



Housing Data Dashboard

November 2024

John E. Adams



GOAL

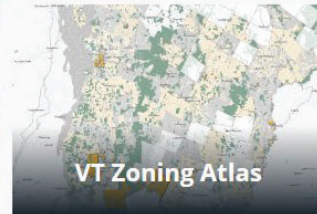
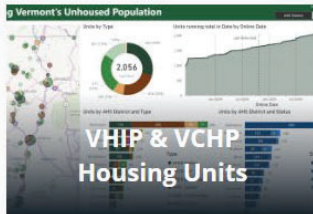
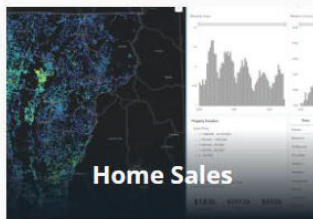
Accurately measure the number of new housing units being developed statewide.





Housing in Vermont

A look at new construction, home prices, and other housing related data.



housing.mapvt.com

Recommendations from Earlier this Year

- Evaluate alternative sources data to provide additional insight and complete picture.
- Use E911 data as the foundation of a ‘new construction database’ & improve unit counts.
 - Leverage variety of sources (Fire Safety, CCRPC, GMP, meter counts, CAMA data.)
- Coordinate with existing efforts and programs.
 - Work with Regional Planning Commissions, VHFA, Tax Department, E911 to build and improve centralized database that accurately captures year built and units.



Coming up with accurate housing start estimates in Vermont is challenging.

Possible Data Sources (Updated at least monthly.)	Statewide	Accessible	Quality*	Timeliness
Census (Building Permit Survey)	✓	✓✓	✓	✓
E911 (Addressing)	✓✓	✓✓	✓	✓✓
Fire Safety Permits		✓		✓✓
Water/Wastewater Permits		✓		✓✓
Local / CAMA Assessing Database	✓✓		?	?
Utility Meter Counts		✓	✓	✓✓
United States Postal Service	✓✓			✓

*Quality for the purpose of counting/measuring housing starts.

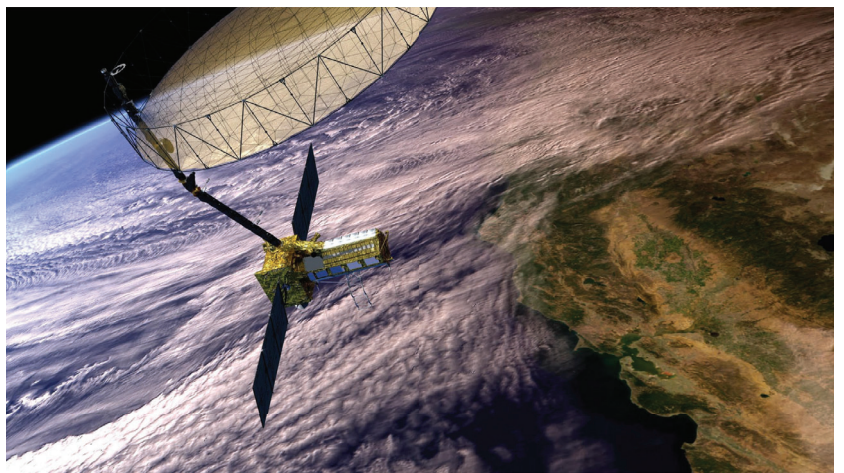


Land Records



Vermont Construction and Landscape Monitoring Project (VCALM)

- Leahy Institute for Rural Partnerships grant submitted
- Partnership with UVM Spatial Analysis Lab
- Use machine learning for change detection using satellite imagery to identify construction activity





Automated Building Footprint Extraction
University of Vermont Spatial Analysis Lab



**Identification of
Missing E911
Points**

Actions to improving data quality and leverage existing processes.

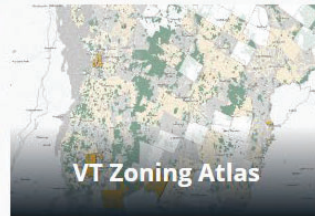
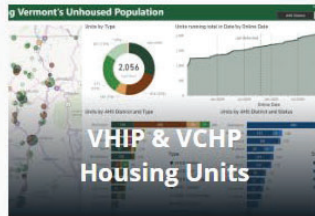
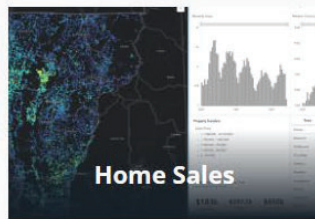
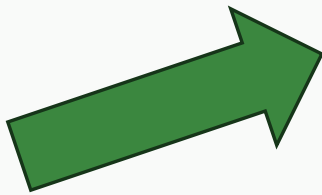
- Act 68 – Tax Department Reappraisal Report
 - ‘CAMA’ Computer Assisted Mass Appraisal Software shared data standard so that assessor collect the same information in the same format.
 - Direct access provided to the state to allow automation.
- E911
 - Updating information collected to include year built.
 - Include sub-addressing.





Housing in Vermont

A look at new construction, home prices, and other housing related data.



housing.mapvt.com

New Housing Units (2019-2024)

Select a County: Statewide (None Selected) | Select a Town: No town selected | Year Built: 2019 - 2024

Development Sites

2,517

Based on E911 data

2024 New Housing Units
Total by Selected Counties

1,822

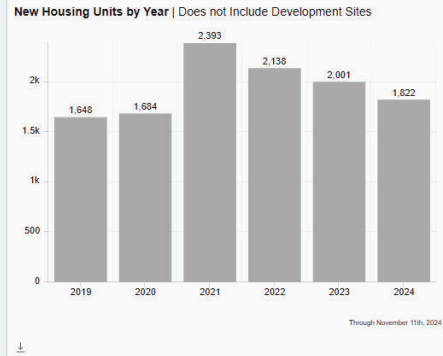
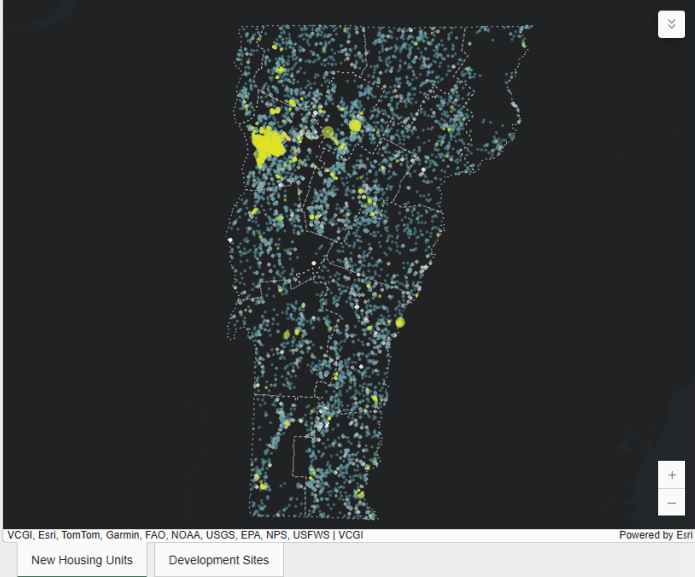
Target: 4,846 | 38% Met

Note: Target values are placeholders.

