

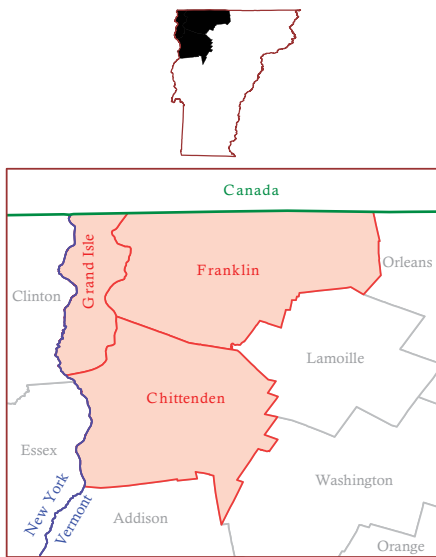


Burlington, Vermont

U.S. Department of Housing and Urban Development | Office of Policy Development and Research | As of January 1, 2016



Housing Market Area



The Burlington Housing Market Area (HMA), which consists of Chittenden, Franklin, and Grand Isle Counties along Lake Champlain in northwestern Vermont, extends to the Canadian border. The HMA is coterminous with the Burlington-South Burlington, VT Metropolitan Statistical Area. The city of Burlington is the cultural and employment center of the HMA and is home to The University of Vermont, which enrolled more than 12,800 students in the fall of 2015.

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Summary

Economy

Economic conditions in the Burlington HMA began to improve during 2010, the number of nonfarm payroll jobs eclipsed the prerecession peak level during 2011, and job growth accelerated during the past year. During 2015, nonfarm payrolls increased by 3,300 jobs, or 2.7 percent, to 125,600 jobs compared with an average annual gain of 1.6 percent from 2010 through 2014. During the past year, nonfarm payrolls increased or remained unchanged in 10 of 11 sectors, with the greatest gain in the education and health services sector, which increased by 900 jobs, a 4.3-percent increase from a year earlier. During the 3-year forecast period, nonfarm payrolls are projected to grow at an average annual rate of 1.5 percent, with relatively steady growth expected throughout the period.

Sales Market

The sales housing market in the HMA is currently balanced. The estimated sales vacancy rate is 1.8 percent, up slightly from 1.7 percent in 2010. During the next 3 years, demand is estimated for 1,225 new homes (Table 1). The 100 homes currently under construction and some of the estimated 7,300 other vacant units in the HMA that may reenter the market will satisfy a portion of this demand.

Rental Market

The rental housing market in the HMA is currently balanced, with an estimated vacancy rate of 6.0 percent, up from 4.5 percent in 2010 and 2.1 percent in 2000. The apartment market is slightly tight, with a vacancy rate of 3.0 percent in December 2015 (Allen & Brooks). Conditions in the apartment market moved from tight toward balanced during the past 2 years. During the forecast period, demand is estimated for 850 new rental units (Table 1). The 350 units currently under construction will satisfy a portion of this demand.

Table 1. Housing Demand in the Burlington HMA During the Forecast Period

	Burlington HMA	
	Sales Units	Rental Units
Total demand	1,225	850
Under construction	100	350

Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of January 1, 2016. A portion of the estimated 7,300 other vacant units in the HMA will likely satisfy some of the forecast demand. The forecast period is January 1, 2016, to January 1, 2019.

Source: Estimates by analyst

Economic Conditions

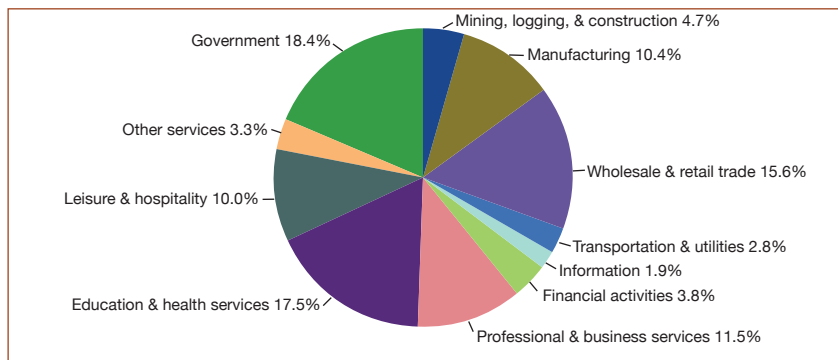
The Burlington-South Burlington, VT Metropolitan New England City and Town Area (hereafter, the Burlington NECTA) has a similar geography to the Burlington HMA and contains all the major employment and population centers that are in the HMA. This report uses the Burlington NECTA in the discussion of nonfarm payroll jobs because the data are readily available for NECTAs from the U.S. Bureau of Labor Statistics. All other data in this report relate to the HMA.

