

# Chapter 18 : Lamoille County

## Contents

Total housing stock .....	213
Pace of housing and population growth .....	213
For rent and for sale homes .....	214
Short term rentals and vacation home effect on market .....	215
Housing affordability .....	217
Home prices and rents .....	217
Cost burden.....	218
Who faces housing problems most often?.....	219
Householder age.....	220
Household income .....	221
Homelessness .....	222
Housing quality .....	222
Homes in mobile home parks .....	223

## Figures

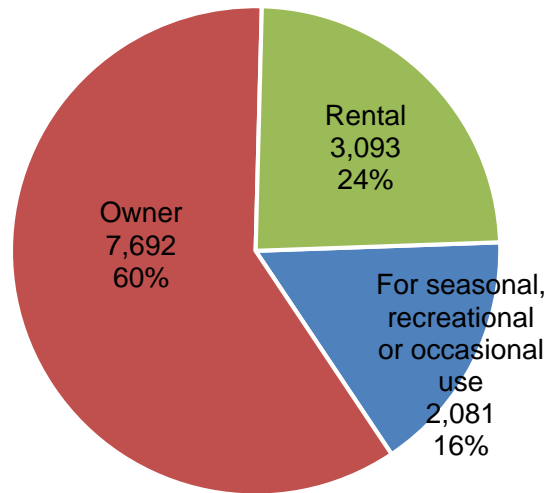
Figure 18-1: Lamoille County housing types .....	213
Figure 18-2: Average annual change in Lamoille County housing supply .....	213
Figure 18-3: Lamoille County household growth.....	214
Figure 18-4: Lamoille County rental vacancy rate.....	214
Figure 18-5: Median days on market of homes sold in Lamoille County .....	215
Figure 18-6: Distribution of Vermont's seasonal homes and short-term rental homes .....	215
Figure 18-7: Lamoille County seasonal home snapshot.....	216
Figure 18-8: Lamoille County short-term rental home listings .....	216
Figure 18-9: Lamoille County short-term rental home snapshot.....	216
Figure 18-10: Lamoille County median home sale prices.....	217
Figure 18-11: Lamoille County median monthly rent, 2017 .....	217
Figure 18-12: Lamoille County households with high housing costs relative to income.....	218
Figure 18-13: Lamoille County households with high housing costs relative to income.....	218
Figure 18-14: Lamoille County households with housing problems.....	219
Figure 18-15: Lamoille County number of households by age, 2020-2025 .....	220
Figure 18-16: Lamoille County households by age and tenure, 2020-2025.....	220
Figure 18-17: Lamoille County median household income estimates.....	221

Figure 18-18: Income ranges relative to Lamoille County median income, 2020 ..... 221  
Figure 18-19: Shelter status for Lamoille County homeless households ..... 222  
Figure 18-20: Age of Lamoille County housing stock ..... 222

## Total housing stock

Lamoille County’s housing stock consists of 12,866 year-round and seasonal homes.

Figure 18-1: Lamoille County housing types

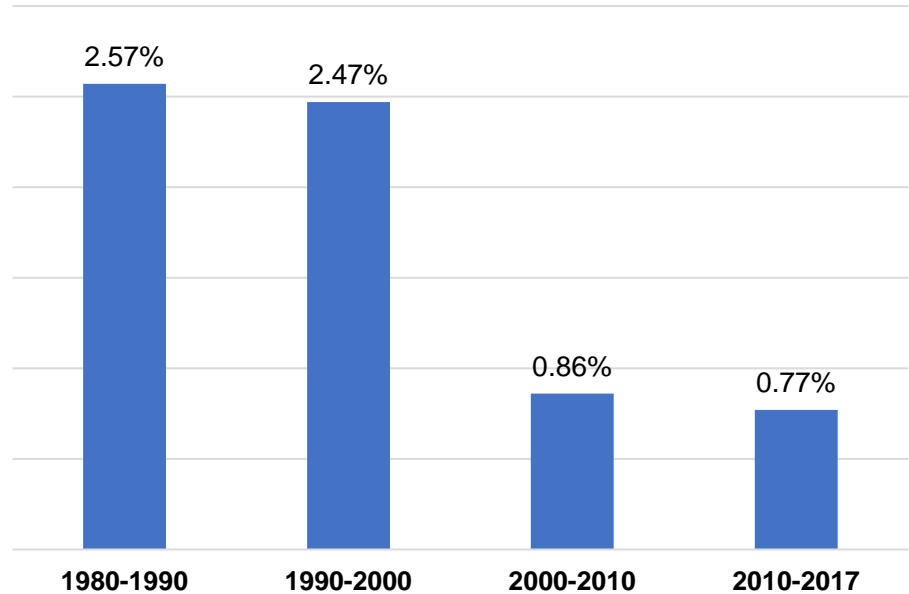


Source: U.S. Census Bureau, 2017 American Community Survey 5-year estimates (Table B25003, B25004) from [housingdata.org](https://www.housingdata.org).

## Pace of housing and population growth

Since 2010, Lamoille County’s total non-vacation housing stock has been increasing at an annual pace of less than one percent (0.77%), slightly faster than the rate of 0.16% for the state. With faster growth in some Lamoille County towns, the total pace of growth in households living in the county is projected at 0.3% per year between 2020 and 2025.