2024 New Housing % of Annual Statewide Target
by Selected Counties

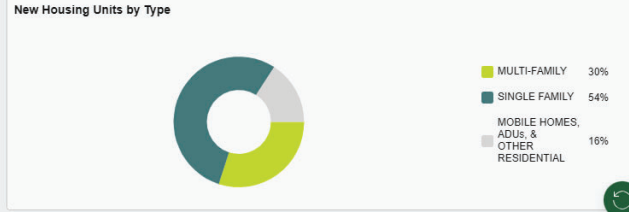
38%

Note: Target values are placeholders.



New Housing Units by County

ADDISON	578
BENNINGTON	384
CALEDONIA	413
CHITTENDEN	4,322
ESSEX	160
FRANKLIN	721
GRAND ISLE	155
LAMOILLE	949
ORANGE	389
ORLEANS	471
RUTLAND	525
WASHINGTON	955
WINDHAM	715
WINDSOR	949
Total	11,686



New Housing Units (2019-2024)

Select a County: Statewide (None Selected) | Select a Town: No town selected | Year Built: 2019 - 2024

Development Sites

2,517

Based on E911 data

2024 New Housing Units
Total by Selected Counties

1,822

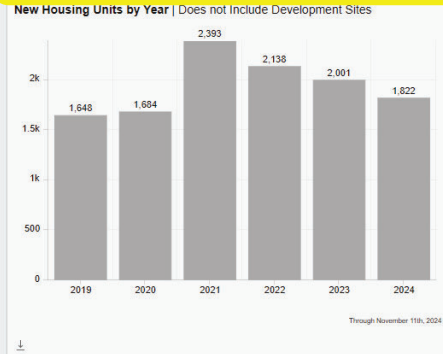
Target: 4,846 | 38% Met

Note: Target values are placeholders.

2024 New Housing % of Annual Statewide Target
by Selected Counties

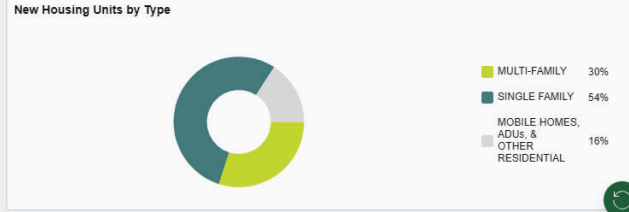
38%

Note: Target values are placeholders.



New Housing Units by County

ADDISON	578
BENNINGTON	384
CALEDONIA	413
CHITTENDEN	4,322
ESSEX	160
FRANKLIN	721
GRAND ISLE	155
LAMOILLE	949
ORANGE	389
ORLEANS	471
RUTLAND	525
WASHINGTON	955
WINDHAM	715
WINDSOR	949
TOTAL	11,686



New Housing Units (2019-2024)

Select a County
Statewide (None Selected)

Select a Town
No town selected

Year Built
2019 - 2024

Development Sites

2,517

Based on ESRI data

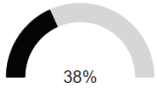
2024 New Housing Units
Total by Selected Counties

1,822

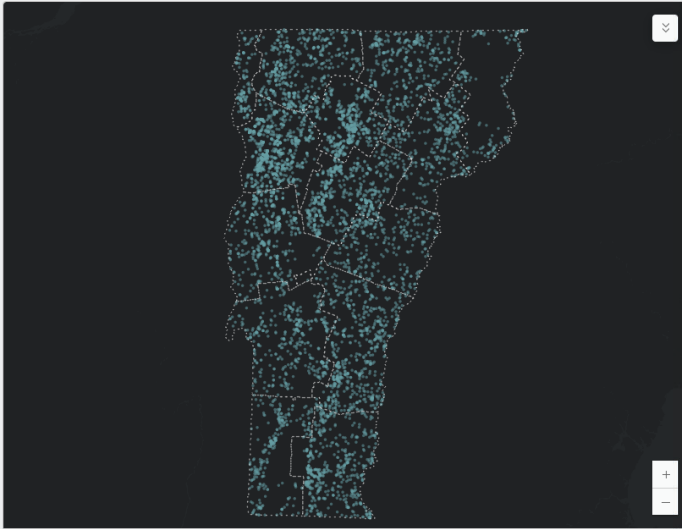
Target: 4,846 | 38% Met

Note: Target values are placeholders

2024 New Housing % of Annual Statewide Target
by Selected Counties



Note: Target values are placeholders



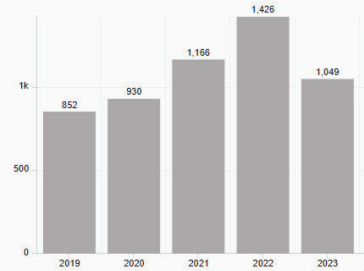
VCGI, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS | VCGI

Powered by Esri

New Housing Units

Development Sites

New Housing Units by Year | Does not include Development Sites



New Housing Units by County

ADDISON	461
BENNINGTON	260
CALEDONIA	336
CHITTENDEN	1,088
ESSEX	133
FRANKLIN	561
GRAND ISLE	133
LAMOILLE	505
ORANGE	299
ORLEANS	372
RAISIN	402
WASHINGTON	626
WINDHAM	538
WINDSOR	614
TOTAL	6,328

