

# Chapter 12 : Bennington County

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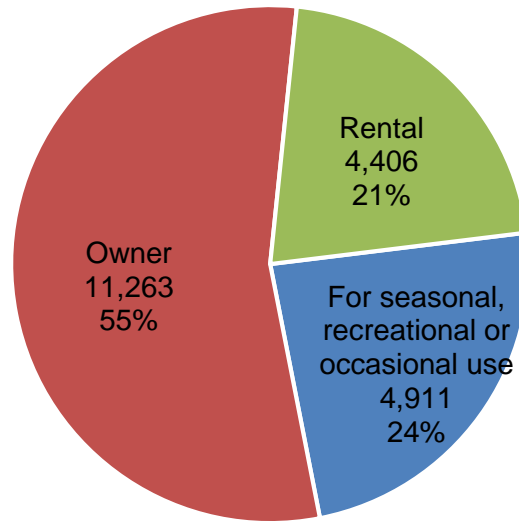
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## Total housing stock

Bennington County’s housing stock consists of 20,580 year-round and seasonal homes.

**Figure 12-1: Bennington County housing types**

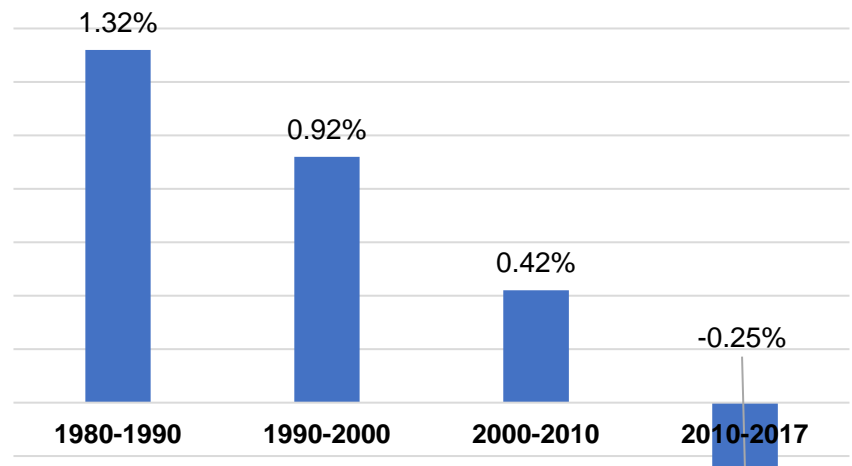


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from [housingdata.org](https://housingdata.org).

## Pace of housing and population growth

Since 2010, Bennington County’s total occupied non-vacation housing stock has been declining at an annual pace of 0.25%<sup>1</sup>, compared to a growth rate of 0.16% for the state. Although growth may occur in some individual Bennington County towns, the number of households living in the county is projected to continue to decline between 2020 and 2025.

**Figure 12-2: Average annual change in Bennington County housing supply**



Source: U.S. Census Bureau American Community Survey and Decennial Census from [housingdata.org](https://housingdata.org).

<sup>1</sup> The housing stock can decline when homes are destroyed or abandoned, when year-round homes converted to use as occasional/seasonal homes or non-residential purposes, or when multiple units are consolidated to form a single home.

Figure 12-3: Bennington County household growth

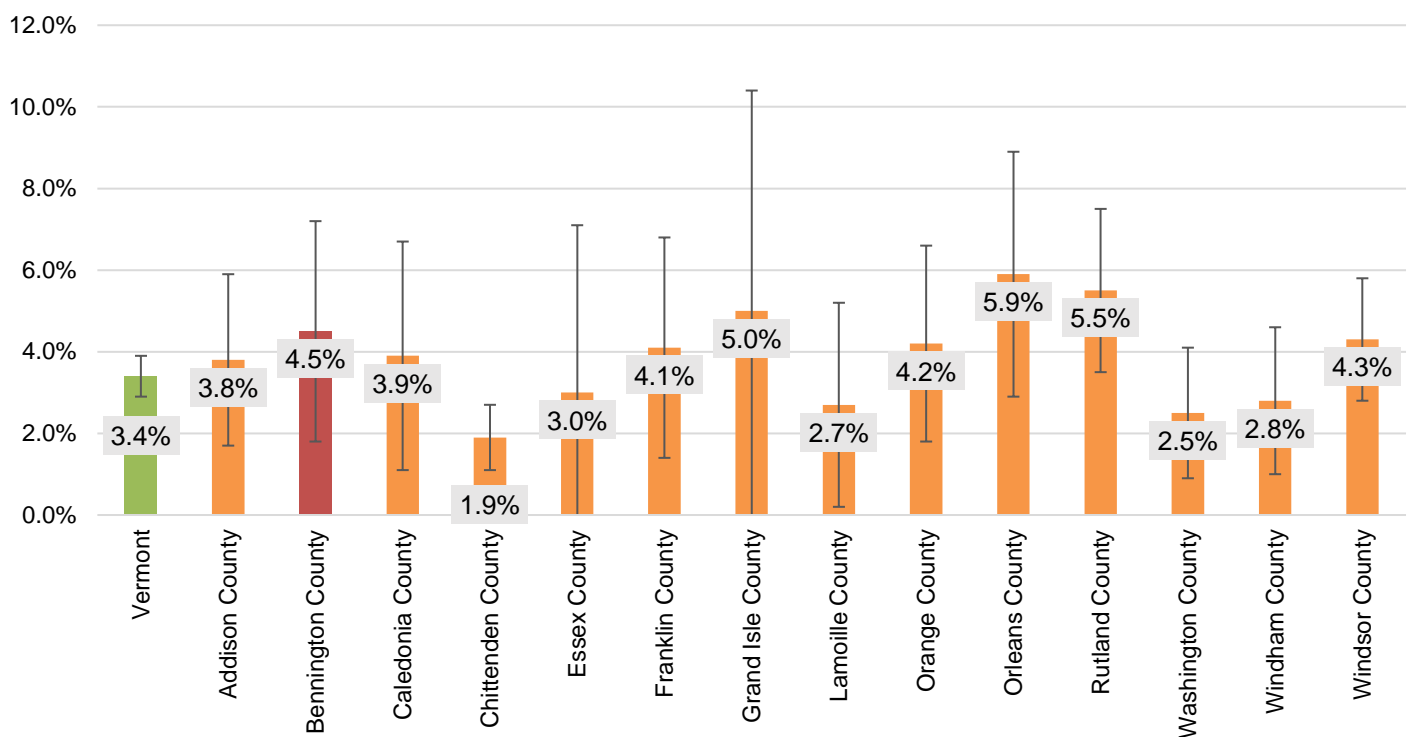
Estimated households in 2020	Projected expansion of households living in county, 2020-2025
<b>15,067</b>	None (decline of 124)

