

Home purchase price & rental affordability thresholds by income level and household size, April 2025



AREA	% AREA MEDIAN INCOME	INCOME THRESHOLD BY HOUSEHOLD SIZE**								MAX GROSS RENT AFFORDABLE (INCLUDING UTILITIES)***				MAX PURCHASE PRICE AFFORDABLE****			
	AMI	ONE PERSON	TWO PERSON	THREE PERSON	FOUR PERSON	FIVE PERSON	SIX PERSON	SEVEN PERSON	EIGHT PERSON	0 STUDIO	1 BDRM	2 BDRM	3 BDRM	1 BDRM	2 BDRM	3 BDRM	4 BDRM
VERMONT (also applies to all 10 counties not listed below*)	30%	23,450	26,800	30,150	33,500	37,650	43,150	48,650	54,150	586	628	753	889	74,500	90,000	106,500	130,000
	50%	39,100	44,650	50,520	55,850	60,300	64,800	69,250	73,750	977	1,046	1,263	1,451	126,000	152,000	175,000	196,000
	60%	46,920	53,580	60,624	67,020	72,360	77,760	83,100	88,500	1,173	1,256	1,515	1,742	151,000	183,000	210,500	235,000
	80%	62,550	71,500	80,450	89,400	96,550	103,700	110,850	118,000	1,563	1,675	2,011	2,324	202,500	243,500	282,000	314,500
	100%	78,200	89,300	101,040	111,700	120,600	129,600	138,500	147,500	1,955	2,093	2,526	2,903	253,500	306,500	352,000	393,000
	120%	93,840	107,160	121,248	134,040	144,720	155,520	166,200	177,000	2,346	2,512	3,031	3,484	304,500	367,500	422,500	471,500
CHITTENDEN	30%	27,300	31,200	35,100	38,950	42,100	45,200	48,650	54,150	682	731	877	1,013	86,500	105,000	122,000	136,000
FRANKLIN	50%	45,450	51,950	58,450	64,900	70,100	75,300	80,500	85,700	1,136	1,217	1,461	1,687	146,500	176,000	204,000	227,500
GRAND ISLE	60%	54,540	62,340	70,140	77,880	84,120	90,360	96,600	102,840	1,363	1,461	1,753	2,025	176,000	212,000	245,000	274,000
	80%	72,700	83,100	93,500	103,850	112,200	120,500	128,800	137,100	1,817	1,947	2,337	2,700	235,500	283,500	327,500	365,500
	100%	90,900	103,900	116,900	129,800	140,200	150,600	161,000	171,400	2,272	2,435	2,922	3,375	295,500	354,500	409,500	456,500
	120%	109,080	124,680	140,280	155,760	168,240	180,720	193,200	205,680	2,727	2,922	3,507	4,050	354,500	425,500	491,500	548,000
ADDISON	30%	24,400	27,900	31,400	34,850	37,650	43,150	48,650	54,150	610	653	785	906	77,500	94,000	108,500	130,000
	50%	40,650	46,450	52,250	58,050	62,700	67,350	72,000	76,650	1,016	1,088	1,306	1,509	131,000	157,000	182,000	203,500
	60%	48,780	55,740	62,700	69,660	75,240	80,820	86,400	91,980	1,219	1,306	1,567	1,811	157,000	189,000	219,000	244,500
	80%	65,050	74,350	83,650	92,900	100,350	107,800	115,200	122,650	1,626	1,742	2,091	2,415	210,500	253,000	293,000	327,000
	100%	81,300	92,900	104,500	116,100	125,400	134,700	144,000	153,300	2,032	2,177	2,612	3,018	263,500	317,000	366,000	408,500
	120%	97,560	111,480	125,400	139,320	150,480	161,640	172,800	183,960	2,439	2,613	3,135	3,622	317,000	380,500	439,500	490,000

Disclaimer: This table is provided for information purposes only with no statutory enforcement power. Some housing programs have program-specific income, rent and/or purchase price requirements which should be used for activities conducted through these programs. The information provided above is not necessarily applicable in any way to any VHFA non-loan programs. These estimates do not constitute in any way any pre-qualification, evaluation of loan amount, qualification or approval of any loan by any lender, including lenders under VHFA mortgage programs. This is not a disclosure, nor an offer of credit and no guarantees are implied. Your actual loan amount and payments may vary. The managers of this web site assume no responsibility for any errors, omissions or calculations made with this table. For actual loan and payment amounts, please contact a lender in your local area. Visit VHFA's website at <http://www.vhfa.org/homebuyers/lenders> for a list of lenders offering VHFA affordable home mortgage products.

Maximum gross rent and purchase prices affordable are based on HUD guidance stipulating that homes have at least 1 bedroom for every 1.5 people in the household. This means that the affordable rent and purchase price of a 1 bedroom home are based on the average of the median incomes of 1 person household and of a 2 person household as a proxy for the median income of a "1.5 person household". For households larger than 5 people, the 4-person income threshold should be multiplied by an additional 8% for each person beyond 4. For ex., the threshold for an 8-person household is 32% (4 additional people * 8%) multiplied by the relevant 4-person income threshold.

*In counties with median income estimates lower than for the entire state, Vermont Chapter 117 recommends the use of the median for the entire state. For 2025, Bennington, Caledonia, Essex, Lamoille, Orange, Orleans, Rutland, Washington, Windham, and Windsor counties all had median household income estimates (HAMFI) lower than the \$113,200 median statewide.

**Income levels for 30%, 50% and 80% are HUD's Section 8 program income limits. "30%" thresholds shown are HUD's "Extremely Low-Income" limits, "50%" thresholds are HUD's "Very Low-Income" limits and "80%" thresholds are HUD's "Low-Income" limits. Although based largely on median household income estimates, they are also based on HUD program ceilings/floors. All other income thresholds are based on HUD's 50% level.

***Consult the manager or developer for utility cost estimates of specific rental units. Alternatively, utility allowances linked on this page can help estimate utility costs.

****Purchase price affordable assumes 5% downpayment, average VT insurance, taxes and interest rates and a 30% affordability threshold (i.e. that the buyer spends 30% of income for principal and interest payment, taxes and insurance). To adjust for all or a portion of mandatory condo or HOA fees, reduce the Max Purchase Price Affordable by monthly fee amount times 40.

Source: Based on HUD median income estimates for 2025 (<https://www.huduser.gov/portal/datasets/il.html>)