



U.S. Census Bureau, Table H1, 2020

Table 16: Percent Change in Housing Units, 1990-2020							
Town	Total Housing Units, 1990	Total Housing Units, 2000	Total Housing Units, 2010	Total Housing Units, 2020	% Change, 1990-2000	% Change, 2000-2010	% Change, 2010-2020
Barnard	607	629	716	704	3.6	13.8	-2
Bethel	888	956	1043	1,005	7.7	9.1	-4
Bradford	1,075	1217	1281	1,356	13.2	5.3	3
Braintree	570	567	645	625	-0.5	13.8	-3
Bridgewater	571	582	688	681	1.9	18.2	-1
Brookfield	565	602	702	682	6.5	16.6	-3
Chelsea	610	657	695	678	7.7	5.8	-3
Corinth	618	728	803	829	17.8	10.3	3
Fairlee	551	575	625	627	4.4	8.7	0
Granville	210	218	244	234	3.8	11.9	-4
Hancock	201	214	208	199	6.5	-2.8	-5
Hartford	5,026	5502	5816	6,024	9.5	5.7	3
Hartland	1,270	1382	1584	1,632	8.8	14.6	3
Newbury	1,132	1153	1378	1,345	1.9	19.5	-2
Norwich	1,382	1505	1553	1,630	8.9	3.2	5
Pittsfield	401	393	435	407	-2.0	10.7	-7
Plymouth	736	773	864	829	5.0	11.8	-4
Pomfret	490	535	544	546	9.2	1.7	0
Randolph	1,830	1905	2076	2,171	4.1	9.0	4
Rochester	737	768	832	821	4.2	8.3	-1
Royalton	1,161	1281	1471	1,524	10.3	14.8	3
Sharon	578	663	735	744	14.7	10.9	1
Stockbridge	488	528	553	526	8.2	4.7	-5
Strafford	494	542	586	583	9.7	8.1	-1
Thetford	1,136	1193	1288	1,342	5.0	8.0	4
Topsham	504	582	661	636	15.5	13.6	-4
Tunbridge	655	679	764	743	3.7	12.5	-3
Vershire	302	378	435	384	25.2	15.1	-13
West Fairlee	355	340	368	334	-4.2	8.2	-10
Woodstock	1755	1775	1893	1,908	1.1	6.6	1
Region	26898	28822	31486	31749	7.2	9.2	0.7
State	271214	294382	322539	334,318	8.5	9.6	3.65



VHFA Affordability Calculator used to assess American Community Survey estimates of median household income and median home sale price from 2023, assuming 2025 average quarterly interest rate, a 5% down payment, average insurance and property tax rates, and a 30% housing affordability ratio. "Affordability gap" is based on median primary home sale price by town in 2024. "N/A" represents where there is no estimated gap.

Table 17: Affordability of median priced home for median income household

Town	Median Household Income (2023)	Median Price of Primary Residences sold (2024)	Purchase Price affordable (Dec. 2025)	Cash needed at closing	Affordability Gap
Barnard	\$86,094	\$752,500	\$257,000	\$23,572	\$495,500
Bethel	\$73,901	\$320,000	\$220,500	\$21,290	\$120,790
Bradford	\$94,821	\$329,000	\$283,500	\$25,228	\$70,728
Braintree	\$75,481	\$235,870	\$225,000	\$21,572	\$32,442
Bridgewater	\$68,135	\$336,000	\$203,000	\$20,197	\$153,197
Brookfield	\$92,458	\$312,500	\$276,500	\$24,790	\$60,790
Chelsea	\$65,284	\$255,000	\$185,000	\$19,072	\$89,072
Corinth	\$95,078	\$232,500	\$284,000	\$25,259	N/A
Fairlee	\$65,962	\$427,250	\$196,500	\$19,790	\$250,540
Granville	\$55,313	\$75,100	\$164,500	\$17,790	N/A
Hancock	\$72,336	\$98,500	\$215,500	\$20,978	N/A
Hartford	\$73,879	\$331,000	\$220,000	\$21,259	\$132,259
Hartland	\$97,526	\$363,750	\$291,500	\$25,728	\$97,978
Newbury	\$61,250	\$242,500	\$182,000	\$18,884	\$79,384
Norwich	\$140,139	\$733,500	\$419,000	\$33,697	\$348,197
Pittsfield	\$67,212	\$150,500	\$200,500	\$20,040	N/A
Plymouth	\$82,500	\$376,000	\$246,500	\$22,915	\$152,415
Pomfret	\$94,375	\$590,000	\$282,000	\$25,134	\$333,134
Randolph	\$72,179	\$330,000	\$215,000	\$20,947	\$135,947
Rochester	\$70,244	\$330,750	\$209,500	\$20,603	\$141,853
Royalton	\$100,451	\$134,700	\$300,500	\$26,290	N/A
Sharon	\$72,750	\$400,000	\$217,000	\$21,072	\$204,072
Stockbridge	\$72,734	\$215,250	\$217,000	\$21,072	\$19,322
Strafford	\$117,083	\$344,000	\$350,000	\$29,384	\$23,384
Thetford	\$87,330	\$460,000	\$260,500	\$23,790	\$223,290
Topsham	\$67,813	\$222,500	\$202,000	\$20,134	\$40,634
Tunbridge	\$71,111	\$375,000	\$212,000	\$20,759	\$183,759
Vershire	\$68,534	\$300,500	\$204,500	\$20,290	\$116,290
West Fairlee	\$90,625	\$280,000	\$271,000	\$24,447	\$33,447
Woodstock	\$123,735	\$550,000	\$370,000	\$30,634	\$210,634
Region	\$73,890	\$329,500	\$329,500	\$21,275	\$130,525
State	\$78,024	\$325,000	\$325,000	\$22,040	\$114,540