Source: Claritas

## For rent and for sale homes

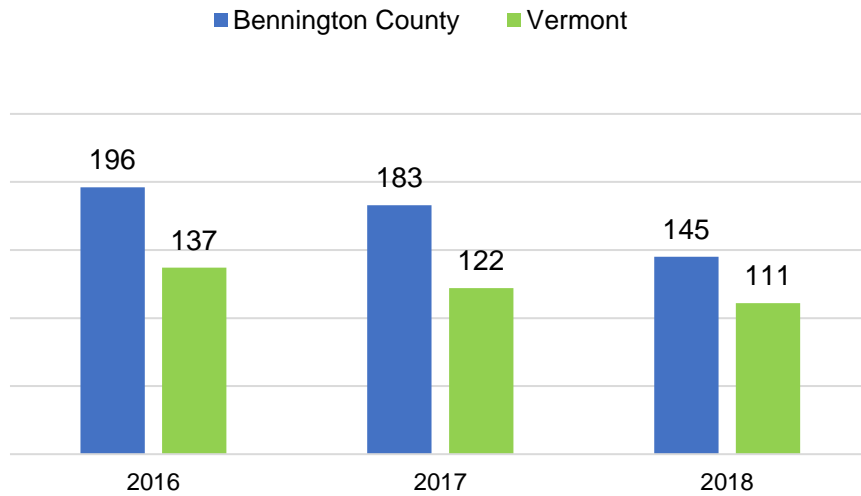
Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Bennington County is 4.5%-- higher than the statewide rate of 3.4%. The average days on market of homes for sale in Bennington County (146 days in 2018) is also higher than for the state as a whole.

Figure 12-4: Bennington County rental vacancy rates



Source: VHFA analysis of estimates of U.S. Census Bureau: American Community Survey 5-year estimates, 2013-2017. Margins of error are shown with vertical lines within the bar for each county's point estimate. Reliable vacancy estimates are available for Vermont, Chittenden County, Rutland County and Windsor County. Estimates for other counties should be used with caution. The rate represents the estimated portion of "For Rent" homes that are not seasonal units as a percentage of all estimated occupied and vacant rental homes that are not seasonal. The portion of vacant rental homes that are not seasonal is estimated by assuming the same seasonal home rate as exists for the occupied housing stock.

