

'Harper's Index'-style Housing, Income, & Jobs Fact Sheet - Charlotte & beyond

compiled by Town Planner, March 2024

- Charlotte households by type: 1,500 total; 1,200 owners (80%), 200 are renters (**13%**) (1)
- Median household income, Chittenden County: **\$87,614** vs. Charlotte: **\$124,611** (4)
- Median value of owner-occupied housing units, Chittenden County: **\$422,800** vs. Charlotte: **\$628,800** (4)
- Median home sales price in Charlotte vs. Vermont: **\$658,000*** vs. \$309,000 (1)
- Household income, down payment needed for median-cost Charlotte home: **\$238,711 & \$48,117** (1)
- Median gross monthly rent in Charlotte vs. Vermont: **\$1,303** vs. \$1,070 (1)
- Household income needed to afford 1- & 2-bedroom rent in Chittenden County (@ 30% of income): **\$49,520 & \$64,600** (1)
- Charlotte households paying more than 50% of income towards housing, inclu. owners: **15%** (1)
- Charlotte renters paying more than 50% of income towards housing (inclu. utilities): **27%** (1)
- Rental vacancy rate in Charlotte (2010 data): **3.0%** (1)
- % of Charlotte residents who commute to a job outside of town: **68%** (1)
- % of Charlotte workers that live in a different town: **67%** (1)
- # of active public transit stops, park & ride lots in Charlotte: **0** and **0**
- % of new homes actually built in Charlotte outside village districts since 2000: **96%** (3)
- % of new homes actually built in Charlotte's Village Districts since 2000: **4%** (2)
- Estimated # of affordable** housing units needed in Charlotte, per 'Building Homes Together' county-wide target for 2022 (pro-rated to Charlotte's share of county population): **29** (2)
- # of affordable** homes actually built in Charlotte, 2022: **0**
- Total # of affordable** homes built in Charlotte since 2011: **5**
- Total # of affordable** homes in Charlotte: **19** (about 1% of total households) (2)
- Charlotte median age: **50.1** (vs. 37.4 in Chittenden County) (4)
- Charlotte's population aged 65 & older: **860** (4)
- AARP estimates of age 65 & older adults who want to stay in their community: **90%** (5)
- # of purpose-built, fully accessible available elder housing units in Charlotte: **0**

Sources & Notes:

(1) HousingData.org, website from VT Housing Finance Agency

(2) CCRPC Building Homes Together campaign dashboard (2022 updates)

(3) CCRPC 2018 ECOS (regional) plan data scorecard

(4) US Census Reporter, county & town profiles, 2022 American Community Survey estimates (these statistics have margins of error of $\pm 10\%$, due to small sample size)

(5) AARP National Survey on Housing and Home Modification Issues (1999)

* **Median home sales price** for Charlotte based on actual sales data per town assessor, 2021-2023

** **Housing affordability defined:** Rent that does not exceed what households earning 80% of household median income for region (per HUD, \$73,300 for a family of 4) can afford at 30% of their income