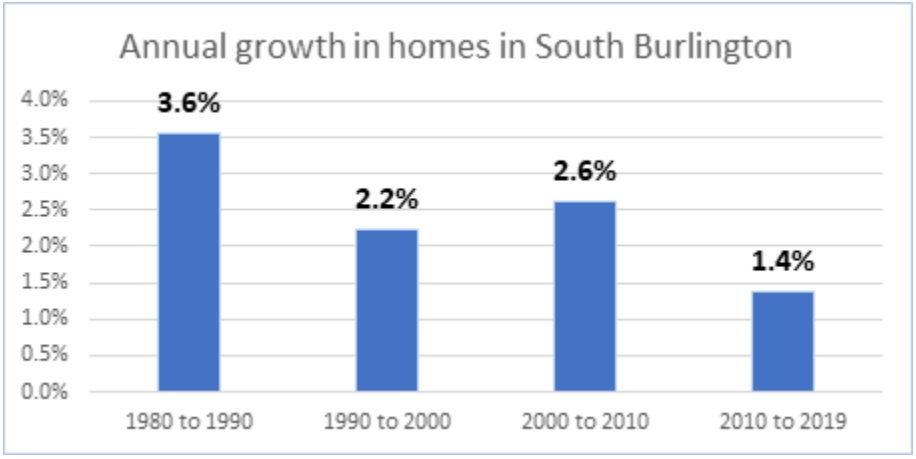

Percent of Housing Units
with Broadband Internet Subscription
120%
100%
80%
60%
40%
20%
0%
99%
89%
79%
92%
90%
SEQ
Spear to Lake
Kennedy/Williston
Airport
City