New Housing Units by Type

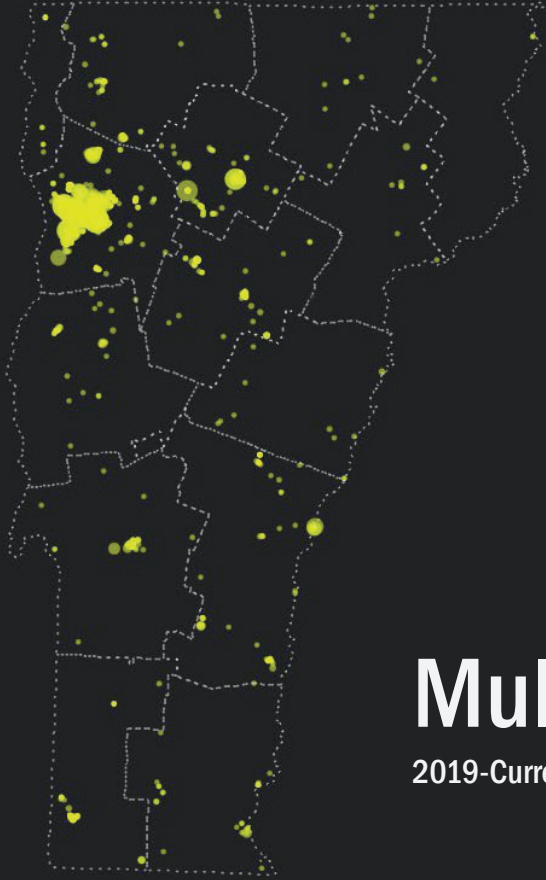




Single-family

2019-Current

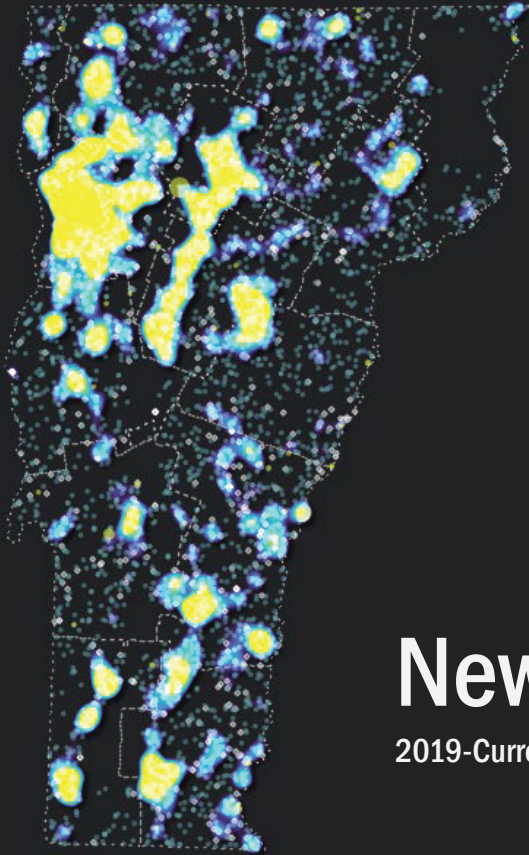




Multi-family

2019-Current





New Units

2019-Current Heat Map





New Housing Units

Home Sales

Trends in the Northeast

VHIP & VCHP Housing Units

VT Zoning Atlas

New Housing Units (2019-2024)

Select a County
Statewide (None Selected)

Select a Town
No town selected

Year Built
2019 - 2024

Development Sites

2,517

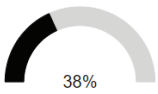
2024 New Housing Units

Total by Selected Counties

1,822
Target: 4,846 | 38% Met

2024 New Housing % of Annual Statewide Target

by Selected Counties



Note: Target values are placeholders.

Known Development Sites



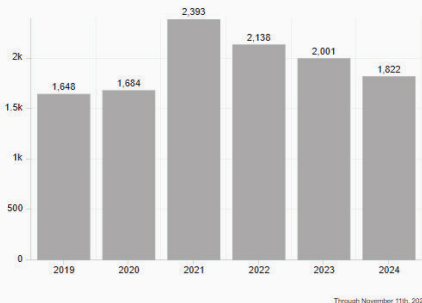
VCGI, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, US

Powered by Esri

New Housing Units

Development Sites

New Housing Units by Year | Does not Include Development Sites



⌵

Through November 11th, 2024

New Housing Units by County

ADDISON	578
BENNINGTON	384
CALEDONIA	413
CHITTENDEN	4,322
ESSEX	160
FRANKLIN	721
GRAND ISLE	155
LAMOILLE	949
ORANGE	389
ORLEANS	471
RUTLAND	525
WASHINGTON	955
WINDHAM	715
WINDSOR	949
TOTAL	11,686