Figure 18-2: Average annual change in Lamoille County housing supply



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

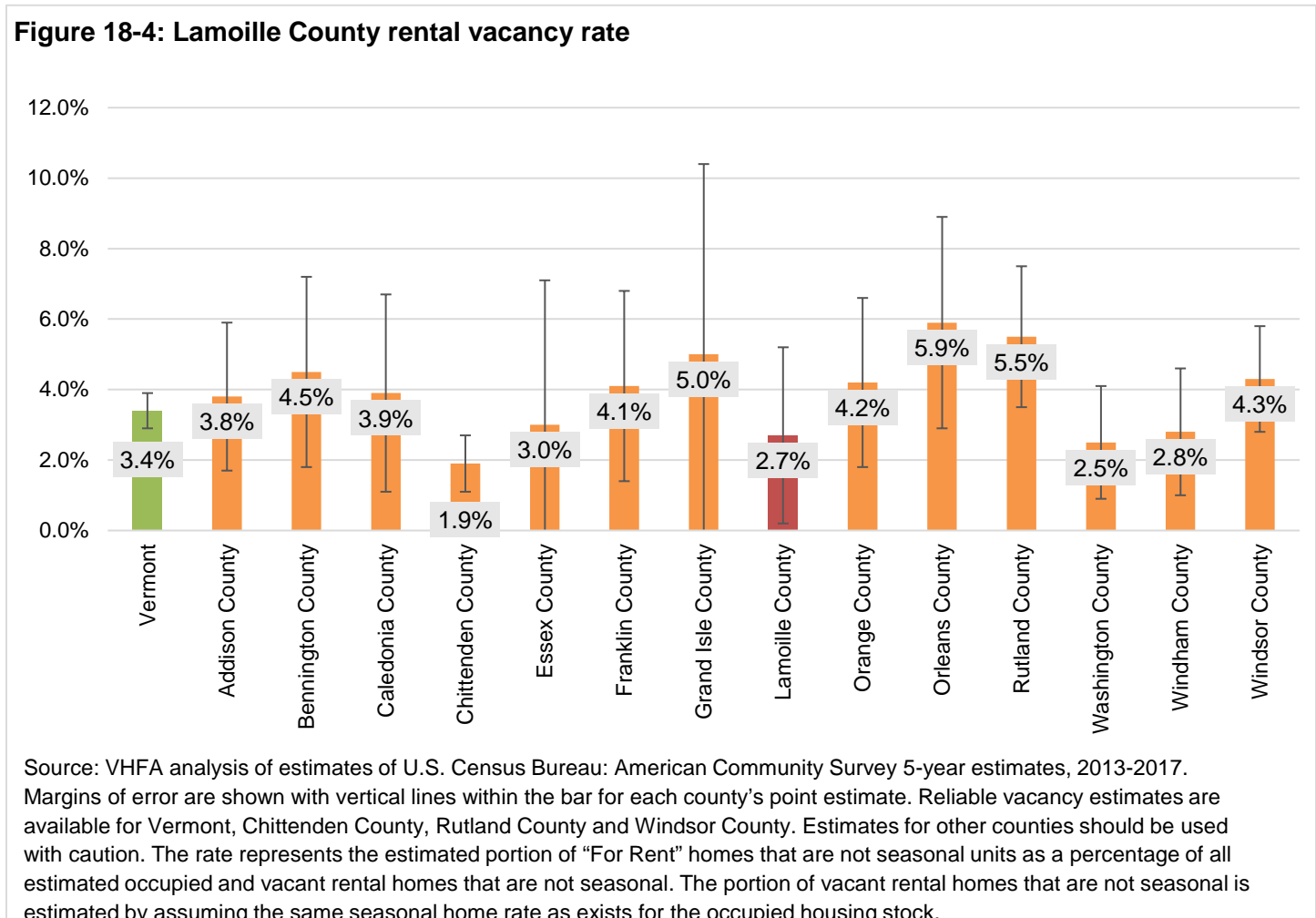
Figure 18-3: Lamoille County household growth

Estimated households in 2020	Projected expansion of households living in county, 2020-2025				
	Total	Renter households	Owner households	Renter households with incomes less than 80% of median	Owner households with incomes less than 80% of median
10,561	164	51	113	7	33

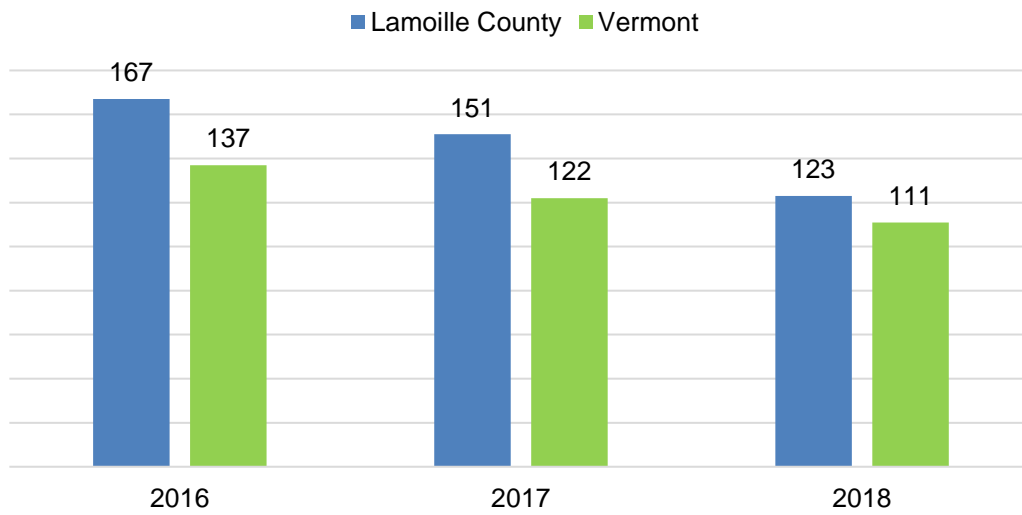
Source: Claritas

### For rent and for sale homes

Although vacancy rates may vary by town, the countywide estimated rental vacancy rate in Lamoille is 2.7%-- lower than the statewide rate of 3.4%. However, the average days on market for for sale homes in Lamoille (123 days in 2018) is slightly higher than the state as a whole.