Tourism and industries directly and indirectly related to tourism have a substantial impact on the economies of the Burlington NECTA and the state of Vermont. (The Burlington

NECTA accounts for nearly 40 percent of all nonfarm payroll jobs in Vermont.) During 2013, an estimated 12.8 million people visited the state for leisure, business, or personal purposes (Vermont Department of Tourism and Marketing economic impact study, 2014). These visitors spent \$1.82 billion on goods and services, and visitor spending supports an estimated 8 percent of all jobs statewide. Tourism is especially popular in the NECTA because of its location on Lake Champlain and near several ski resorts. Nonfarm payrolls in the leisure and hospitality sector, which currently comprise 10 percent of all nonfarm payrolls in the NECTA (Figure 1), increased an average of 3.0 percent annually during the past 6 years and have increased 26.0 percent since 2000.

Another anchor of the local economy is higher education. The NECTA contains the main campuses of four major colleges and universities: The University of Vermont (UVM), Champlain College, St. Michael's College, and Burlington College. UVM, which is the second largest employer in the NECTA, with approximately 3,900 employees (Table 2), enrolled more than 12,800 students during the fall of 2015. In 2013, the direct and indirect statewide economic impact of the university was estimated to be approximately \$1 billion annually (2013 UVM economic impact study). UVM is part of the government sector, which is the largest sector in the NECTA, accounting for more than 18 percent of all nonfarm payrolls. Compared with the fall 2007 semester, enrollment is up 5 percent; higher enrollment levels have contributed to an average increase in the government sector of 1.8 percent a year in the NECTA since 2008 compared with an annual nationwide decline of 0.2 percent.

Figure 1. Current Nonfarm Payroll Jobs in the Burlington HMA, by Sector



Notes: Based on 12-month averages through December 2015. Nonfarm payroll jobs data are for the Burlington-South Burlington, VT Metropolitan New England City and Town Area. Source: U.S. Bureau of Labor Statistics

Table 2. Major Employers in the Burlington HMA

Name of Employer	Nonfarm Payroll Sector	Number of Employees
The University of Vermont Medical Center	Education & health services	7,150
The University of Vermont	Government	3,900
GlobalFoundries	Manufacturing	3,000
People's United Bank, N.A.	Financial activities	1,000
Howard Center	Education & health services	800
Adecco USA, Inc.	Professional & business services	780
Ben & Jerry's Homemade Holdings, Inc.	Manufacturing	740
GE Healthcare	Professional & business services	700
Napoli Group	Professional & business services	680
Verizon Communications Inc.	Information	650

Note: Excludes local school districts. Sources: economy.com; local sources

Like much of the nation, the Burlington NECTA has gone through two periods of job losses since 2000. During 2002 and 2003, nonfarm payrolls in the NECTA decreased by an average of 1,100 jobs, or 0.9 percent, a year compared with average losses nationwide of 0.7 percent annually. The losses were almost entirely concentrated in the manufacturing sector, which was down by an average of 2,000 jobs, or 10.5 percent, annually. The decline in the manufacturing sector was partially because IBM laid off 950 employees in response to declining demand for semiconductors, which were manufactured at the facility within the NECTA.

Economic conditions in the NETCA recovered, although at a slow pace, from 2004 through 2007, and payrolls increased by an average of 800 jobs, or 0.7 percent, compared with nationwide gains of 1.4 percent annually. The largest increases were in the government and the education and health services sectors, which were up by an average of 300 jobs each, or 1.7 and 1.6 percent, annually, respectively. Some job gains in the government sector were because UVM added nearly 70 new full- and part-time jobs from 2005 through 2007 in response to increased enrollment.

Nonfarm payrolls in the NECTA decreased again during 2008 and 2009, but continued growth in the government and the education and health services sectors caused the overall losses to be less severe than in the nation. During the 2-year period, nonfarm payrolls in the NECTA decreased by an average of 1,400 jobs, or 1.3 percent, annually compared with an annual 2.5-percent decrease nationwide. The largest declines in the NECTA were in the mining,

logging, and construction and the manufacturing sectors, which were down an average of 600 jobs each, or 9.6 and 4.0 percent, annually, respectively. In addition, the retail trade subsector declined an average of 1.6 percent a year, which was much less than the decline in the nation of 3.3 percent a year. The losses, however, were partially offset by gains in the education and health services and the government sectors, which were up by respective averages of 400 and 300 jobs, or 1.8 and 1.5 percent, annually. These gains were partially attributed to increased employment levels at the local colleges and universities.

The economy began to recover during 2010 and expanded from 2011 through 2014. During the 5-year period, nonfarm payrolls in the NECTA increased by an average of 1,900 jobs, or 1.6 percent, annually compared with average growth nationwide of 1.2 percent annually. Payroll growth was strongest in the professional and business services and the government sectors, which were up by respective averages of 700 and 400 jobs, or 5.7 and 2.1 percent, annually. In the professional and business services sector, nearly 30 percent of the gains were in the professional, scientific, and technical services industry, which increased by an average of 200 jobs, or 2.9 percent, annually. Gains in the government sector were partially attributed to continued employment increases at UVM, which increased the number of full- and part-time faculty by more than 200 during the period.