Source: US Census Bureau ACS 5-Year Estimates 2023, Tables B25070, B25091, B25003, DP04, and Property Transfer Tax Data

Percentage of Income Spent on Housing									
Town	30% or more for owners costs	50% or more for owners costs	30% or more for renters costs	50% or more for renters costs	Total owner households	Total renter households	Median monthly gross rent	Median price of primary residences sold (2024)	Median value of owner-occupied housing units (2023)
Barnard	9%	8%	0%	7%	375	60	\$1,289	\$752,500	\$335,300
Bethel	15%	7%	27%	18%	684	139	\$1,258	\$320,000	\$237,900
Bradford	12%	9%	18%	24%	923	237	\$1,148	\$329,000	\$259,800
Braintree	12%	16%	35%	0%	405	94	\$908	\$235,870	\$195,600
Bridgewater	6%	11%	30%	9%	396	88	\$904	\$336,000	\$199,200
Brookfield	15%	6%	8%	15%	503	106	\$1,102	\$312,500	\$315,900
Chelsea	17%	8%	54%	10%	425	78	\$1,167	\$255,000	\$232,100
Corinth	13%	7%	16%	5%	629	82	\$1,196	\$232,500	\$189,400
Fairlee	17%	7%	37%	20%	387	125	\$1,100	\$427,250	\$254,900
Granville	17%	6%	24%	12%	157	17	\$875	\$75,100	\$213,100
Hancock	3%	5%	1%	9%	126	88	\$940	\$98,500	\$186,600
Hartford	19%	5%	21%	25%	3182	1583	\$1,177	\$331,000	\$271,900
Hartland	21%	5%	8%	16%	1374	146	\$1,305	\$363,750	\$331,100
Newbury	12%	16%	24%	16%	756	182	\$944	\$242,500	\$260,000
Norwich	9%	13%	19%	8%	949	323	\$1,337	\$733,500	\$576,300
Pittsfield	12%	16%	18%	0%	152	39	\$997	\$150,500	\$252,800
Plymouth	22%	3%	25%	0%	184	48	\$1,163	\$376,000	\$342,300
Pomfret	7%	13%	12%	5%	309	75	\$1,176	\$590,000	\$384,600
Randolph	11%	9%	26%	25%	1308	764	\$1,104	\$330,000	\$259,100
Rochester	9%	15%	33%	26%	638	97	\$914	\$330,750	\$229,700
Royalton	7%	9%	15%	16%	780	391	\$1,179	\$134,700	\$199,500
Sharon	8%	11%	10%	13%	460	128	\$1,132	\$400,000	\$283,300
Stockbridge	17%	6%	24%	6%	369	50	\$1,025	\$215,250	\$261,300
Strafford	9%	6%	22%	19%	494	67	\$1,154	\$344,000	\$409,900
Thetford	14%	7%	26%	10%	1158	144	\$1,500	\$460,000	\$307,100
Topsham	14%	17%	49%	15%	402	53	\$957	\$222,500	\$199,500
Tunbridge	10%	22%	21%	12%	389	73	\$1,308	\$375,000	\$291,000
Vershire	12%	12%	27%	39%	295	67	\$1,105	\$300,500	\$187,900
West Fairlee	14%	10%	3%	47%	303	30	\$1,196	\$280,000	\$219,900
Woodstock	18%	16%	18%	16%	995	354	\$1,270	\$550,000	\$534,400
Region	14%	9%	21%	19%	19507	5728	\$1,128	\$329,500	\$283,045
State	14%	10%	24%	23%	196162	73304	\$1,193	\$325,000	\$290,500