**Figure 18-5: Median days on market of homes sold in Lamoille County**

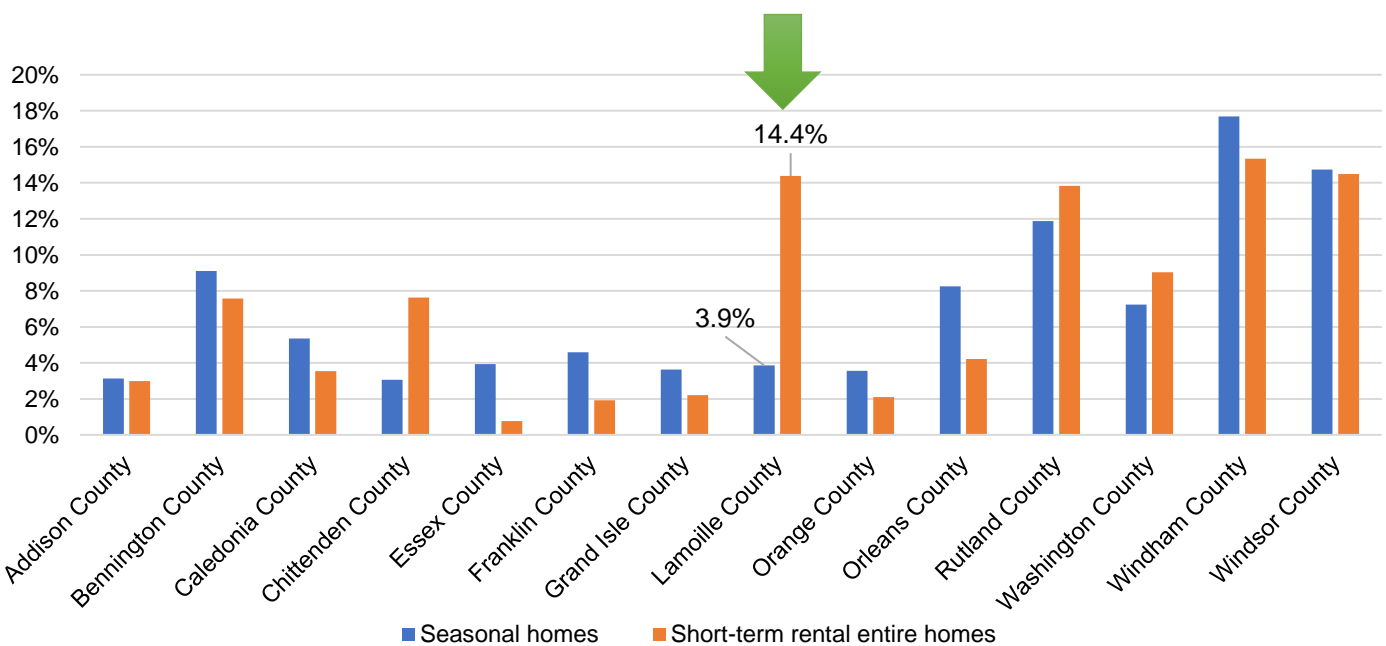


Source: Multiple Listing Service (MLS) from [housingdata.org](https://housingdata.org)

## Short term rentals and vacation home effect on market

About 4% of Vermont’s stock of vacation homes and 14% of its short-term rental homes are located in Lamoille County. Of all homes in the county, 16% are vacation (seasonal) homes and 7% are consistently used as short-term rentals. The number of short-term rental homes in Lamoille County was 1,156 in July 2019--an increase of 18% relative to 2018.

**Figure 18-6: Distribution of Vermont's seasonal homes and short-term rental homes by county**



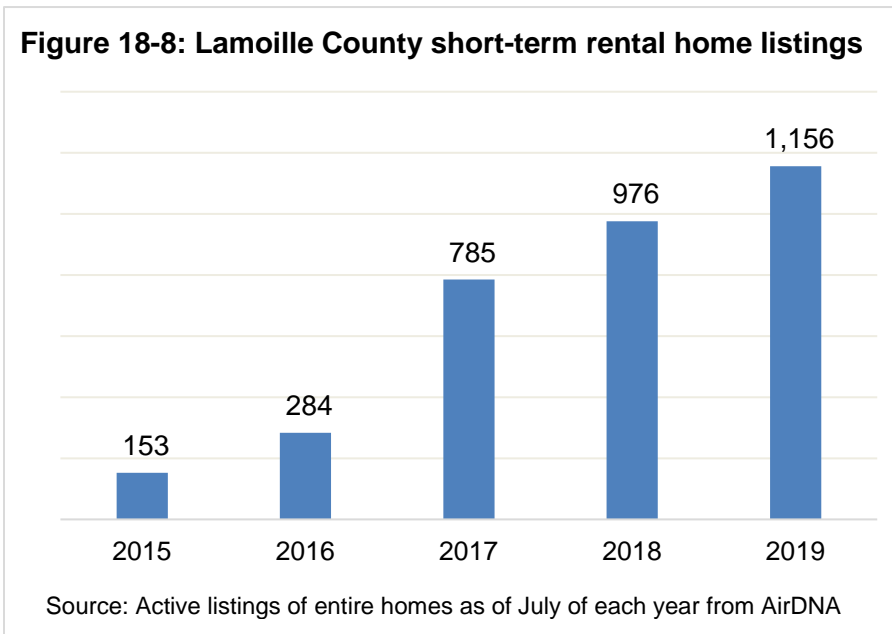
Source: AirDNA and U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](https://housingdata.org).