Nonfarm payrolls continued to increase during the past year, and the growth rate during 2015 was the greatest since 2000. During 2015, nonfarm payrolls averaged

125,600, an increase of 3,300 jobs, or 2.7 percent, from the previous year (Table 3). The largest gains were in the education and health services and the professional and business services sectors, which increased by 900 and 800 jobs, or 4.3 and 5.8 percent, respectively. In the education and health services sector, more than one-half of the growth was in the health

care and social assistance industry, which increased by 500 jobs, or 2.6 percent. Since 2000, the 41-percent increase in nonfarm payroll jobs in the professional and business services sector has outpaced job growth in every other sector (Figure 2). Additional gains during the past year include those at SolarCity Corp, a solar power provider, which opened a new office and operations center in South Burlington in October 2015. The exact number of jobs created in 2015 by the new office is unknown, but SolarCity plans for the facility to be fully staffed with 100 employees by early 2016 to mid-2016.

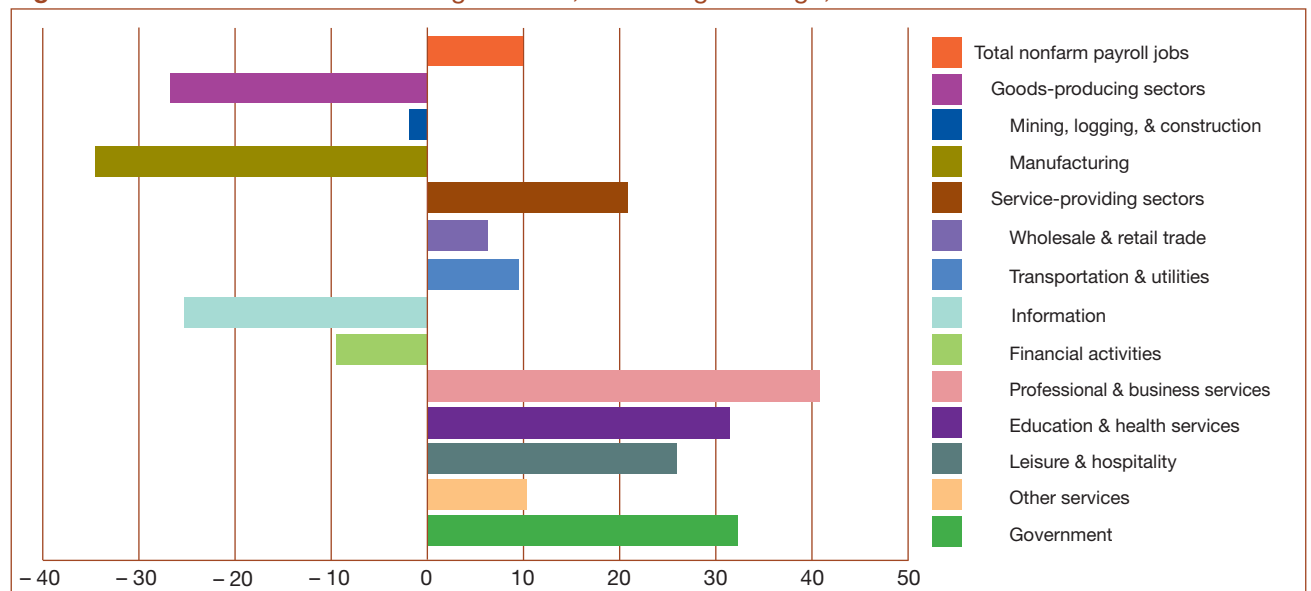
During 2015, the unemployment rate in the Burlington NECTA averaged 2.9 percent. The current rate is down from the average rate of 3.3 percent during 2014 and from the 5.1-percent average rate from 2009 through 2011. In addition, the current unemployment rate is at the lowest level since 2001, when the unemployment rate averaged 2.9 percent. The current rate in the NECTA is lower than the

Table 3. 12-Month Average Nonfarm Payroll Jobs in the Burlington HMA, by Sector

	12 Months Ending		Absolute Change	Percent Change
	December 2014	December 2015		
Total nonfarm payroll jobs	122,300	125,600	3,300	2.7
Goods-producing sectors	19,200	19,000	- 200	- 1.0
Mining, logging, & construction	5,700	5,900	200	3.5
Manufacturing	13,500	13,100	- 400	- 3.0
Service-providing sectors	103,200	106,700	3,500	3.4
Wholesale & retail trade	18,900	19,600	700	3.7
Transportation & utilities	3,400	3,500	100	2.9
Information	2,400	2,400	0	0.0
Financial activities	4,800	4,800	0	0.0
Professional & business services	13,700	14,500	800	5.8
Education & health services	21,100	22,000	900	4.3
Leisure & hospitality	12,000	12,600	600	5.0
Other services	4,100	4,200	100	2.4
Government	22,800	23,100	300	1.3

Notes: Numbers may not add to totals because of rounding. Based on 12-month averages through December 2014 and December 2015. Nonfarm payroll jobs data are for the Burlington-South Burlington, VT Metropolitan New England City and Town Area. Source: U.S. Bureau of Labor Statistics

Figure 2. Sector Growth in the Burlington HMA, Percentage Change, 2000 to Current



Notes: Current is based on 12-month averages through December 2015. Nonfarm payroll jobs data are for the Burlington-South Burlington, VT Metropolitan New England City and Town Area.