**Figure 12-5: Median days on market of homes sold in Bennington County**

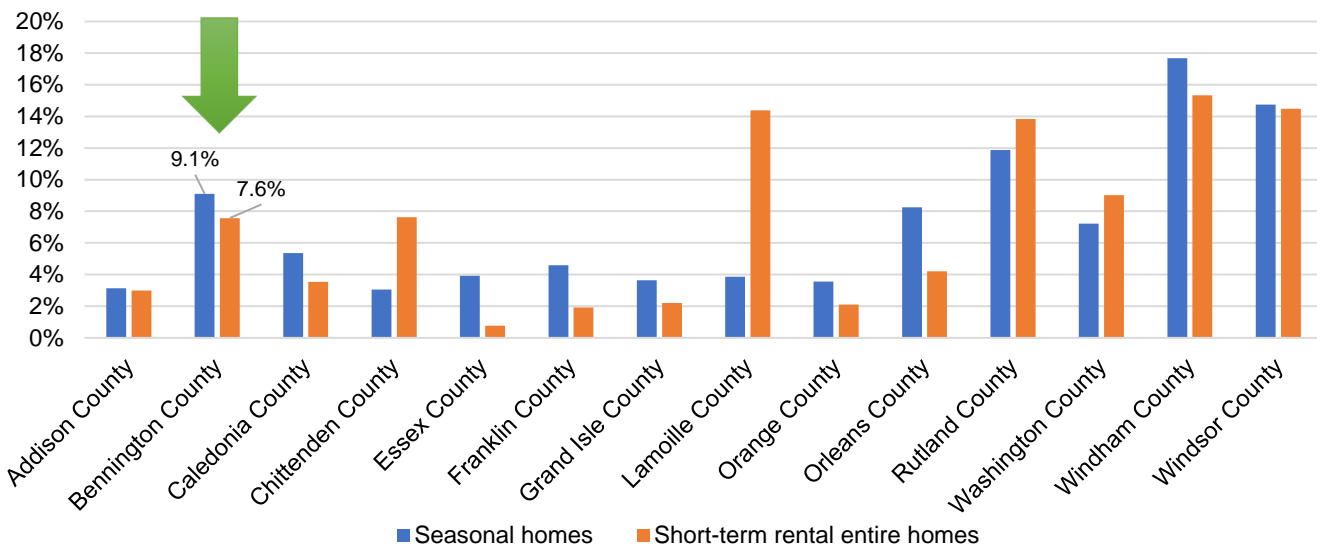


Source: Multiple Listing Service (MLS) from [housingdata.org](https://housingdata.org)

## Short-term rentals and vacation home effect on market

About 9% of Vermont’s stock of vacation homes and 8% of its short-term rental homes are located in Bennington County. Of all homes in the county, 24% are vacation (seasonal) homes and 2% are consistently used as short-term rentals. The number of short-term rental homes in Bennington County was 609 in July 2019--an increase of 15% relative to 2018.

**Figure 12-6: Distribution of Vermont’s seasonal homes and short-term rental homes by county**



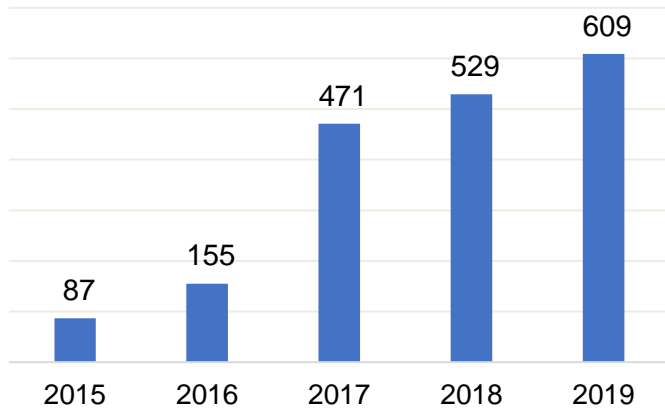
Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://housingdata.org).

**Figure 12-7: Bennington County seasonal home snapshot**

	Seasonal homes	As % of all homes in county/state
Bennington County	4,911	24%
Vermont	53,940	17%

Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://www.housingdata.org).

**Figure 12-8: Bennington County short-term rental listings**



Source: Active listings of entire homes as of July of each year from AirDNA.

**Figure 12-9: Bennington County short-term rental home snapshot**

	Active listings (homes)	Available entire month	As % of all homes in county/state	12-month increase in listings	Average daily rate
Bennington County	609	68%	2.0%	15%	\$ 352
Vermont	8,041	72%	1.8%	12%	\$ 215

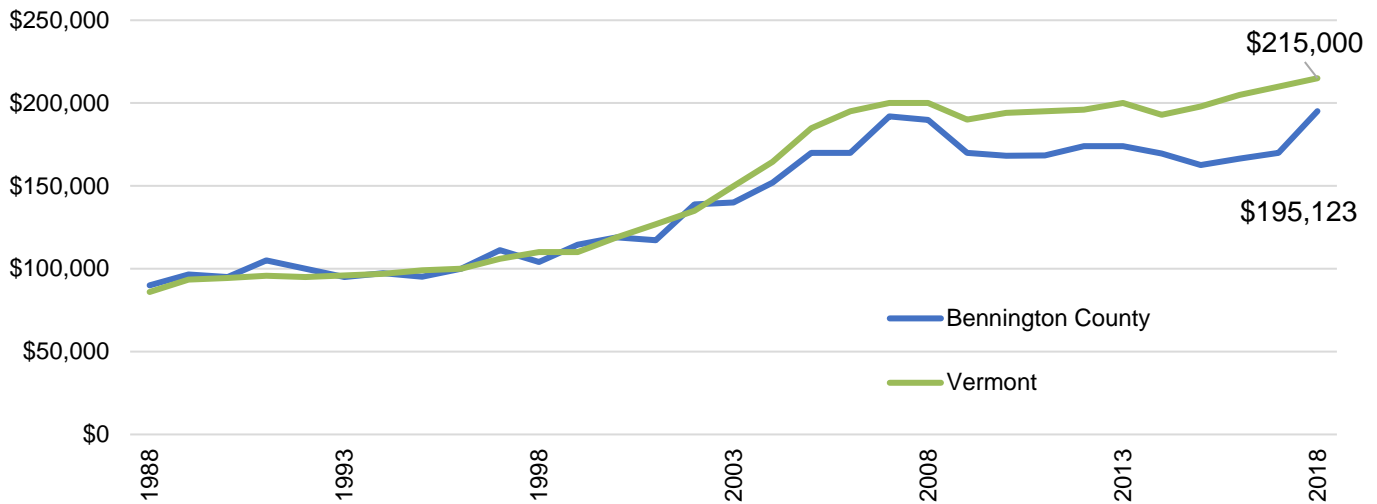
Source: Active listings of entire homes as of July of each year from AirDNA.