New Housing Units by Type



- MULTI-FAMILY 30%
- SINGLE FAMILY 54%
- MOBILE HOMES, ADUs, & OTHER RESIDENTIAL 16%

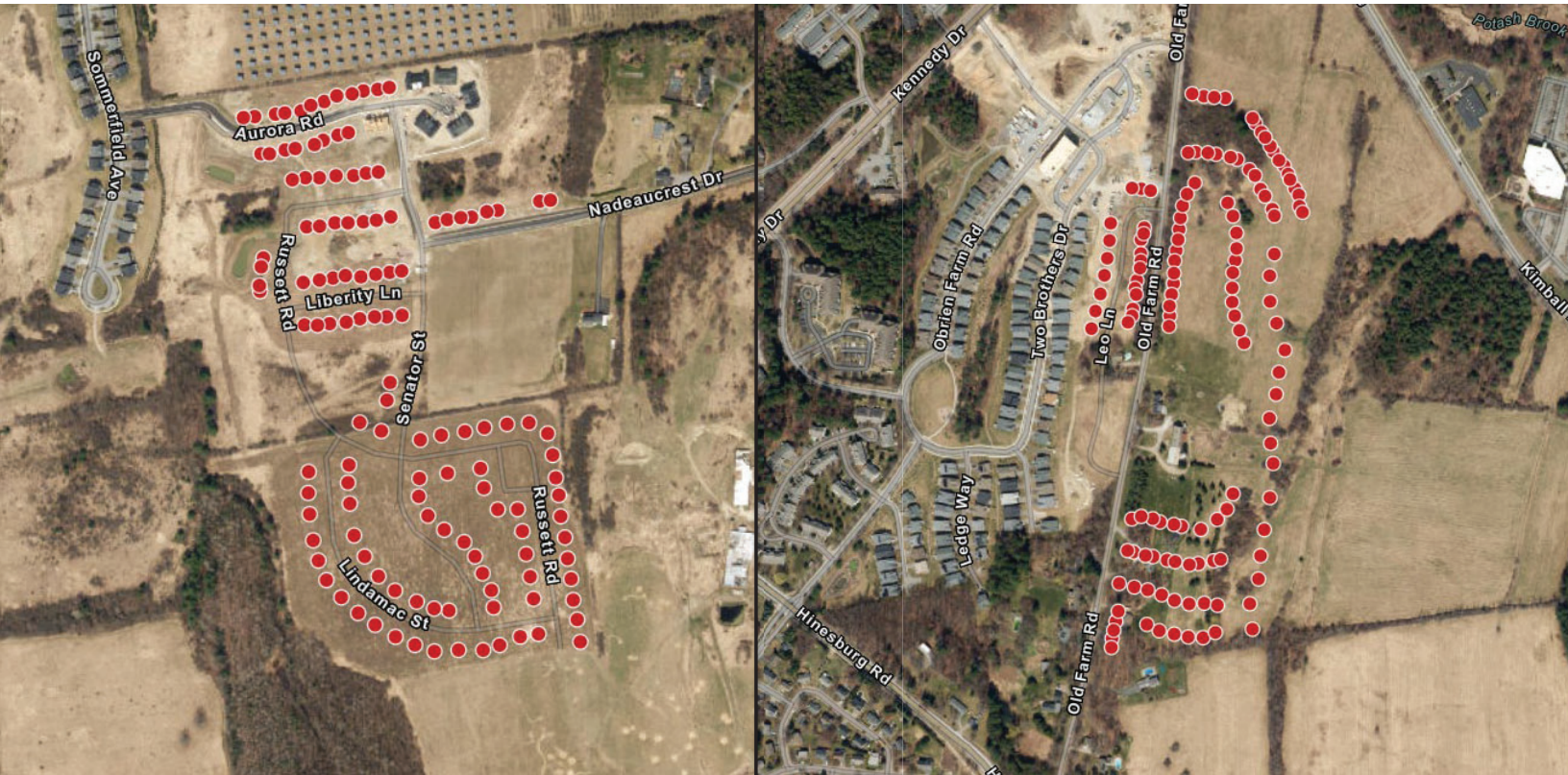




**What's a
development
site?**











Known Development Sites

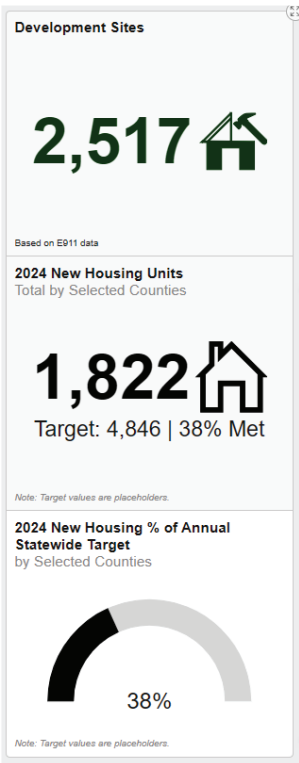
Layers

- Tax Parcels
- Population Estimates
- County Boundaries
- Single Family
- Multifamily
- New Homes
- Development Sites
- New Homes Heat Map
- VT Property Transfers
- Imagery

New Housing Units Development Sites

Esri Community Maps Contributors, VCGI, © OpenStreetMap, Micr





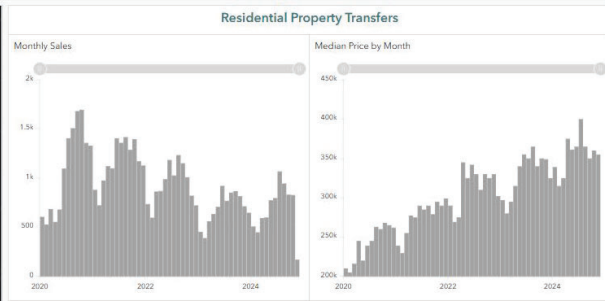
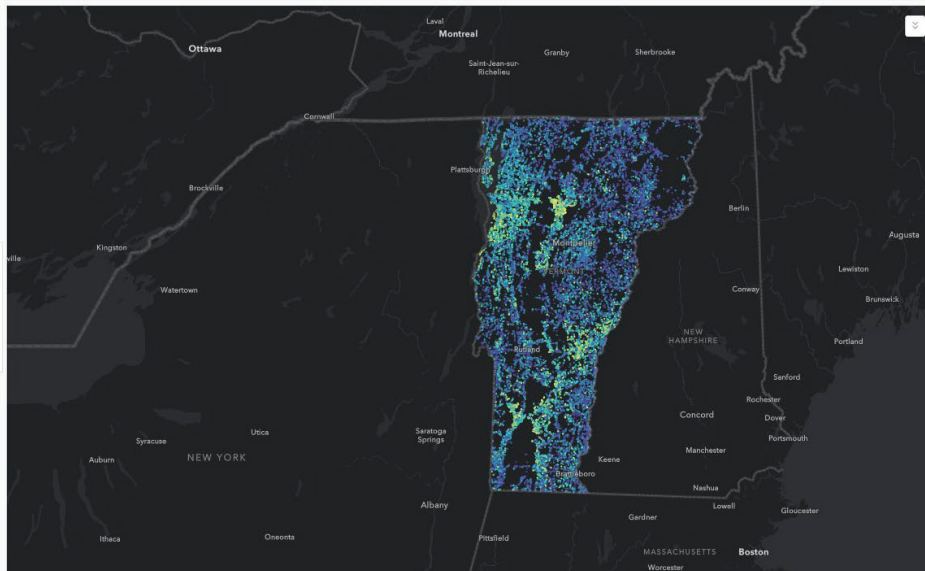
← What does this mean? Is it good or bad?

Placeholder targets for demo purposes.



VT Property Transfers - Residences v0.2.DEMO

Filter by County No category selected Filter by Town(s) No category selected Sales Price \$30,000 - \$15,000,000 Closing Date After 2020



Property Transfers

Sales Price

- > 1,000,000 - 14,100,000
- > 750,000 - 1,000,000
- > 500,000 - 750,000
- > 250,000 - 500,000
- 0 - 250,000

Map legend | Pie chart

\$183k 25th Percentile | **\$297.5k** Median | **\$450k** 75th Percentile

Sales Price

Town	Median Sale	Count
Stowe	\$760,000	1,039
Norwich	\$684,419	262
Shelburne	\$604,000	677
Charlotte	\$595,000	295
Stratton	\$575,000	441
Pomfret	\$570,000	101
Landgrove	\$555,000	34
Dorset	\$550,000	298
Cornwall	\$525,000	91
Winhall	\$522,500	490
Woodstock	\$505,000	

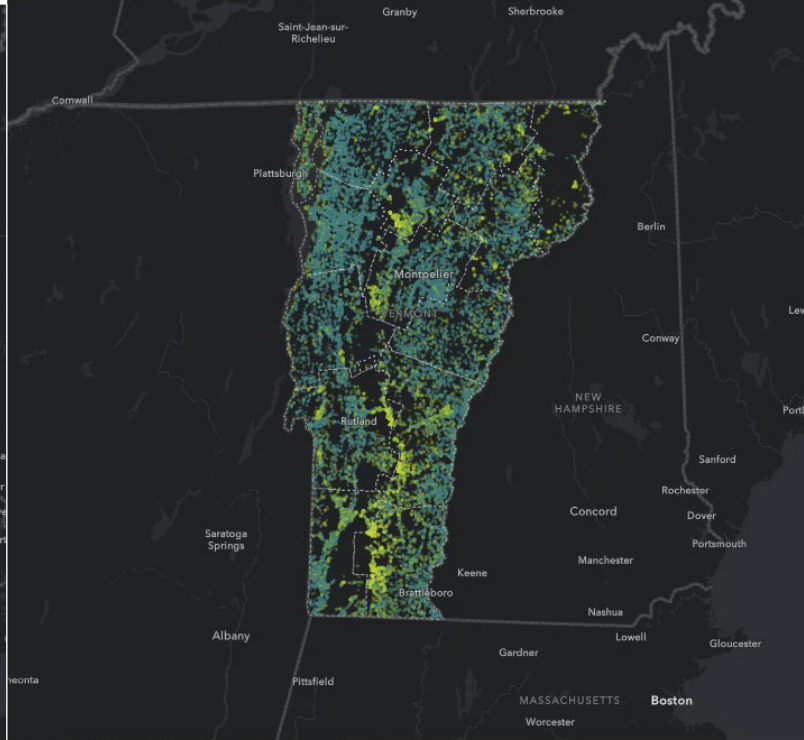
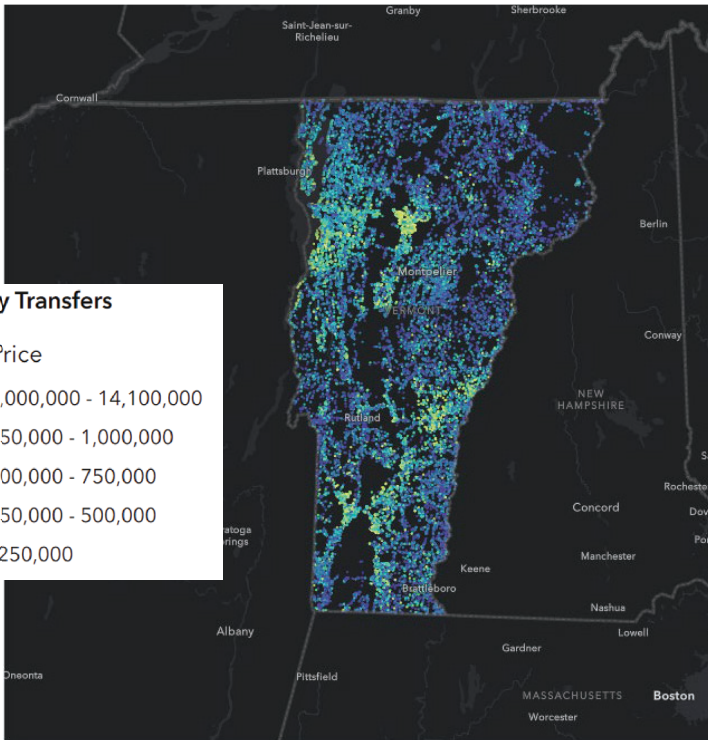