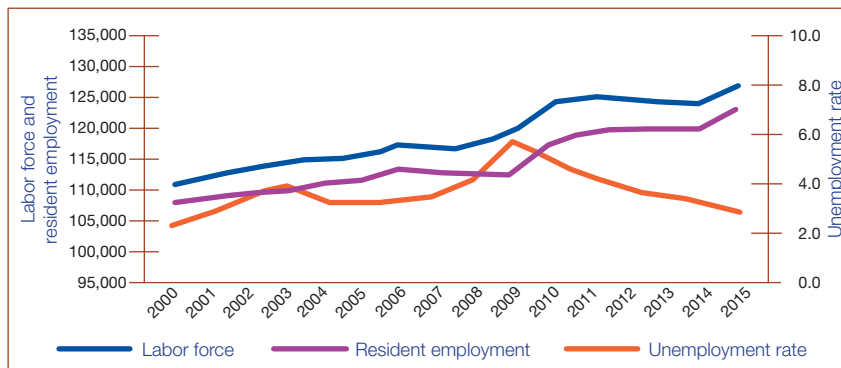
Source: U.S. Bureau of Labor Statistics

Vermont rate of 3.7 percent and the national rate of 5.3 percent. Figure 3 illustrates trends in the labor force, resident employment, and the unemployment rate in the NECTA from 2000 through 2015.

During the 3-year forecast period, nonfarm payrolls are expected to increase by an average of 1,900 jobs, or 1.5 percent, and growth is expected to be relatively steady during all 3 years. Gains are expected to be concentrated in the service-providing

sectors, especially the professional and business services, education and health services, and wholesale and retail trade sectors, and most job growth is expected to consist of small additions by existing firms in the NECTA. Comcast Corporation recently announced that it would add more than 30 jobs to its call center in South Burlington. The University of Vermont Medical Center, the largest employer in the NECTA, with 7,150 employees, is planning an expansion to its existing facility. The expansion would add nearly 130 new patient rooms, but no additional beds or jobs are expected because the hospital would use the extra rooms to transition from double to single occupancy. The manufacturing sector, which declined during the past 3 years and is down 35 percent since 2000, is expected to stabilize. During 2015, GlobalFoundries acquired IBM's microelectronics division, and the acquisition is expected to stop the layoffs at the facility that have occurred during the past decade.

Figure 3. Trends in Labor Force, Resident Employment, and Unemployment Rate in the Burlington HMA, 2000 Through 2015



Note: Data are for the Burlington-South Burlington, VT Metropolitan New England City and Town Area.

Source: U.S. Bureau of Labor Statistics

Population and Households

As of January 1, 2016, the estimated population of the Burlington HMA is 217,900, which represents an average increase of 1,150, or 0.5 percent, annually since April 2010. From 2004 to 2007, the population of the HMA increased by an average of 860, or 0.4 percent, annually (Census Bureau population estimates as of July 1). Population growth was driven by net natural increase (resident births minus resident deaths), which averaged 930

people annually. The rate of growth during the 3-year period, however, was slowed because of net out-migration, which averaged 70 people annually. The net out-migration was partially because the economy recovered at a slow pace from job losses during 2002 and 2003, especially compared with job growth nationwide. Since 2007, the strength of the economy of the HMA compared with the state and national economies has resulted in consistent

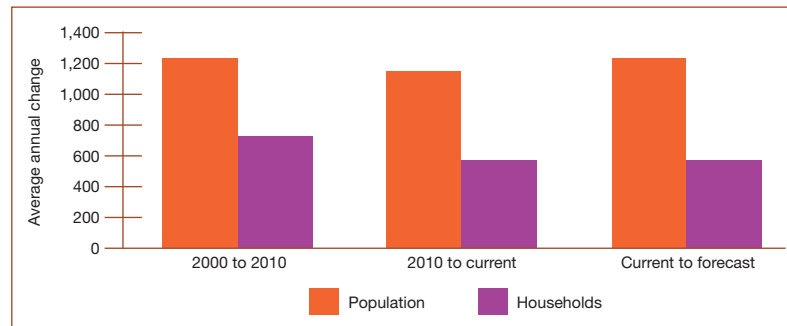
Population and Households *Continued*

and relatively steady net in-migration each year. Annual net in-migration during this period has averaged 310 annually. The increased net in-migration caused population growth

to slightly increase to an average of 1,125 people, or 0.5 percent, annually. The city of Burlington is the most populous town or city in the HMA and in the state, with a population of 42,221 in 2014 (Census Bureau population estimate as of July 1), and accounted for nearly 20 percent of the population in the HMA. Figure 4 shows population and household growth in the HMA, and Figure 5 shows the components of population change in the HMA, from 2000 to the forecast date.