# Housing affordability

## Home prices and rents

The median sales price of a primary home in Bennington County in 2018 was \$195,123, well below the statewide median price of \$215,000.

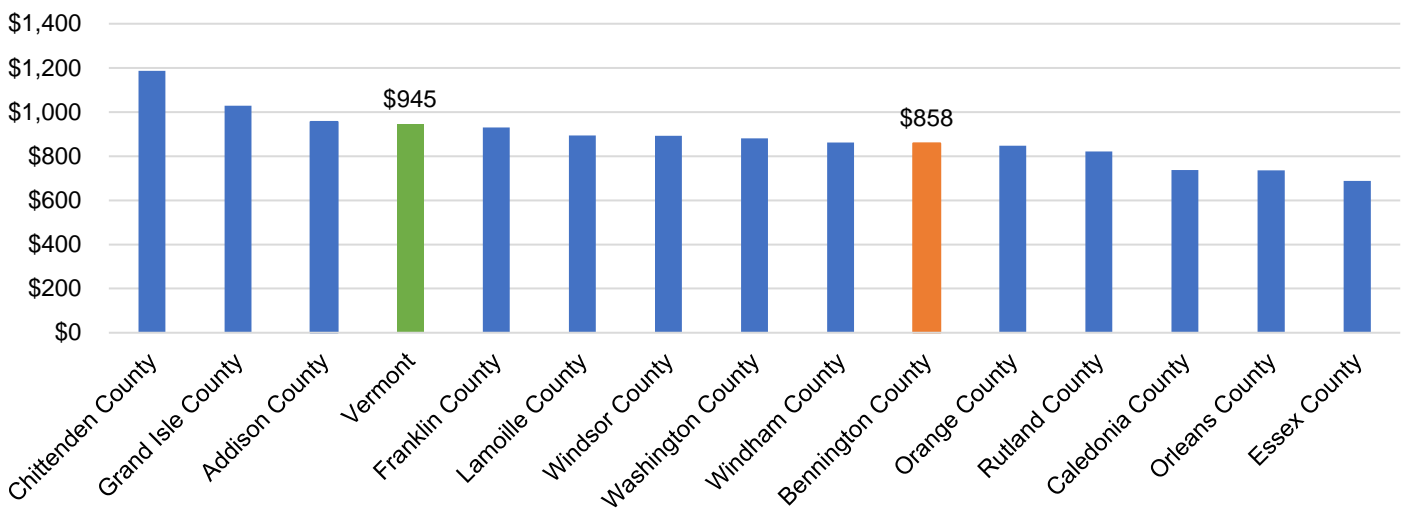
**Figure 12-10: Bennington County median home sale prices**



Source: Vermont Property Transfer Tax (PTT) records from [housingdata.org](http://housingdata.org). Includes only non-vacation homes.

Bennington County’s median gross rent (including utilities) was also lower than the Vermont median, at an estimated \$858 per month compared to \$945 statewide.