Primary and Secondary Homes sales

Property Transfers

Sales Price

- > 1,000,000 - 14,100,000
- > 750,000 - 1,000,000
- > 500,000 - 750,000
- > 250,000 - 500,000
- 0 - 250,000



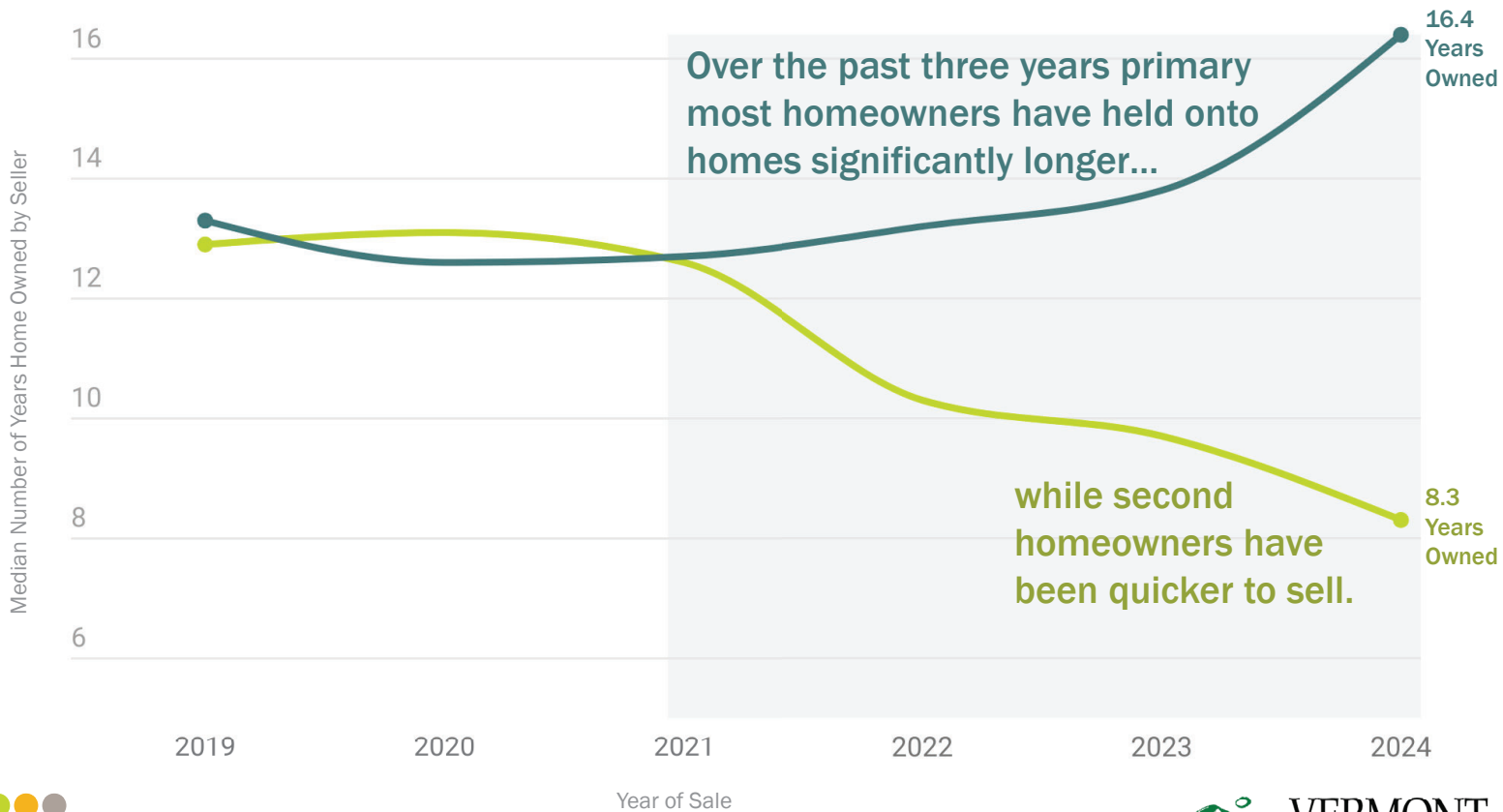
Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS | VCGI