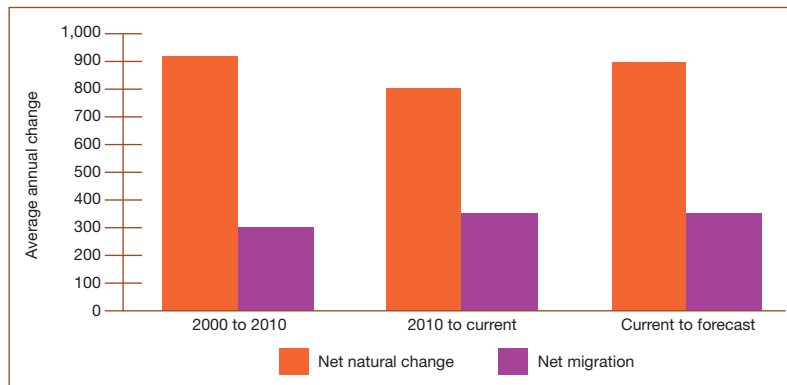
An estimated 86,400 households currently reside in the HMA. Since 2010, similar to the rate of population growth, the number of households in the HMA has increased an average of 0.6 percent annually, or by 550 households, down from an average of 0.9 percent, or by 730 households, from 2000 to 2010. Nearly 67 percent of all households in the HMA are owner households, but the homeownership rates differ between the city of Burlington and areas outside the city. The homeownership rate in the city of Burlington was approximately 41 percent during the 5-year period from 2010 through 2014 (2010–2014 American Community Survey 5-year data). Although the city of Burlington contained only about 20 percent of all households in the HMA, it accounted for more than 35 percent of renter households in the HMA, in part because of the student population at UVM. The portion of the HMA located outside the city of Burlington had fewer renter households, resulting in a homeownership rate of 74 percent during the same period. Figure 6 illustrates the number of households by tenure in the HMA from 2000 to the current date.

Figure 4. Population and Household Growth in the Burlington HMA, 2000 to Forecast



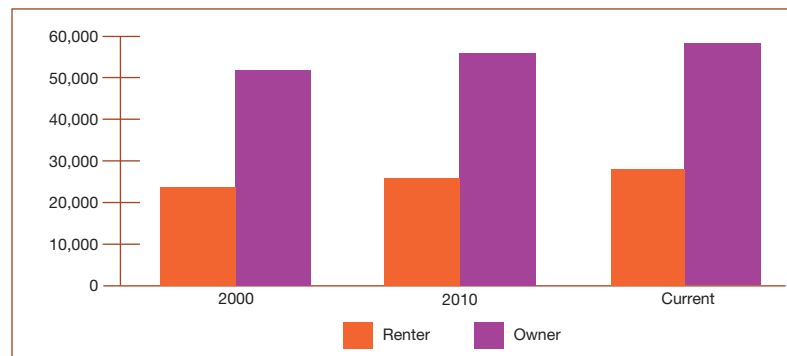
Notes: The current date is January 1, 2016. The forecast date is January 1, 2019.
Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

Figure 5. Components of Population Change in the Burlington HMA, 2000 to Forecast



Notes: The current date is January 1, 2016. The forecast date is January 1, 2019.
Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

Figure 6. Number of Households by Tenure in the Burlington HMA, 2000 to Current



Note: The current date is January 1, 2016.
Sources: 2000 and 2010–2000 Census and 2010 Census; current—estimates by analyst

The population of the HMA is expected to expand by an average of 1,225, or 0.6 percent, annually during the 3-year forecast period, to reach 221,600. Continued job growth is estimated to keep net in-migration

similar to the level since 2007. The number of households is expected to increase at an average annual rate of 0.6, or by 550 households, during the forecast period, to reach 88,050.

Housing Market Trends

Sales Market

The sales housing market in the Burlington HMA is balanced. The current vacancy rate is estimated at 1.8 percent, relatively unchanged compared with the 1.7-percent rate in April 2010 but up significantly from the rate in 2000 of 0.7 percent (Table DP-1 at the end of this report). During the 12 months ending October 2015, the HMA had 4.6 months of available housing inventory, unchanged from the previous 12-month period (Yahoo!-Zillow Real Estate Network; CoreLogic, Inc.). Sales market conditions in the HMA were tight in 2000 but slowly transitioned to balanced conditions by 2007, primarily because of relatively high levels of construction activity combined with net out-migration from 2004 to 2007. Since 2008, conditions have remained balanced, in part, because of lower levels of construction than in the early 2000s to mid-2000s and increased net in-migration.