**Figure 12-11: Bennington County median monthly rent, 2017**

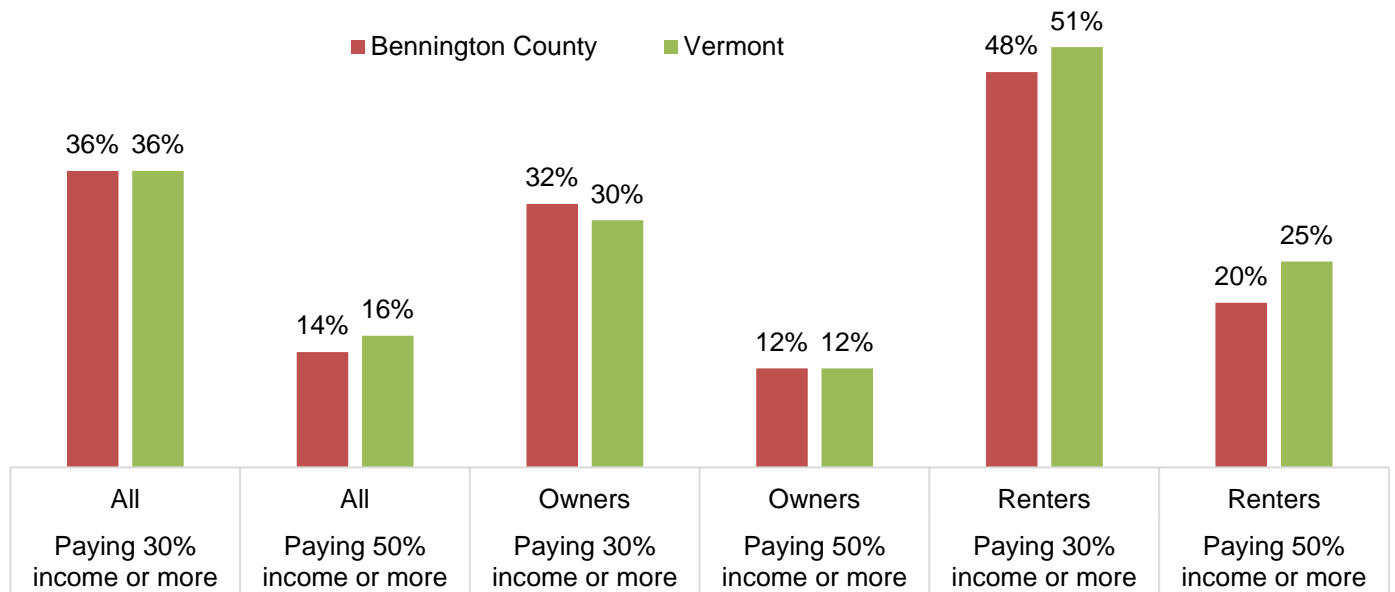


Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](http://housingdata.org).

## Cost burden

When a household’s housing expenses consume less than 30% of their monthly income, their housing is considered “affordable” because there is likely to be enough income remaining to afford other necessities. 36% of all Bennington County households pay more than 30% of their income for housing, the same as the state at large. About 14% of Bennington County households pay a severely high 50% or more of their income for housing. These households are at a high risk of housing instability, including frequent moves, eviction, foreclosure and homelessness.

**Figure 12-12: Bennington County households with high housing costs relative to income**



Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).

**Figure 12-13: Bennington County households with high housing costs relative to income**

	Paying more than 30% of income for housing	Paying more than 50% of income for housing
<b>Bennington County Renters</b>	1,851	790
<b>Bennington County Owners</b>	3,545	1,277

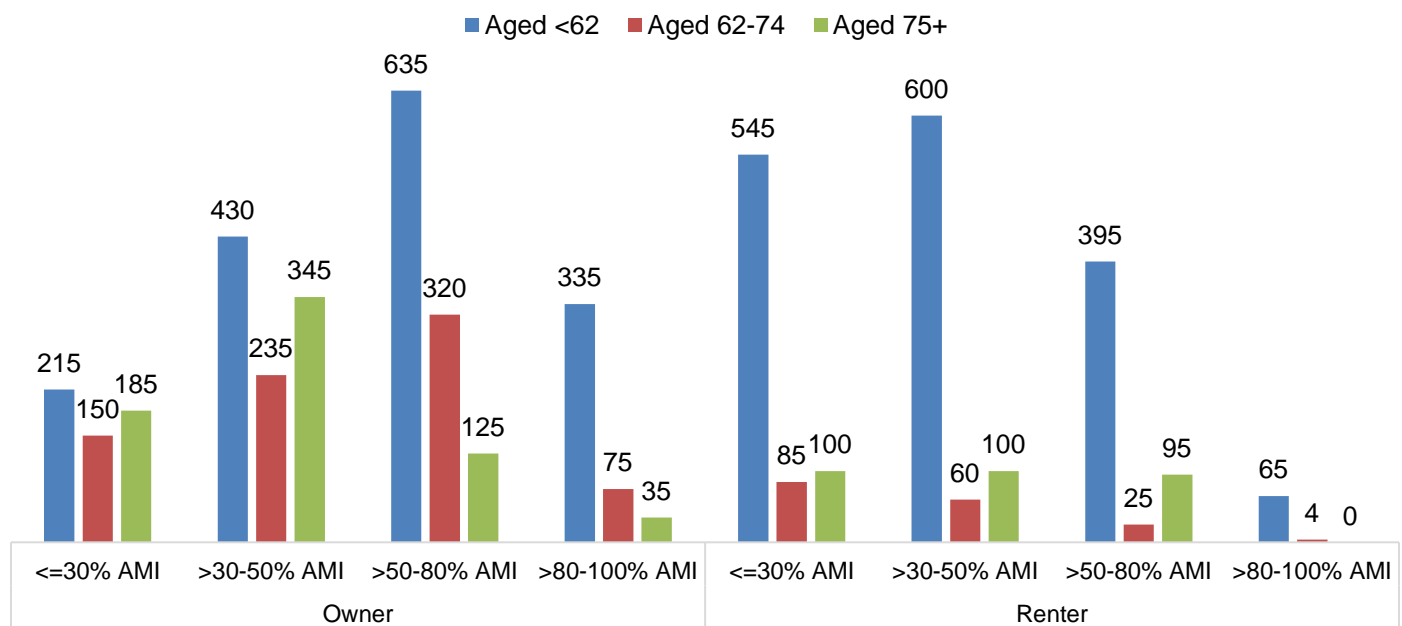
Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).