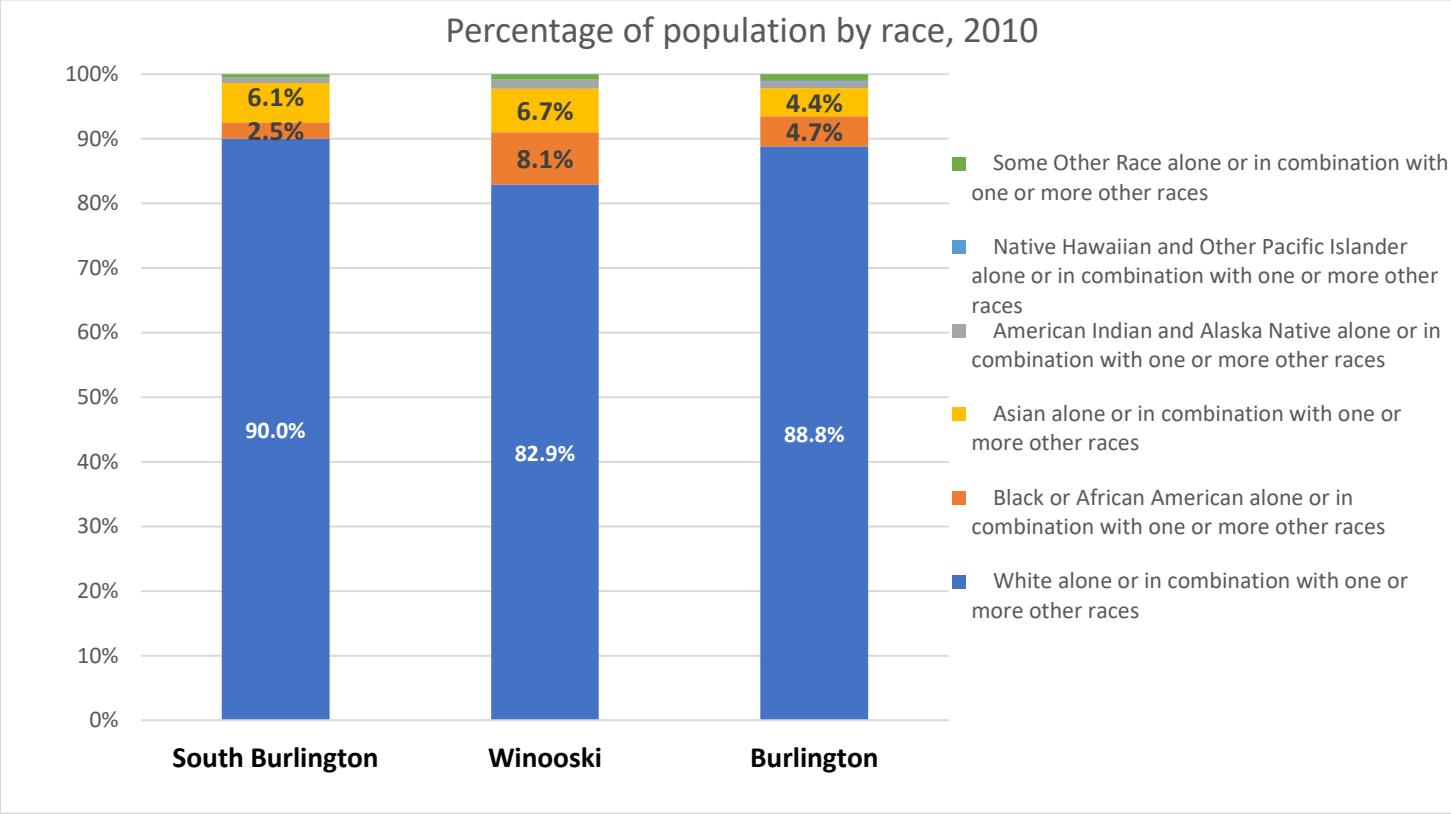
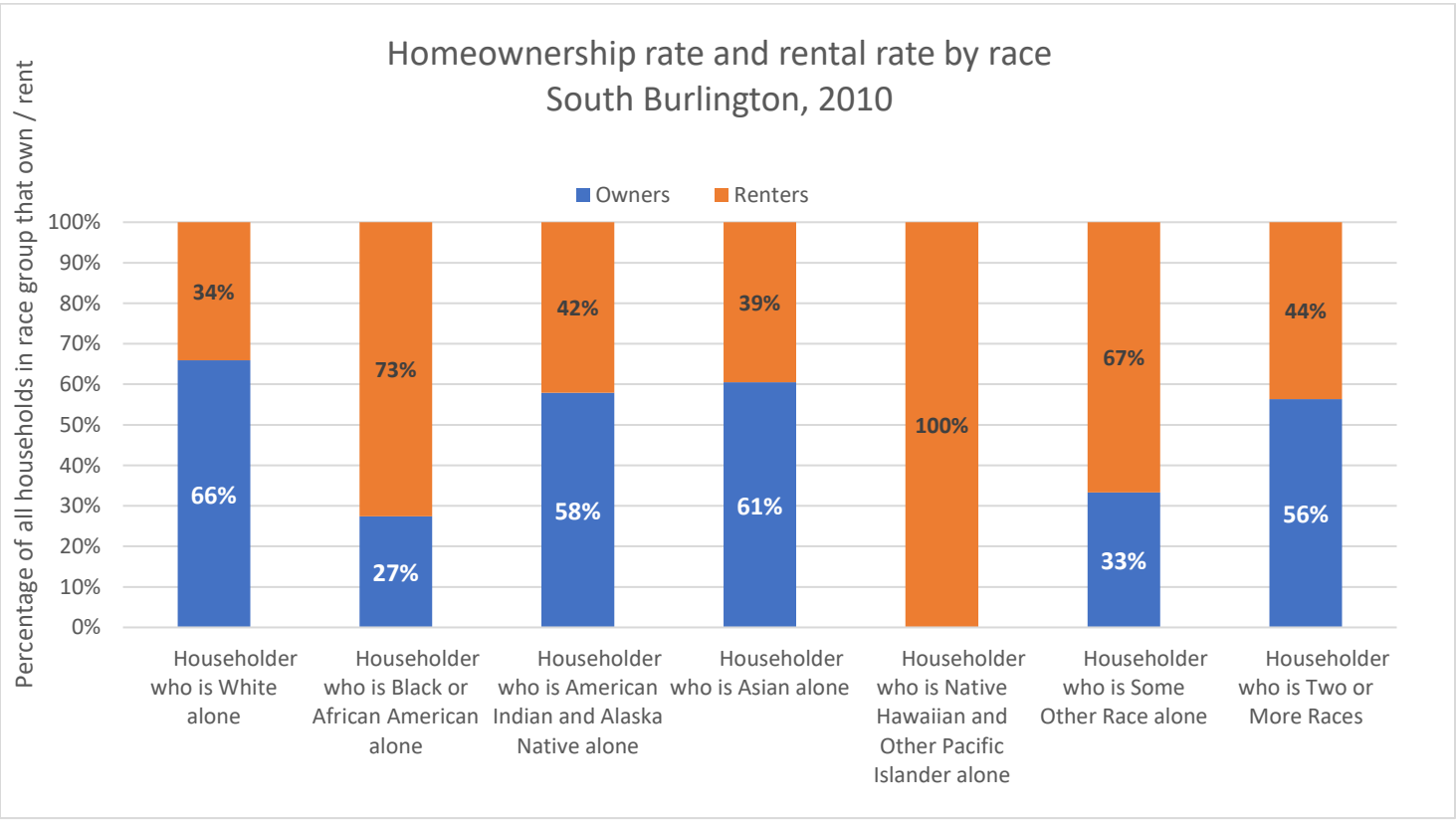
Data about home building in South Burlington, 4/5/2021

There were 76 new homes permitted in 2020 but the annual average in the past decade is 122 homes. As shown below, there is a good bit of fluctuation from year to year. For more details about building permits, see https://www.housingdata.org/profile/housing-stock/building-permits.



In terms of homes built and occupied, the average annual rate is at an all-time low for the City (1.4%). For more info on this, see https://www.housingdata.org/profile/housing-stock/rate-of-change



Race

Source: [2010 Decennial Census]