During 2015, approximately 3,375 new and existing homes (including single-family homes and townhomes) sold, representing an increase of 230 homes, or 7 percent, from 2014 (Metrostudy, A Hanley Wood Company). Driven by strong economic growth, home sales have increased in 3 of the past 4 years, averaging an 8-percent annual increase. Despite the recent

increases, however, the number of home sales in 2015 was 22 percent below sales levels during the peak period of 2005 and 2006, when access to home loans was easier. During 2015, the average home sales price increased 1 percent, to \$269,900. The average sales price increased during each of the past 6 years, up an average of 2 percent annually. The steadily increasing sales prices were partially attributed to improving economic conditions and a decline, albeit small, in the number of real estate owned (REO) home sales. The current average sales price is 5 percent greater than the average sales price during 2006 and 2007, when home prices peaked in the HMA before the most recent recession.

Condominium sales, which comprise approximately 16 percent of all home sales, declined slightly during the past 2 years after strong gains during the previous 3 years. During 2015, approximately 660 new and existing condominium units sold, a decrease of 10 units, or 1 percent, from a year ago. Sales activity decreased an average of 2 percent annually during the past 2 years. The current level of sales, however, is 45 percent above the average of 450 condominium units sold each year from 2008 through

Housing Market Trends

Sales Market *Continued*

2010, after sales activity increased an average of 16 percent a year from 2011 through 2013. During 2015, the average sales price of new and existing condominiums increased 1 percent, to \$228,900. The average sales price has nearly recovered to the peak price of \$229,600 in 2007.

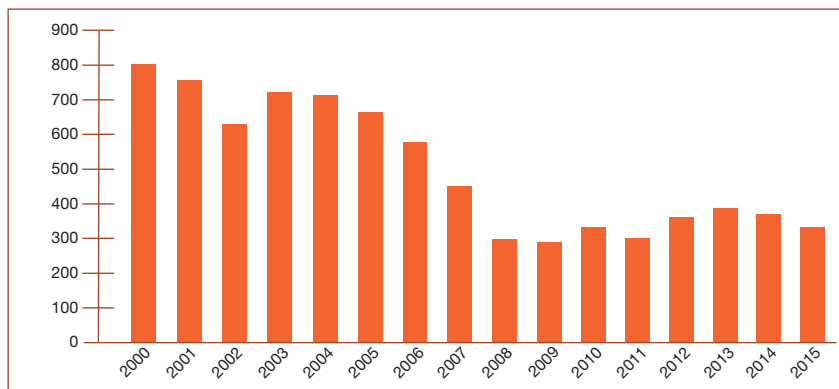
The rate of seriously delinquent loans (loans 90 or more days delinquent or in foreclosure) and REO properties in the HMA has been low since 2008, especially compared with the national rate, because of the relative stability of the local economy and lack of a significant building boom in the HMA before the housing market crisis. In December 2015, 3.1 percent of home loans in the HMA were seriously delinquent or had transitioned into REO status, down slightly from 3.3 percent in December 2014 (Black Knight Financial Services, Inc.). The national rate in December 2015 was one percentage point higher, at 4.1 percent. In the period since 2008, the rate of seriously delinquent loans and REO properties in the HMA peaked at 4.5 percent in March 2013 compared with the national peak of 9.2 percent in January 2010.

Single-family homebuilding, as measured by the number of homes

permitted, has declined during the past 2 years, but levels remain elevated compared with permitting from 2008 through 2011. From 2000 through 2007, construction activity was strong, averaging 660 homes permitted annually, in response to tight sales market conditions during the early 2000s to mid-2000s (Figure 7). Building activity slowed to an average of 300 homes permitted annually from 2008 through 2011 because of decreased home sales activity. From 2012 through 2014, homebuilding activity rebounded somewhat, averaging 370 homes permitted annually, as the economy continued to expand and the number of home sales increased. During 2015, approximately 260 homes were permitted, a decrease of 40 homes, or 13 percent, from the previous year (preliminary data, which typically report fewer single-family home permitted than are reported in the annual data).

Construction of large single-family developments in the Burlington HMA is limited. Current construction activity includes Finney Crossing in Williston, approximately 7 miles east of the city of Burlington. Nearly 80 of the planned 186 single-family homes and townhome units have been completed since 2014, and the remaining units will begin construction after they are sold. Home prices in this community start at \$343,900 for two-bedroom townhomes and \$445,000 for two-bedroom single-family homes. Construction is ongoing at Village Walk in Essex Junction, which is 9 miles east of the city of Burlington. Nearly 30 of the 48 planned single-family homes and townhome units have been completed, and the remaining homes are expected to be complete during the next 2 to 3 years. Prices for these homes range from \$316,900 to \$378,000.