## Who faces housing problems most often?

The single largest demographic group in Bennington County experiencing housing problems is homeowners with household incomes between 50-80% of the median who are younger than 62. According to HUD Comprehensive Housing Affordability Strategy estimates, 635 of these households had at least one of the following housing problems: housing costs of 30% or more of income, lack of kitchen or plumbing facilities, and overcrowding<sup>2</sup>.

**Figure 12-14: Bennington County households with housing problems**



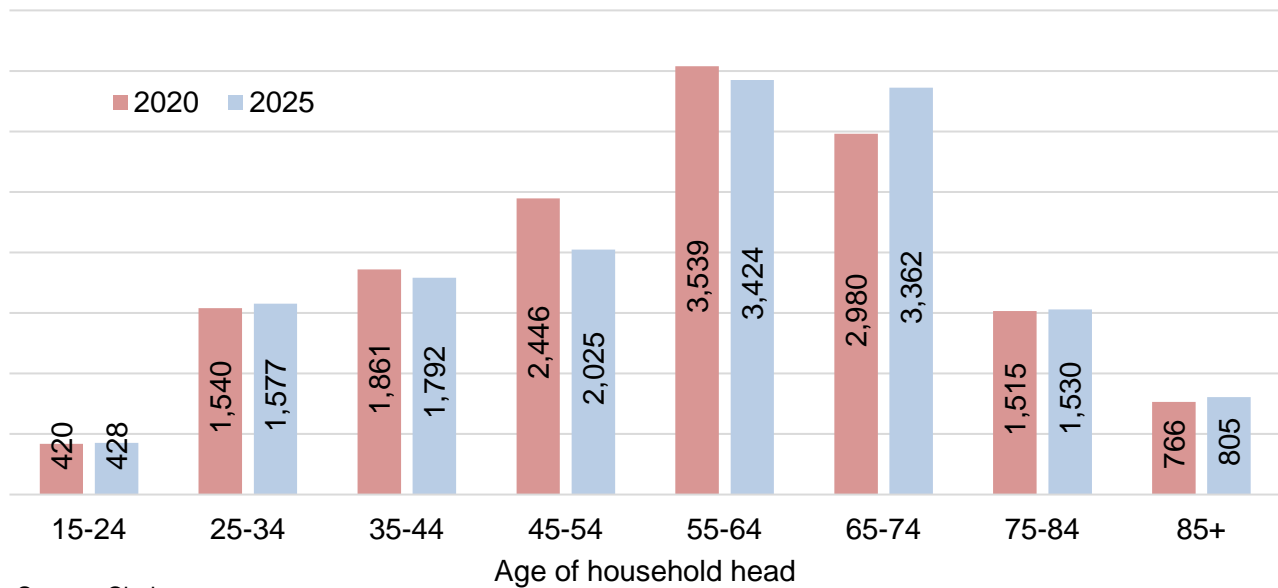
Source: HUD CHAS estimates, 2015, from [housingdata.org](http://housingdata.org). AMI=County median income.

<sup>2</sup> Overcrowding is defined here as having more than one person per room of the unit.

## Householder age

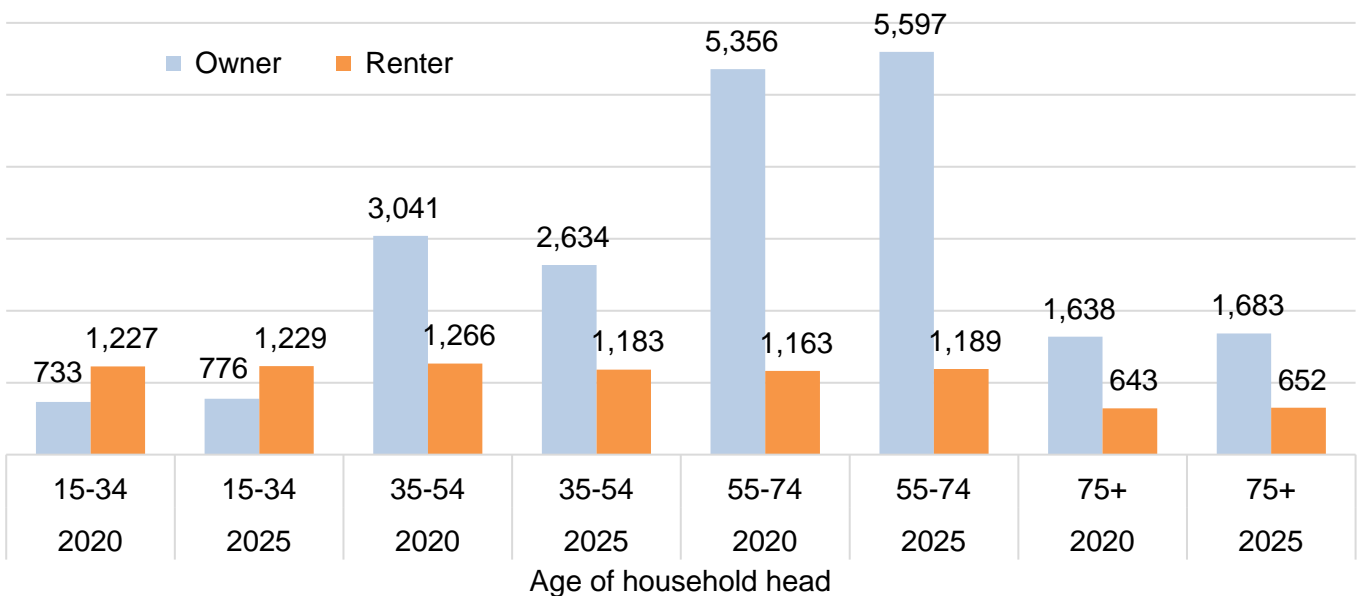
Between 2020 and 2025, the median age of the head of a Bennington County household will inch up from 61 to 62 for owners and 49 to 50 for renters. An estimated 38% of all householders in the county will be at least 65 years old and 5% will be at least 85 years old.