**Figure 18-7: Lamoille County seasonal home snapshot**

	Seasonal homes	As % of all homes in county/state
Lamoille County	2,081	16%
Vermont	53,940	17%

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

**Figure 18-8: Lamoille County short-term rental home listings**



**Figure 18-9: Lamoille 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
Lamoille County	1,156	79%	7.1%	18%	\$ 218
Vermont	8,041	72%	1.8%	12%	\$ 215

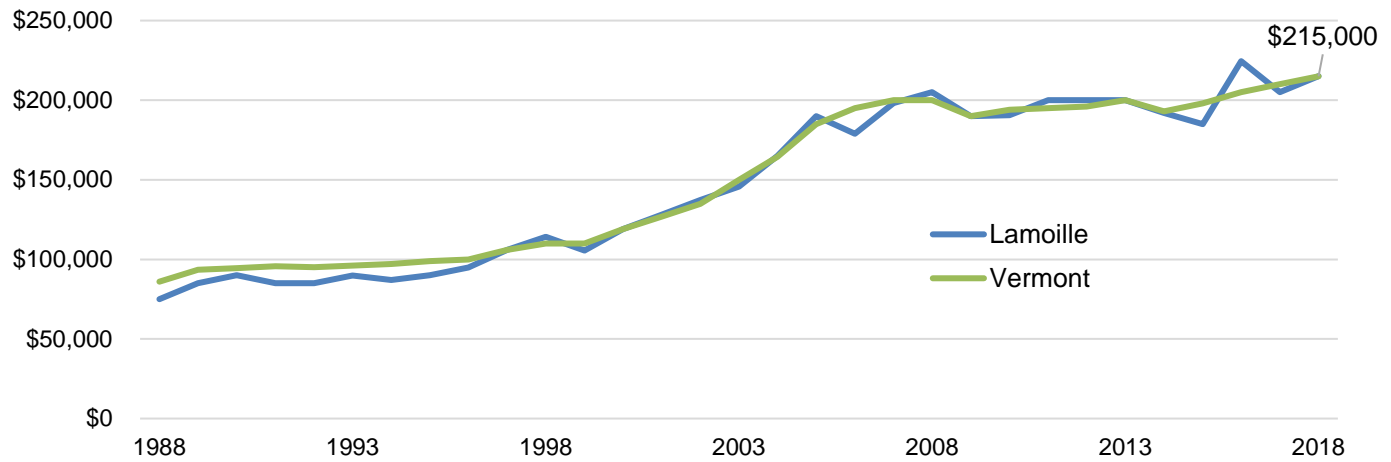
Source: Active listings of entire homes as of July of each year from AirDNA.

# Housing affordability

## Home prices and rents

The median sales price of homes sold in Lamoille in 2018 was \$215,000—the same as for the state as a whole.

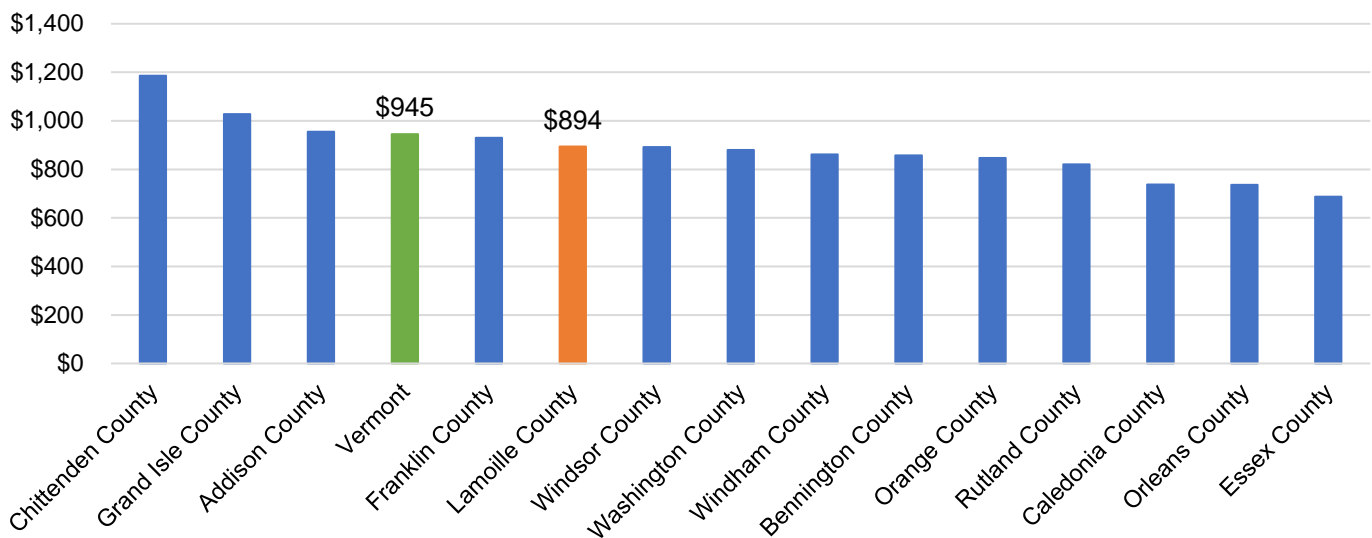
**Figure 18-10: Lamoille County median home sale prices**



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

Lamoille County’s median gross rent (including utilities) was estimated at \$894 per month – somewhat less than the statewide median of \$945.