Source: U.S. Census Bureau, ACS 5-Year Estimate, 2023 Table S2504

Table 19: Housing Units by Structure, 2023

Town	# of Units	Single Family Units	% Single Family	Two Family Units	% Two Family Units	Multi-family units	% of Multi-family	Mobile Homes	% of Mobile Homes
Barnard	1160	419	78%	6	1%	4	1%	6	1%
Bethel	499	681	65%	18	2%	103	13%	21	3%
Bradford	484	908	79%	86	7%	114	10%	52	4%
Braintree	609	324	89%	7	1%	5	1%	163	33%
Bridgewater	503	381	83%	24	5%	50	10%	29	6%
Brookfield	711	541	86%	16	3%	2	0%	50	8%
Chelsea	512	416	89%	0	0%	38	8%	49	10%
Corinth	174	611	79%	0	0%	3	0%	97	14%
Fairlee	214	455	86%	17	3%	37	7%	3	1%
Granville	4765	137	57%	2	1%	0	0%	35	20%
Hancock	1520	183	89%	9	4%	8	4%	14	7%
Hartford	938	2728	82%	296	6%	1362	29%	379	8%
Hartland	1272	1358	89%	14	1%	41	3%	107	7%
Newbury	191	766	82%	26	3%	103	11%	43	5%
Norwich	232	1136	85%	46	4%	90	7%	0	0%
Pittsfield	384	157	89%	13	7%	19	10%	2	1%
Plymouth	2072	198	69%	18	8%	14	6%	2	1%
Pomfret	735	340	83%	17	4%	18	5%	9	2%
Randolph	1171	1429	78%	123	6%	352	17%	168	8%
Rochester	588	612	80%	24	3%	64	9%	35	5%
Royalton	419	918	82%	26	2%	101	9%	126	11%
Sharon	561	469	37%	11	2%	28	5%	80	14%
Stockbridge	1302	345	90%	16	4%	16	4%	42	10%
Strafford	455	206	87%	43	8%	0	0%	12	2%
Thetford	462	1171	88%	70	5%	24	2%	37	3%
Topsham	362	398	81%	0	0%	0	0%	57	13%
Tunbridge	333	407	85%	27	6%	0	0%	28	6%
Vershire	1349	292	78%	4	1%	33	9%	33	9%
West Fairlee	1160	283	77%	16	5%	8	2%	26	8%
Woodstock	499	1048	71%	32	2%	222	16%	47	3%
Region	25235	19317	78%	1007	4%	2859	11%	1752	7%
State	269466	190536	65%	14669	5%	47996	18%	16265	6%