**Figure 12-15: Bennington County households by age, 2020-2025**



Source: Claritas.

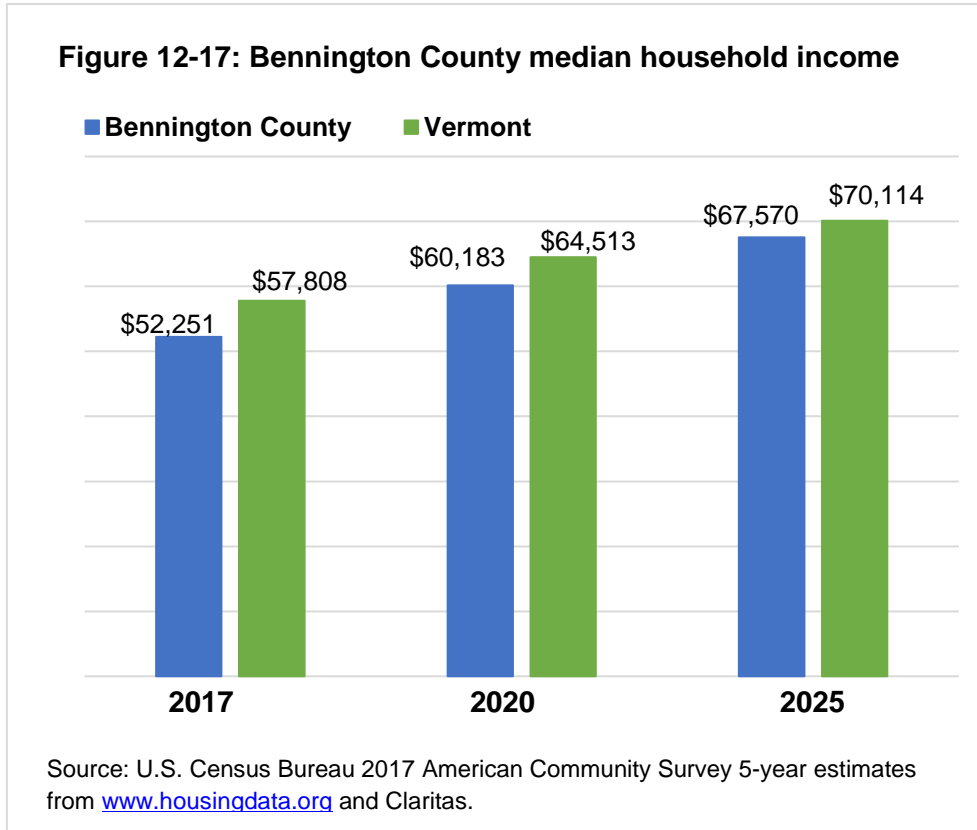
**Figure 12-16: Bennington County households by age and tenure, 2020-2025**



Source: Claritas.

## Household income

The median income among all households in Bennington County is expected to increase from \$60,183 to \$67,570 between 2020 and 2025.



**Figure 12-18: Income ranges relative to Bennington County median income, 2020**

Median income		\$	60,183
<=30% of median	<=	\$	18,055
31-50% of median	\$	18,056 -	\$ 30,092
51-80% of median	\$	30,093 -	\$ 48,146
81-100% of median	\$	48,147 -	\$ 60,183
101-120% median	\$	60,184 -	\$ 72,220
>120% of median	>	\$	72,221