Figure 7. Single-Family Homes Permitted in the Burlington HMA, 2000 to Current



Notes: Includes townhomes. Current includes data through December 2015.
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Housing Market Trends

Sales Market *Continued*

During the 3-year forecast period, demand is estimated for 1,225 new single-family homes, townhomes, and

Table 4. Estimated Demand for New Market-Rate Sales Housing in the Burlington HMA During the Forecast Period

Price Range (\$)		Units of Demand	Percent of Total
From	To		
200,000	299,999	240	20.0
300,000	399,999	360	30.0
400,000	499,999	430	35.0
500,000	599,999	120	10.0
600,000	and higher	60	5.0

Notes: The 100 homes currently under construction and a portion of the estimated 7,300 other vacant units in the HMA will likely satisfy some of the forecast demand. The forecast period is January 1, 2016, to January 1, 2019.

Source: Estimates by analyst

condominiums (Table 1). The 100 homes currently under construction and some of the estimated 7,300 other vacant units in the HMA that may reenter the market will satisfy some of this demand. Demand is expected to steadily increase during the 3 years of the forecast period because of estimated continued job growth. New home prices in the HMA are expected to start at \$200,000, and approximately 65 percent of the demand is estimated to be for homes priced from \$300,000 to \$499,999 (Table 4).

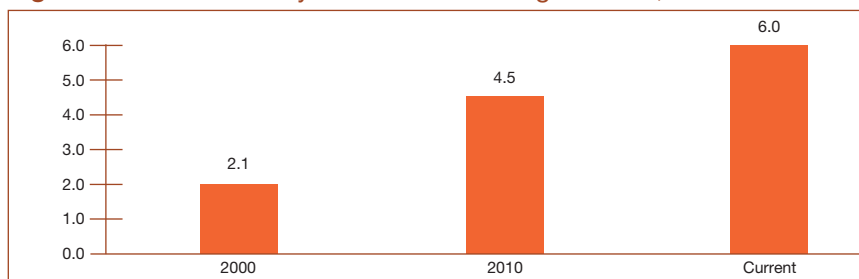
Rental Market

The rental housing market, including apartment units and single-family homes for rent, in the Burlington HMA is currently balanced. The overall rental vacancy rate is estimated at 6.0 percent, up from 4.5 percent in 2010 and 2.1 percent in 2000 (Figure 8). Conditions in the overall rental market ranged from very tight to slightly tight from 2000 through 2013 but have become balanced during the past 2 years because a significant number of new apartment units came on line. The apartment market has been tighter than the overall rental market since 2000 because a larger portion of the apartment units was in more desirable and accessible locations than the

single-family homes for rent. Apartment market conditions in the HMA are currently slightly tight, but conditions have eased toward balanced during the past 2 years after the market was very tight from 2000 through 2013. The apartment vacancy rate in December 2015 was 3.0 percent, up from 1.7 percent in December 2014 and 1.5 percent during 2013 (Allen & Brooks). From 2000 through 2013, apartment vacancy rate ranged from 0.7 to 2.7 percent, but the vacancy rate exceeded 2.1 percent only once, in 2003. In December 2015, the average asking rents for one-, two-, and three-bedroom apartment units were \$993, \$1,187, and \$1,779, respectively, up 5, 3, and 6 percent, respectively, from December 2014.

Multifamily building activity, as measured by the number of multifamily units permitted, has been strong during the past 5 years after activity was limited during the previous 4-year period. In response to a very tight rental market, construction activity was strong from 2001 through 2006, when an average of 480 units

Figure 8. Rental Vacancy Rates in the Burlington HMA, 2000 to Current



Note: The current date is January 1, 2016.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

were permitted annually (Figure 9). Construction activity slowed to an average of 280 units permitted annually from 2007 through 2010 because of weakened economic conditions during 2008 and 2009 and tightened borrowing standards for builders after 2007. From 2011 through 2014, strong job growth and tight rental market conditions led construction activity to increase to an average of 490 units permitted annually. During 2015, approximately 470 units were permitted, an increase of 130 units, or 38 percent, from the previous year (preliminary data). Since 2008, approximately 15 percent of all multifamily units permitted have been condominiums, down from an average of 25 percent from 2000 through 2007 (analyst estimate).

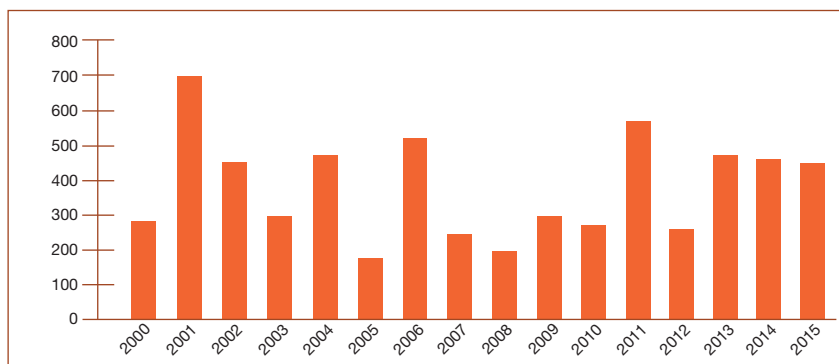
Current multifamily construction activity includes Village at Autumn Pond in Essex Junction, 8 miles northeast of the city of Burlington. Approximately 90 of the 300 planned units have been completed since mid-2015. An additional 60 units are currently under construction, and completion of the remaining units is contingent on absorption of the newly completed units. Rents for one-, two-, and three-bedroom units

start at \$1,300, \$1,450, and \$1,600, respectively. Additional construction continues at Riverside in The Village, in Essex Junction. The 40 units currently under construction will add to the 250 units already completed since 2005. Rents for these units range from \$1,150 to \$1,300 for one-bedroom units and from \$1,450 to \$1,600 for two-bedroom units.