Source: U.S. Census Bureau, ACS Tables DP1 and S2504

Table 20: Housing Tenure & Change by Town, 2000-2020

Town	2000		2010		2020		Change 2000-2010		Change 2010-2020	
	Owner Occu- pied Units	Renter Occu- pied Units	Owner Occu- pied Units	Renter Occu- pied Units	Owner Occupied Units	Renter Occu- pied Units	% Change in Units Owned 2000-2010	% Change in Units Rented 2000-2010	% Change in Units Owned 2010-2020	% Change in Units Rented 2010-2020
Barnard	308	71	361	90	398	87	17%	27%	10%	-3%
Bethel	583	234	851	276	652	198	46%	18%	-23%	-28%
Bradford	720	308	926	332	854	288	29%	8%	-8%	-13%
Braintree	407	75	505	95	413	46	24%	27%	-18%	-52%
Bridgewater	290	105	200	142	450	73	-31%	35%	125%	-49%
Brookfield	396	79	396	51	546	99	0%	-35%	38%	94%
Chelsea	373	122	468	148	414	103	25%	21%	-12%	-30%
Corinth	463	72	491	53	646	116	6%	-26%	32%	119%
Fairlee	281	115	296	147	426	142	5%	28%	44%	-3%
Granville	100	33	116	36	133	32	16%	9%	15%	-11%
Hancock	122	32	141	45	121	107	16%	41%	-14%	138%
Hartford	3,003	1,506	2,754	1,850	3,068	1,271	-8%	23%	11%	-31%
Hartland	1,043	227	1,201	206	1260	238	15%	-9%	5%	16%
Newbury	613	203	799	172	704	221	30%	-15%	-12%	28%
Norwich	1,044	323	1,053	413	975	325	1%	28%	-7%	-21%
Pittsfield	158	37	157	41	146	33	-1%	11%	-7%	-20%
Plymouth	217	35	192	24	195	30	-12%	-31%	2%	25%
Pomfret	308	96	314	64	303	36	2%	-33%	-4%	-44%
Randolph	1,242	527	1,248	421	1295	710	0%	-20%	4%	69%
Rochester	366	145	326	149	540	81	-11%	3%	66%	-46%
Royalton	660	495	878	416	809	404	33%	-16%	-8%	-3%
Sharon	417	136	461	211	416	152	11%	55%	-10%	-28%
Stockbridge	260	25	235	54	285	45	-10%	116%	21%	-17%
Strafford	352	68	470	66	440	65	34%	-3%	-6%	-2%
Thetford	828	204	860	212	985	155	4%	4%	15%	-27%
Topsham	363	58	413	23	329	56	14%	-60%	-20%	143%
Tunbridge	410	104	438	67	397	131	7%	-36%	-9%	96%
Vershire	207	53	183	41	336	22	-12%	-23%	84%	-46%
West Fairlee	189	88	241	41	292	82	28%	-53%	21%	100%
Woodstock	955	433	1,017	297	1031	294	6%	-31%	1%	-1%
Region	16,678	6,009	17,991	6,183	18,859	5,642	8%	3%	5%	-9%
State	169,777	70,857	180,847	76,075	187,374	75,478	7%	7%	4%	-1%



Table 21: VSHA Subsidized Rental Housing Developments - 2025		
Town or Village	Housing Development	# of Units
Bethel	Bethel - Depot Apartments (I and II)	25
Bradford	Bradford - Colonial Village	21
	Bradford - Bradford Village Apartments	21
	Bradford - Waits River Apartments	29
	Bradford – 61 North Pleasant Street	6
Bridgewater	Bridgewater - Mill Village Apartments	14
Chelsea	Chelsea - Chelsea Court	24
	Chelsea – Chelsea Court & Homes	35
	Chelsea - Hillside Lane	12
Fairlee	Fairlee – Chapmans General	2
Hancock	Hancock - Mountain View Apartments	5
Hartford	Hartford - The Briars	24
	Hartford - Colodny Building	8
	Hartford - Hillcrest Manor	9
	Hartford - School Street	8
	Hartford – Dismas House	3
	Quechee - Quechee Pines	9
	Quechee - Quechee Sunrise	22
	White River Junction – Village Apartments	14
	White River Junction - Graystone Village	34
	White River Junction - Northwoods (I and II)	29
	White River Junction - Overlook Housing	13
	White River Junction - Prospect Street	3
	White River Junction - Windsor Hollow	27
	White River Junction – 388 South Main Street	4
	White River Junction – 459 South Main Street	5
	White River Junction – Bridge & Main	17
	White River Junction – Mountainvale Apartments	40
	White River Junction – Riverwalk Apartments	42
	White River Junction – Wentworth Community Housing (I and II)	51
	Wilder - Brookview Apartments	34
Wilder - Hollow Drive	18	
Wilder – 747 Hartford Avenue	5	
Wilder – Stony Creek	18	
Newbury and the Village of Wells River:	Newbury - Montebello Hill Apartments	15
	Village of Wells River - Baldwin Block	7
	Village of Wells River - Spear House	3
	Village of Wells River - Spear House Apartments	15
	Village of Wells River - Wells River Housing	22



Table 21 (continued): VSHA Subsidized Rental Housing Developments - 2025		
Town or Village	Housing Development	# of Units
Norwich	Norwich Senior Housing	24
Randolph:	Randolph - Branchwood Apartments	12
	Randolph – Hedding Drive	16
	Randolph - Joslyn House	20
	Randolph - Prospect-Forest Homes	9
	Randolph - Randolph Circle	20
	Randolph - Randolph House	48
	Randolph - Red Lion Inn	20
	Randolph – Safe Haven	6
	Randolph - Salisbury Square	14
Rochester	Rochester – Brookside Apartments	6
	Rochester – Park House	16
Royalton	Royalton – Brightwood House	15
Woodstock	Mellishwood (I and II)	54
Region		973