Source: Claritas

## Homelessness

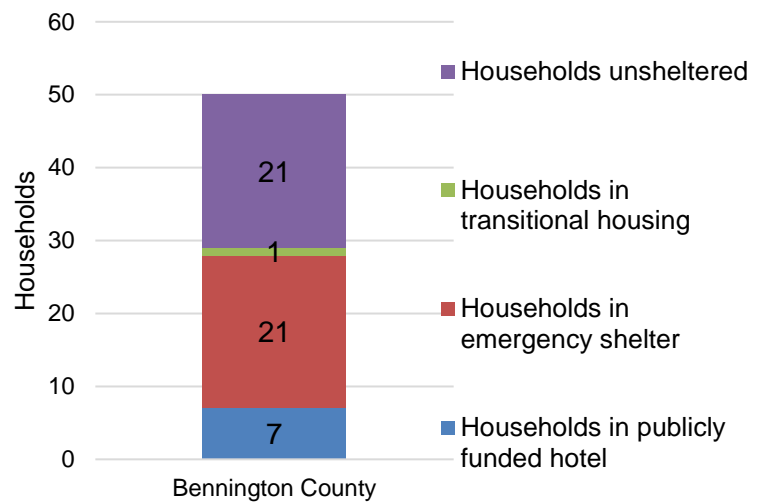
During the 2019 One-Night Count, 77 Bennington County residents experienced homelessness.

A 2017 Vermont Coalition to End Homelessness report cites the need for more affordable housing in Bennington County as well as greater funding sources.<sup>3</sup>

## Housing quality

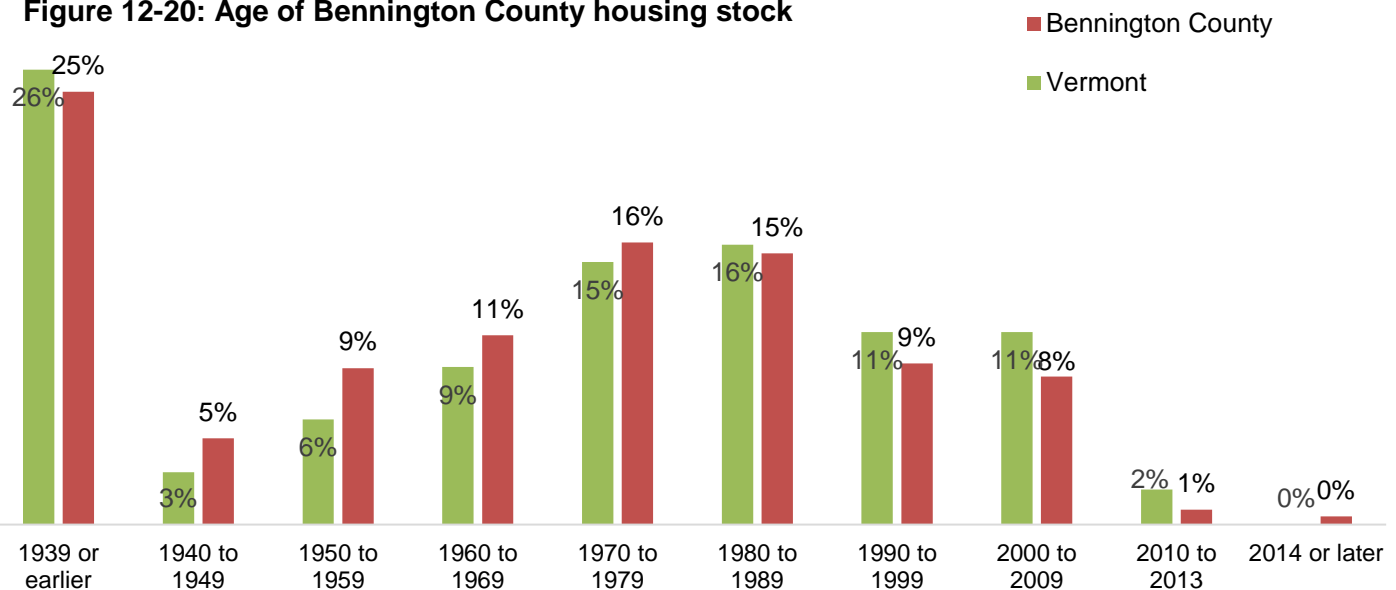
Of all homes in Bennington County, an estimated 24.7% were built prior to 1940- slightly less than the statewide average. The median home was built in 1976<sup>4</sup>.

**Figure 12-19: Shelter status for Bennington County homeless households**



Source: 2019 One Night Count. Institute for Community Alliances from [housingdata.org](http://housingdata.org).

**Figure 12-20: Age of Bennington County housing stock**



Source: U.S. Census Bureau, American Community Survey 5-year estimates (Table B25034, B25036), 2013-2017 from [housingdata.org](http://housingdata.org).

<sup>3</sup> Vermont Coalition to End Homelessness [2017 VCEH Local CoC Assessment Report](http://housingdata.org)

<sup>4</sup> U.S. Census Bureau, American Community Survey 5-year estimates (Table B25035), 2013-2017 from [housingdata.org](http://housingdata.org)

## Homes in mobile home parks

Bennington County has 25 mobile home parks with 714 lots. Seventy lots are vacant which results in a 9.8% vacancy rate.<sup>5</sup> Bennington County has a higher vacancy rate than many other Vermont counties, and compared to Vermont's overall lot vacancy rate of 5.2%. Eight of its parks are located in 100-year flood plains, with one park containing land located within a floodway.<sup>6</sup>

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<sup>5</sup> [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

<sup>6</sup> [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019