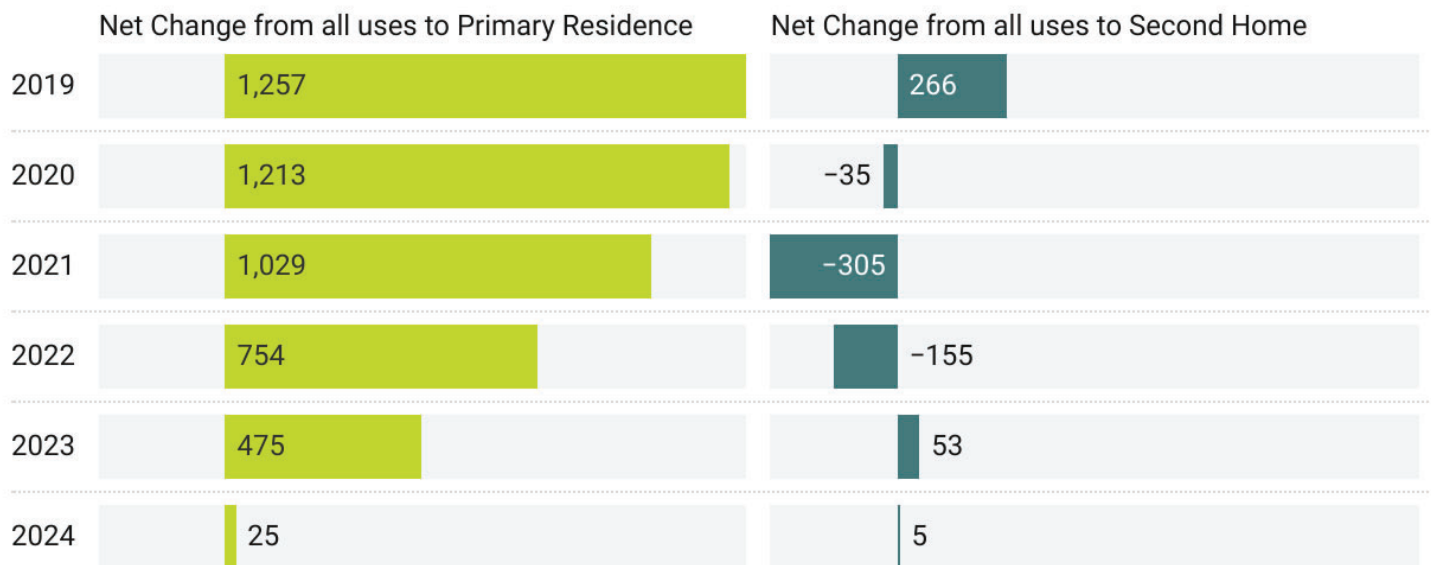
Price Primary vs Secondary

Price Primary vs Secondary





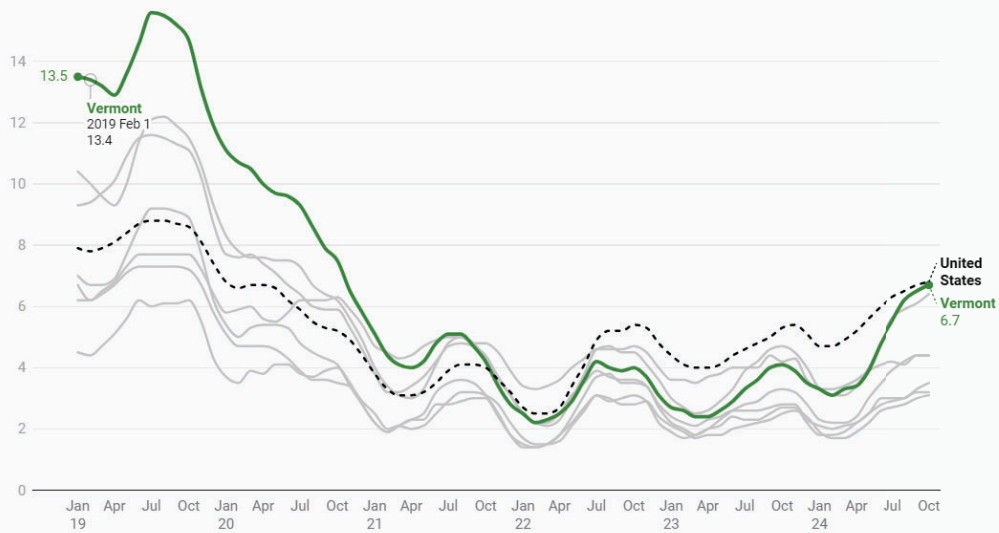
Property Transfer Change in Use



Note: 2024 transactions include those published through June 1st

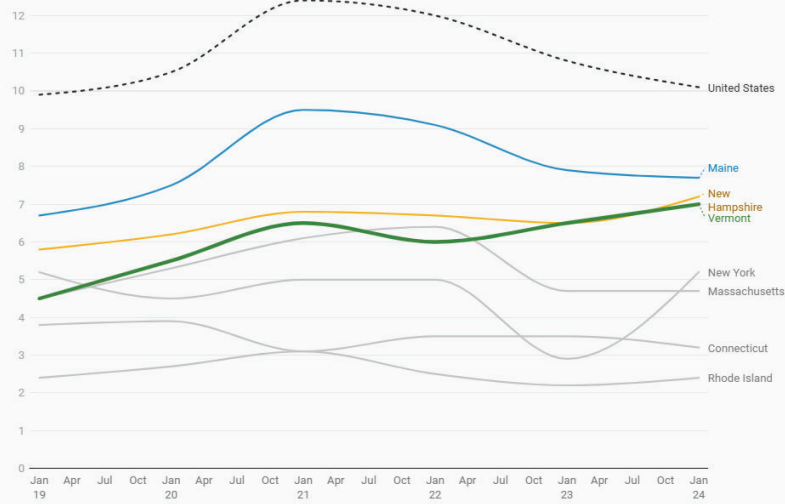


Active Listings per 1k Homes in the Northeast





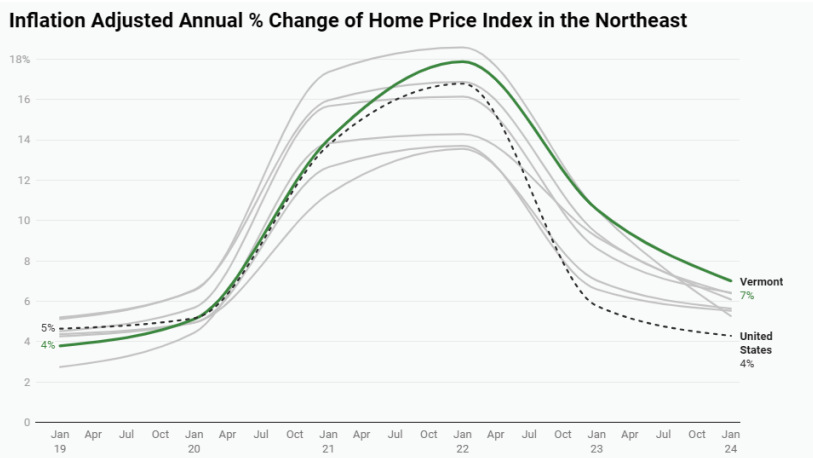
Building Permits per 1k Homes in the Northeast



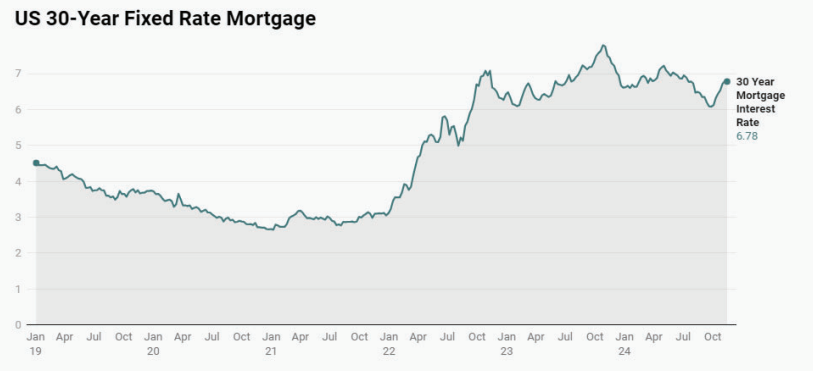
Monthly data for 2024 up through October was projected for remainder of the year based on seasonally adjusted trends.

*Remember to use caution with Census building permit estimates in Vermont due to the exceptionally low response rate from Vermont municipalities.