**Figure 18-11: Lamoille County median monthly rent, 2017**

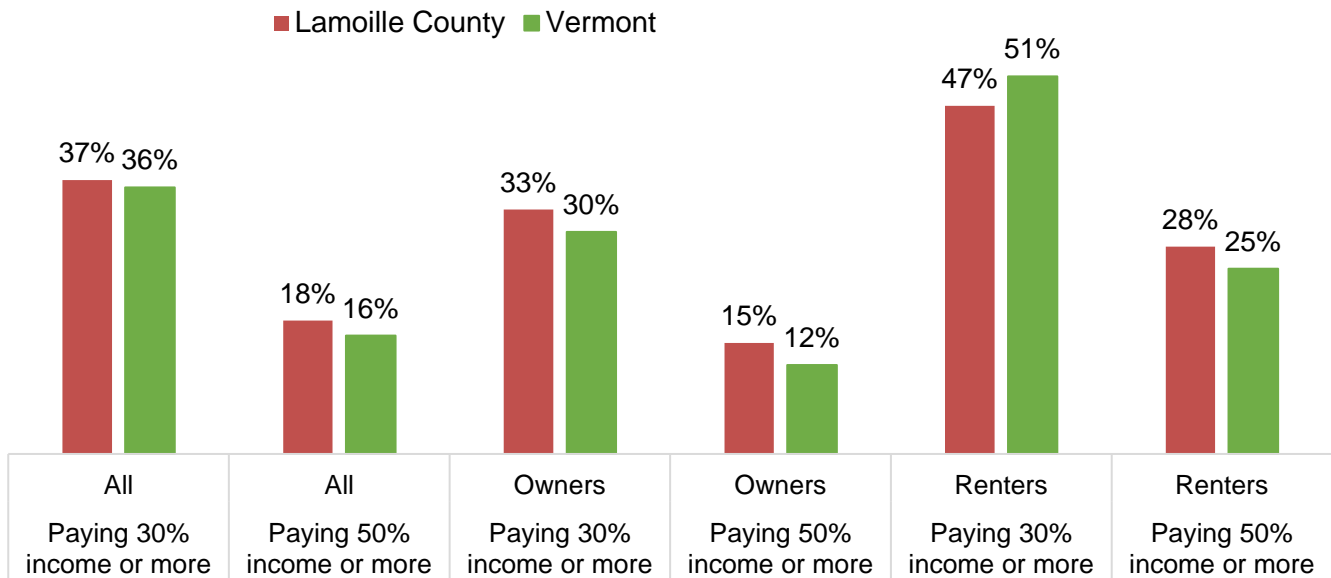


Source: U.S. Census Bureau 2017 American Community Survey 5-year estimates from [housingdata.org](http://housingdata.org).

## 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. Similar to the rest of the state, 37% of all Lamoille County households pay more than 30% of their income for housing. About 18% of Lamoille 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 18-12: Lamoille 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 18-13: Lamoille 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>Lamoille County Renters</b>	1,202	720
<b>Lamoille County Owners</b>	2,438	1,085

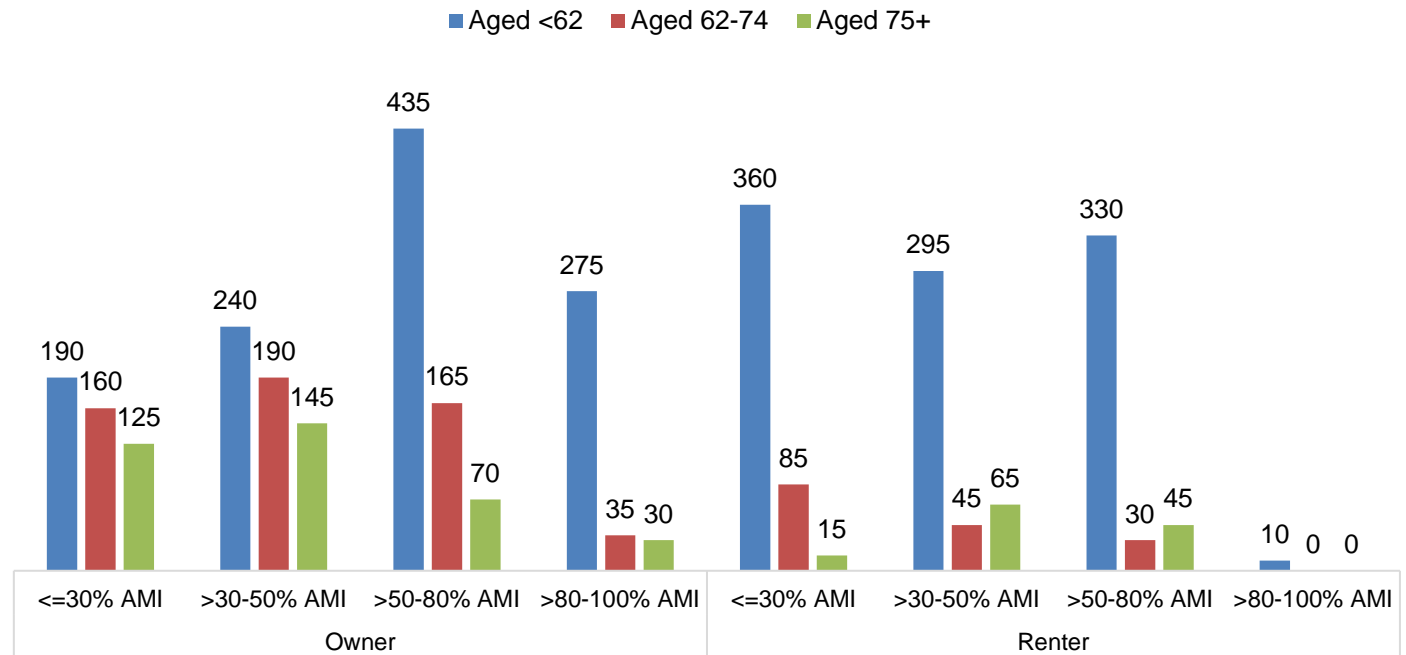
Source: U.S. Census Bureau: 2017 American Community Survey 5-year estimates (Table B25070, B25095) from [housingdata.org](https://www.housingdata.org).