Students at four colleges and universities with main campuses located in the Burlington HMA occupy a notable portion of the rental units. Nearly 18,300 students are currently enrolled at these colleges and universities, including more than 12,800 at UVM. Approximately 38 percent of all students at the four colleges and universities reside on campus. In addition, an estimated 95 percent of the students who live off campus reside within the HMA, mostly in Chittenden County. Student households account for an estimated 9 percent of all rental households in the HMA, primarily in and around the city of Burlington. During the next 3 years, no significant changes are expected to enrollment levels or to the number of on-campus apartment or dormitory units.

During the 3-year forecast period, demand is expected for 850 new market-rate rental units (Table 1). Demand is expected to be steady during all 3 years, but new supply should be targeted to come on line during the second and third years of the forecast period, because the 350 units currently under construction will satisfy all demand during the first year. Table 5 shows the estimated demand, by rent level and number of bedrooms, for new market-rate rental housing in the HMA.

Figure 9. Multifamily Units Permitted in the Burlington HMA, 2000 to Current



Notes: Excludes townhomes. Current includes data through December 2015.
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Housing Market Trends

Rental Market *Continued*

Table 5. Estimated Demand for New Market-Rate Rental Housing in the Burlington HMA During the Forecast Period

Zero Bedrooms		One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
900 to 1,099	15	1,100 to 1,299	70	1,300 to 1,499	50	1,500 to 1,699	20
1,100 to 1,299	15	1,300 to 1,499	100	1,500 to 1,699	70	1,700 to 1,899	25
1,300 or more	15	1,500 to 1,699	85	1,700 to 1,899	85	1,900 to 2,099	30
		1,700 to 1,899	50	1,900 to 2,099	70	2,100 to 2,299	25
		1,900 or more	35	2,100 to 2,299	50	2,300 or more	25
				2,300 or more	15		
Total	45	Total	340	Total	340	Total	130

Notes: Numbers may not add to totals because of rounding. Monthly rent does not include utilities or concessions. The 350 units currently under construction will likely satisfy some of the estimated demand. The forecast period is January 1, 2016, to January 1, 2019.

Source: Estimates by analyst

Data Profile

Table DP-1. Burlington HMA Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%)	
				2000 to 2010	2010 to Current
Total resident employment	107,994	117,648	123,200	0.9	0.9
Unemployment rate	2.4%	5.0%	2.9%		
Nonfarm payroll jobs	114,300	114,400	125,600	0.0	1.9
Total population	198,889	211,261	217,900	0.6	0.5
Total households	75,978	83,242	86,400	0.9	0.6
Owner households	52,121	56,497	57,750	0.8	0.4
Percent owner	68.6%	67.9%	66.8%		
Renter households	23,857	26,745	28,650	1.1	1.2
Percent renter	31.4%	32.1%	33.2%		
Total housing units	82,718	92,358	96,550	1.1	0.8
Owner vacancy rate	0.7%	1.7%	1.8%		
Rental vacancy rate	2.1%	4.5%	6.0%		
Median Family Income	\$50,800	\$75,100	\$80,200	4.0	1.3

Notes: Numbers may not add to totals because of rounding. Employment data represent annual averages for 2000, 2010, and the 12 months through December 2015. Median Family Incomes are for 1999, 2009, and 2014. The current date is January 1, 2016.

Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

Data Definitions and Sources

2000: 4/1/2000—U.S. Decennial Census
 2010: 4/1/2010—U.S. Decennial Census
 Current date: 1/1/2016—Analyst’s estimates
 Forecast period: 1/1/2016–1/1/2019—Analyst’s estimates

The metropolitan statistical area and New England City and Town Area definitions in this report are based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated February 28, 2013.

Demand: The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.

Other Vacant Units: In the U.S. Department of Housing and Urban Development’s (HUD’s) analysis, other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau.

Building Permits: Building permits do not necessarily reflect all residential building activity that occurs in an HMA. Some units are constructed or created without a building permit or are issued a different type of building permit. For

example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.

For additional data pertaining to the housing market for this HMA, go to huduser.gov/publications/pdf/CMARtables_BurlingtonVT_16.pdf.

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This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.

The factual framework for this analysis follows the guidelines and methods developed by HUD’s Economic and Market Analysis Division. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

For additional reports on other market areas, please go to huduser.gov/portal/ushmc/chma_archive.html.