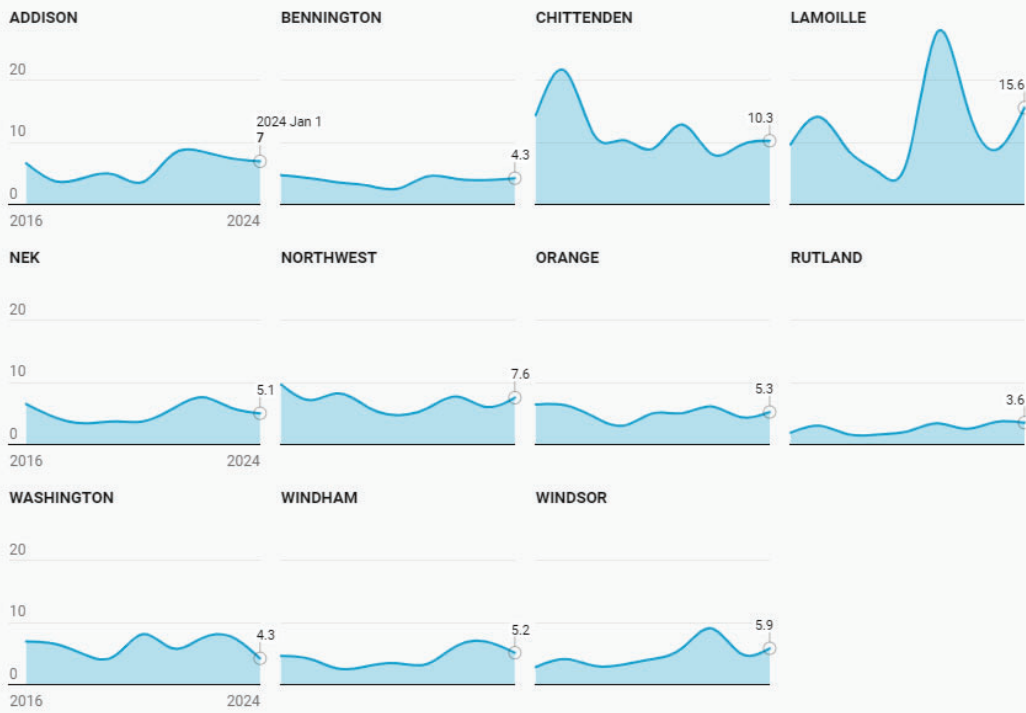




Source: All-Transactions House Price Index for Vermont (VTSTHP) | FRED | St. Louis Fed • [Get the data](#) • Created with [Datawrapper](#)



New Housing Units per 1000 of Existing Stock



New Housing Units per 1000 of Existing Stock

	COUNTY	2016	2017	2018	2019	2020	2021	2022	2023	2024 ▼
1	LAMOILLE	10	14	9	5	7	28	16	9	16
2	CHITTENDEN	14	22	11	10	9	13	8	10	10
3	NORTHWEST	10	7	8	6	5	6	8	6	8
4	ADDISON	7	4	4	5	4	8	9	8	7
5	WINDSOR	3	4	3	3	4	6	9	5	6
6	ORANGE	7	6	5	3	5	5	6	5	5
7	WINDHAM	5	4	3	3	4	3	6	7	5
8	NEK	7	4	4	4	4	6	8	6	5
9	BENNINGTON	5	4	4	3	3	5	4	4	4
10	WASHINGTON	7	7	5	5	8	6	8	8	4
11	RUTLAND	2	3	2	2	2	4	3	4	4



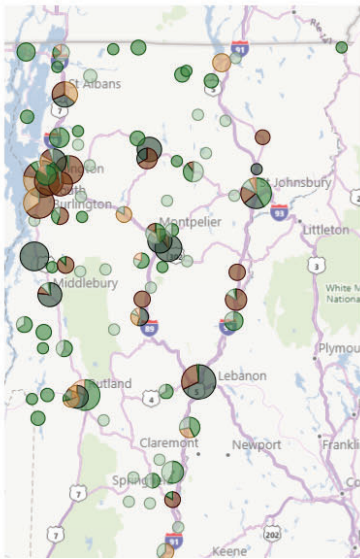


Housing Vermont's Unhoused Population

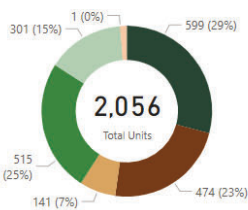
Last Refreshed: 10/22/2024

AHS District

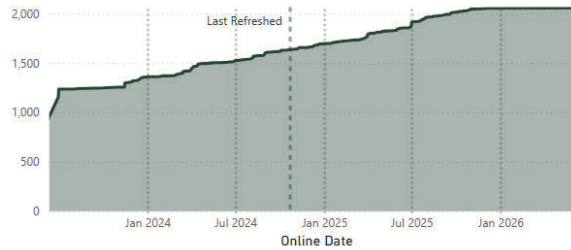
CoC Region



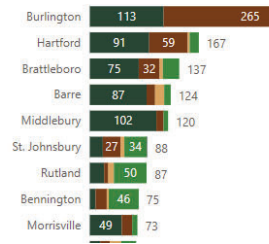
Units by Type



Units running total in Date by Online Date

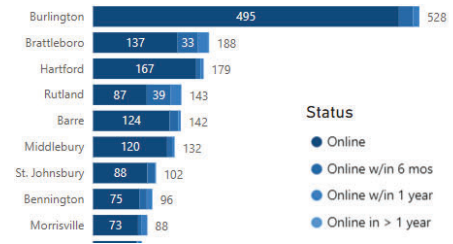


Units by AHS District and Type



- Type**
- VHCB Shelter
 - VHCB Unit
 - VHCB Upcoming
 - VHIP 1.0 Unit

Units by AHS District and Status



- Status**
- Online
 - Online w/in 6 mos
 - Online w/in 1 year
 - Online in > 1 year