## Who faces housing problems most often?

Homeowners with household income of 50-80% of median who are younger than 62 are the largest demographic group to experience housing problems in Lamoille County. The HUD Comprehensive Housing Affordability Strategy estimates that 435 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>1</sup>.

**Figure 18-14: Lamoille County households with housing problems**



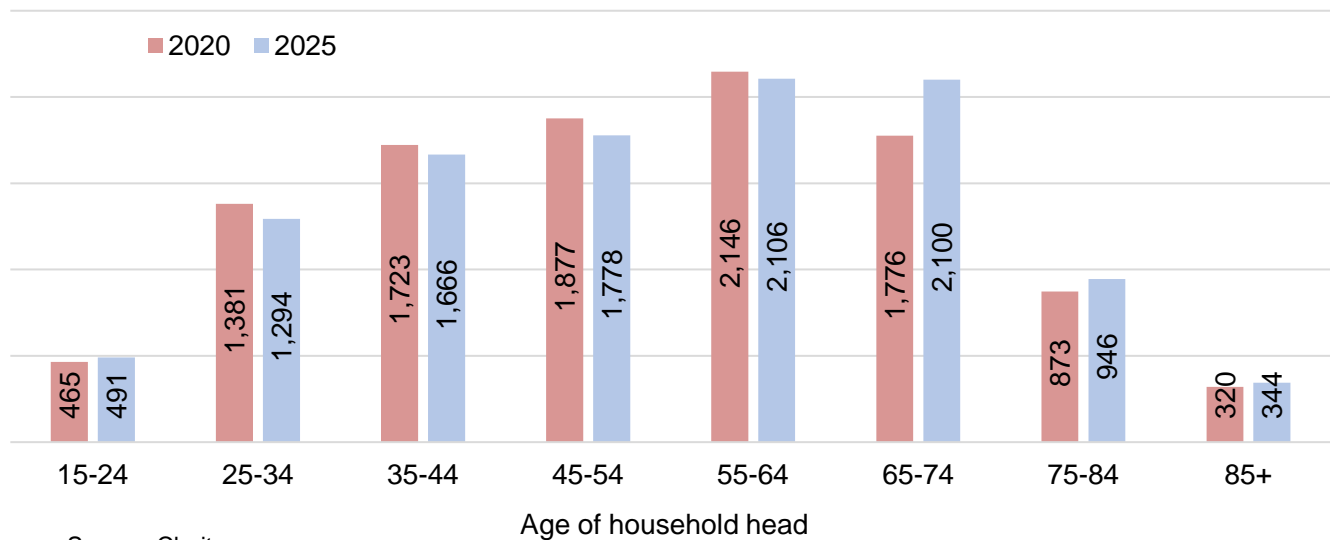
Source: HUD CHAS estimates, 2015, from [housingdata.org](http://housingdata.org). AMI=County median income.

<sup>1</sup> Overcrowding is defined here as having more than one person per room of the unit.