- Legend
- Details
- Layers
- Info

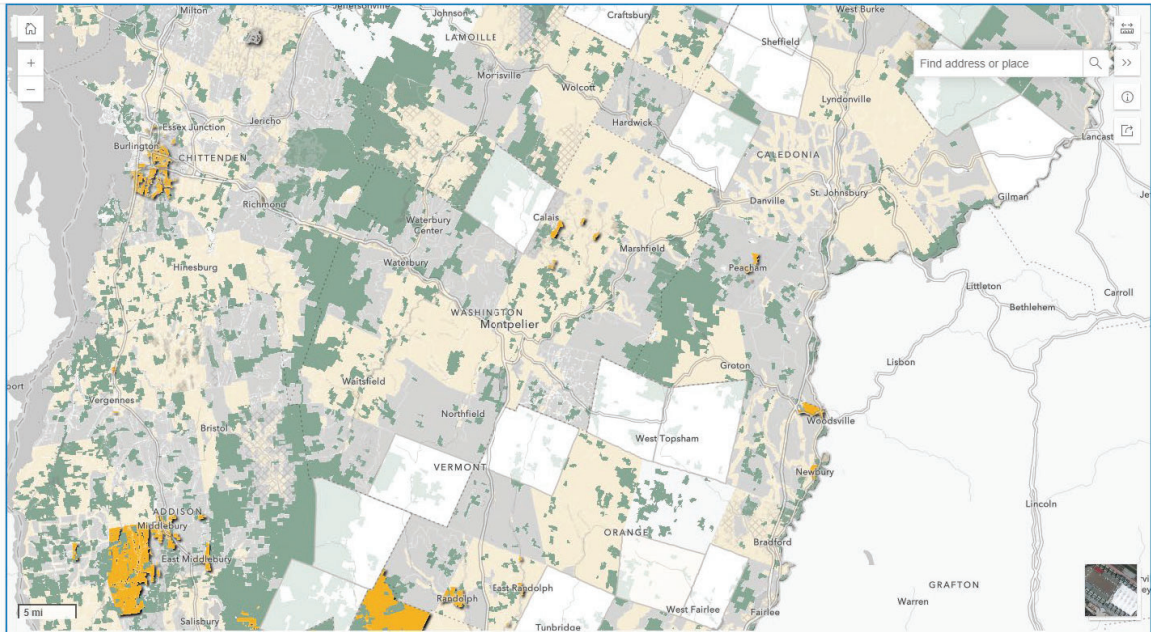


Zoning Atlas

This application depicts where different types of housing can be built according to an analysis of zoning districts across Vermont. Click on an area to learn more about the district.

- Permitted
- Public Hearing Required
- Prohibited
- Protected Lands
- Overlay District

Multi-Family (4+ units)



<< Collapse





Legend

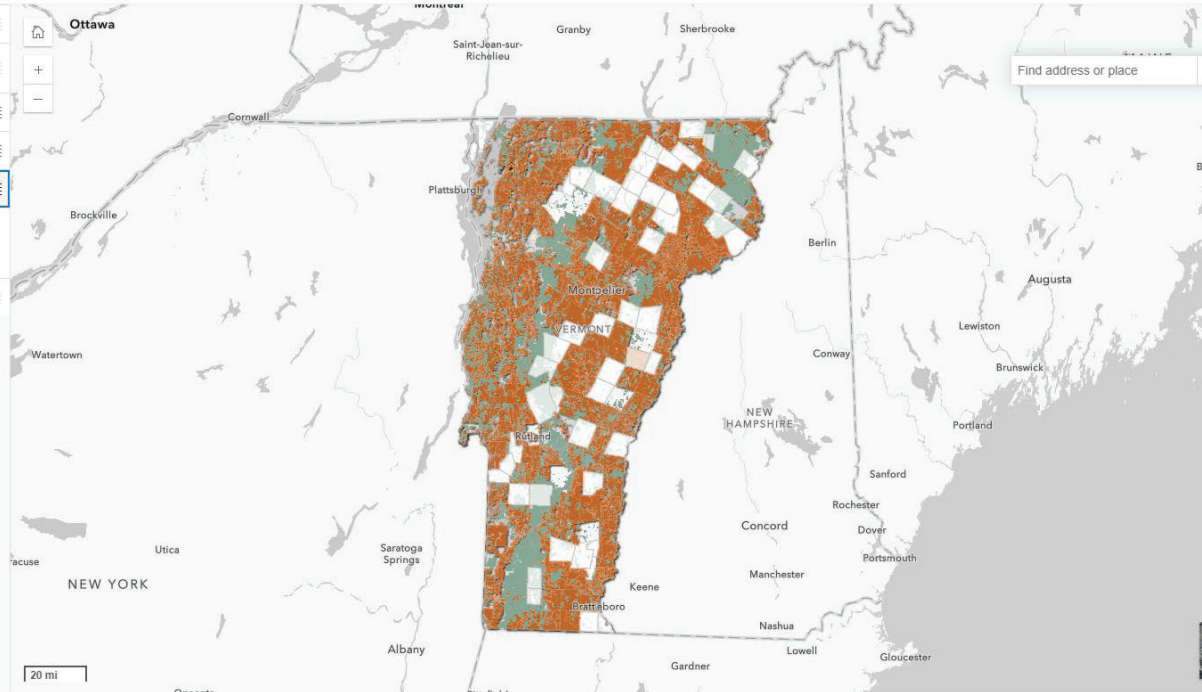
- Possible Sewer Service Areas
- Flood Hazard Areas (Only FEMA-digitized data)
- Overlay District
- Protected Lands
- Single Family Permitted
- Duplex Permitted

Details

Layers

Info

<< Collapse



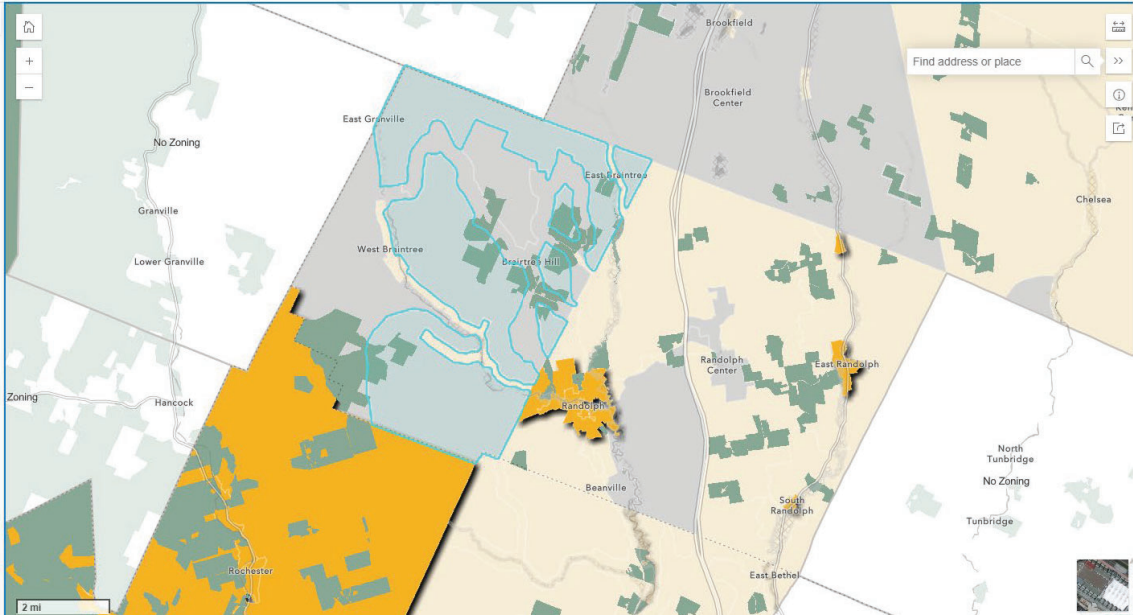


- Legend
- Details
- Layers
- Info

Brantree - Rural District I

1-Family Dwelling:	Permitted
2-Family Dwelling:	Permitted
4-Family Dwelling:	Prohibited
Min Lot Size (Acres):	10
Max Building Height (ft):	40
Min parking (1-Unit):	2
Frontage (ft):	300
Front Setback (ft):	40
Side Setback (ft):	20
Rear Setback (ft):	50
Max Lot Coverage (Building)%:	10
Max Lot Coverage (Impervious)%:	10

Zoom



Questions / Suggestions?