## Householder age

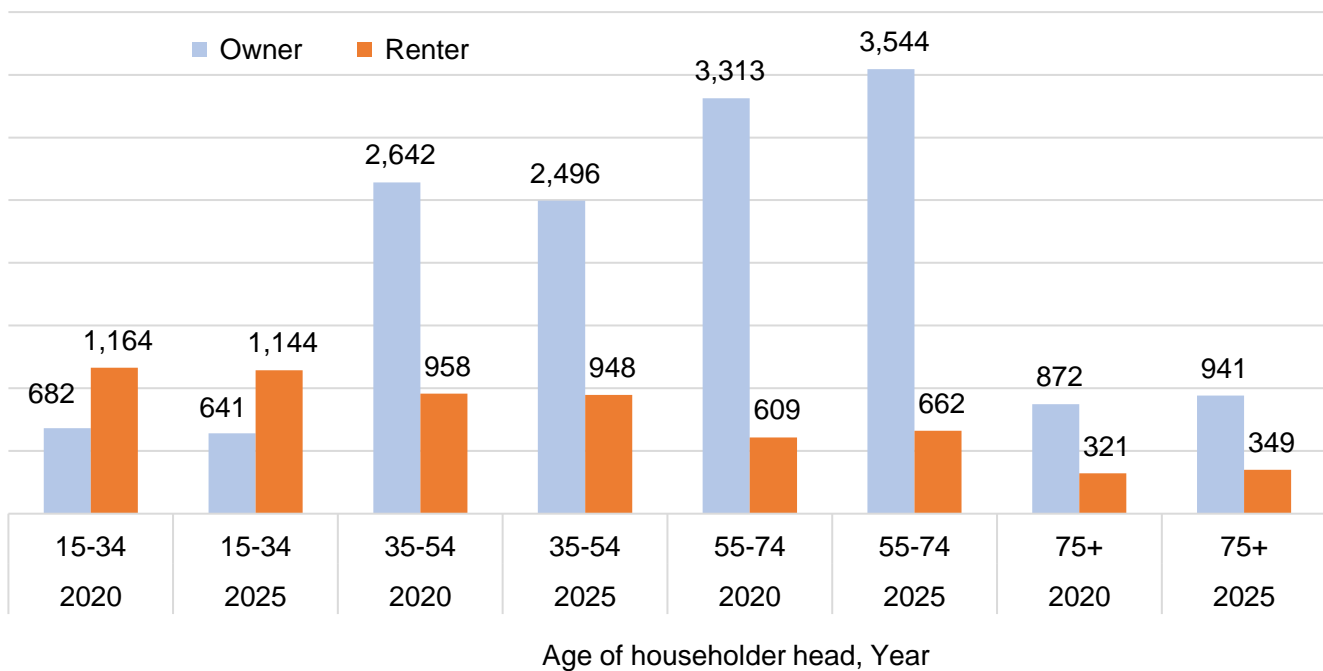
Between 2020 and 2025, the median age of the head of Lamoille County household will inch up from 57 to 59 for owners and 42 to 43 for renters. An estimated 32% of all householders in the county will be at least 65 years old and 3% will be at least 85 years old.

**Figure 18-15: Lamoille County number of households by age, 2020-2025**



Source: Claritas.

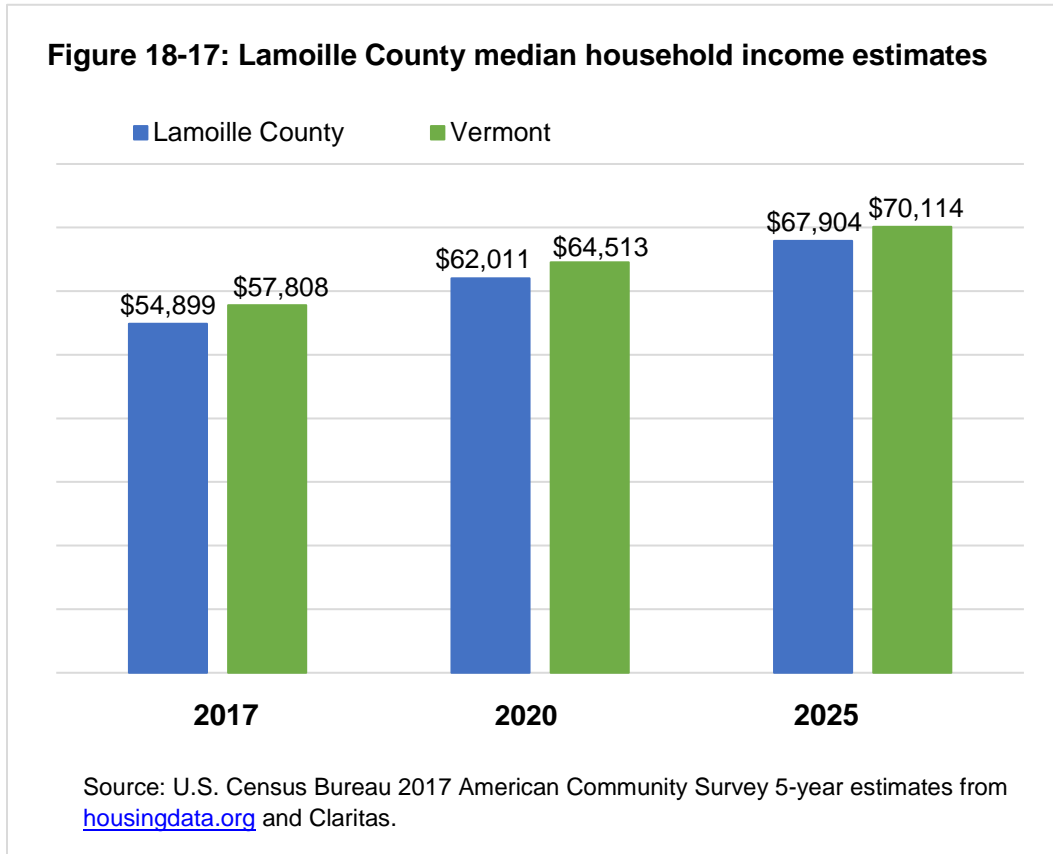
**Figure 18-16: Lamoille County households by age and tenure, 2020-2025**



Source: Claritas.

## Household income

The median income among all households in Lamoille County is expected to increase from \$62,011 to \$67,904 between 2020 and 2025.



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

Median income			\$ 62,011
<=30% of median	<=		\$ 18,603
31-50% of median	\$ 18,604	-	\$ 31,005
51-80% of median	\$ 31,006	-	\$ 49,609
81-100% of median	\$ 49,610	-	\$ 62,011
101-120% median	\$ 62,012	-	\$ 74,413
>120% of median	>		\$ 74,414
Source: Claritas			

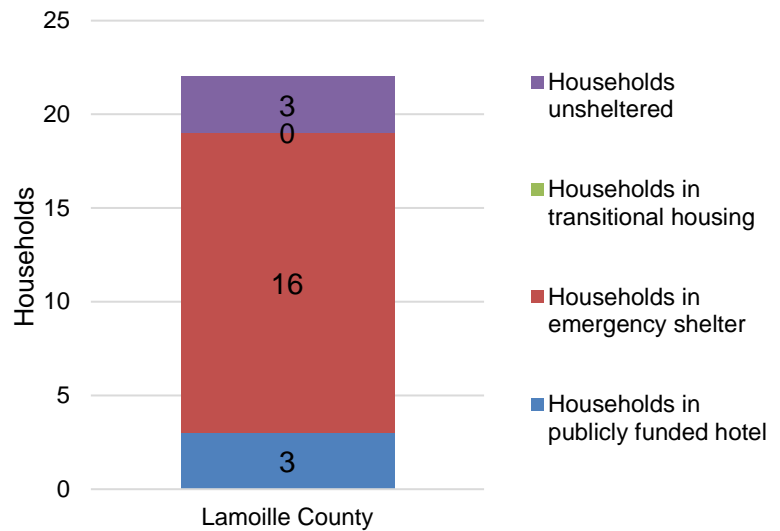
## Homelessness

During the 2019 One-Night Count, 22 Lamoille County residents experienced homelessness.

## Housing quality

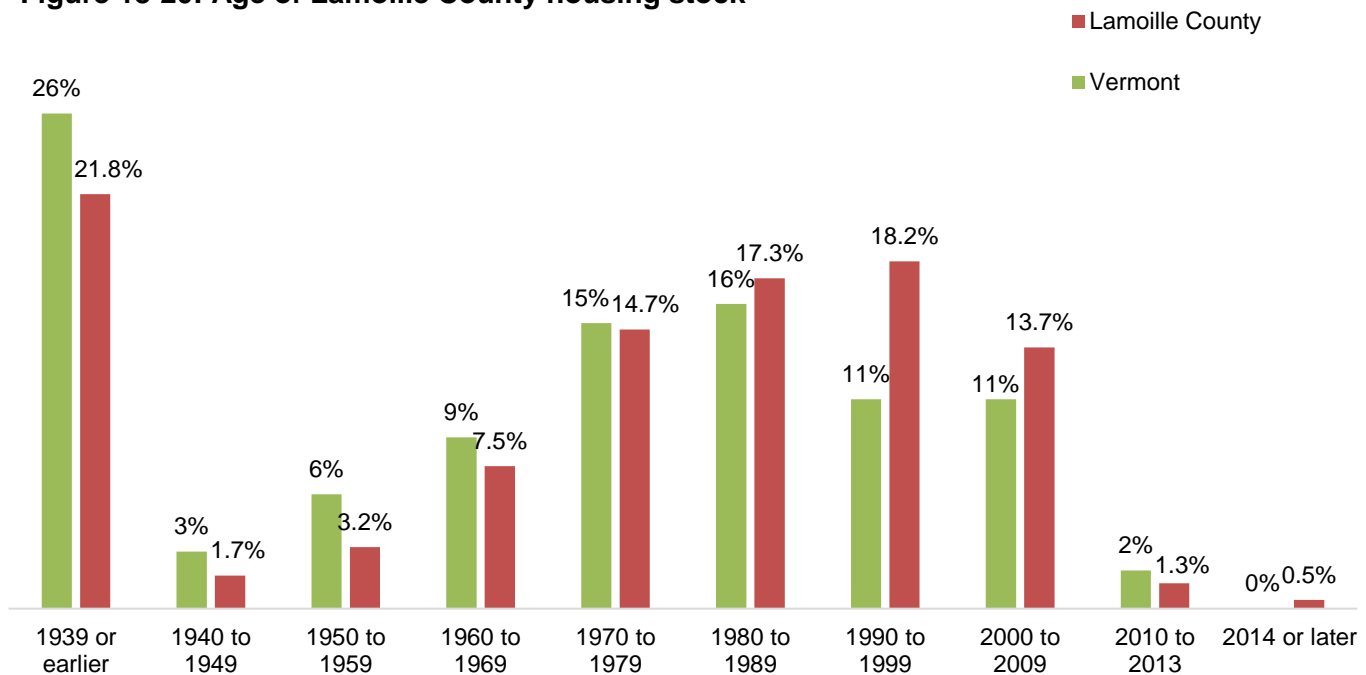
Lamoille County has the newest median homes in the state, where the median home was built in 1981<sup>2</sup> compared to 1974 statewide. However, there are many older homes in the county. Of all homes in Lamoille County, an estimated 21.8% were built prior to 1940 compared to 25.7% statewide.

**Figure 18-19: Shelter status for Lamoille County homeless households**



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

**Figure 18-20: Age of Lamoille 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>2</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

Lamoille County has 7 mobile home parks with 326 lots. There are 15 vacant lots for a vacancy rate of 4.5%, which is somewhat lower than the statewide rate of 5.2%.<sup>3</sup> Lamoille County has two parks located within the 100-year floodplain<sup>4</sup>.

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<sup>3</sup> [Vermont Department of Housing & Community Development](#), Mobile Home Park Registration Summary, 2019

<sup>4</sup> [Vermont Department of Housing & Community Development](#), Mobile Home Park Risk Assessment Tool: Risk Analysis Tables, 2019