

An aerial photograph of a town street, likely in Chester, Vermont. The street runs vertically through the center of the image, flanked by residential houses and trees with vibrant autumn foliage in shades of yellow, orange, and red. In the background, rolling hills and mountains are visible under a clear sky. A white rectangular box is overlaid on the right side of the image, containing the title and workshop information.

# CHESTER HOUSING DEMOGRAPHICS

WORKSHOP #3

*SEPTEMBER 19, 2022*

Photos by Braxton Freeman





# POPULATION



# POPULATION SIZE

- Population Growth

~1% increase from 2020 to 2021: 2,999 to 3,027

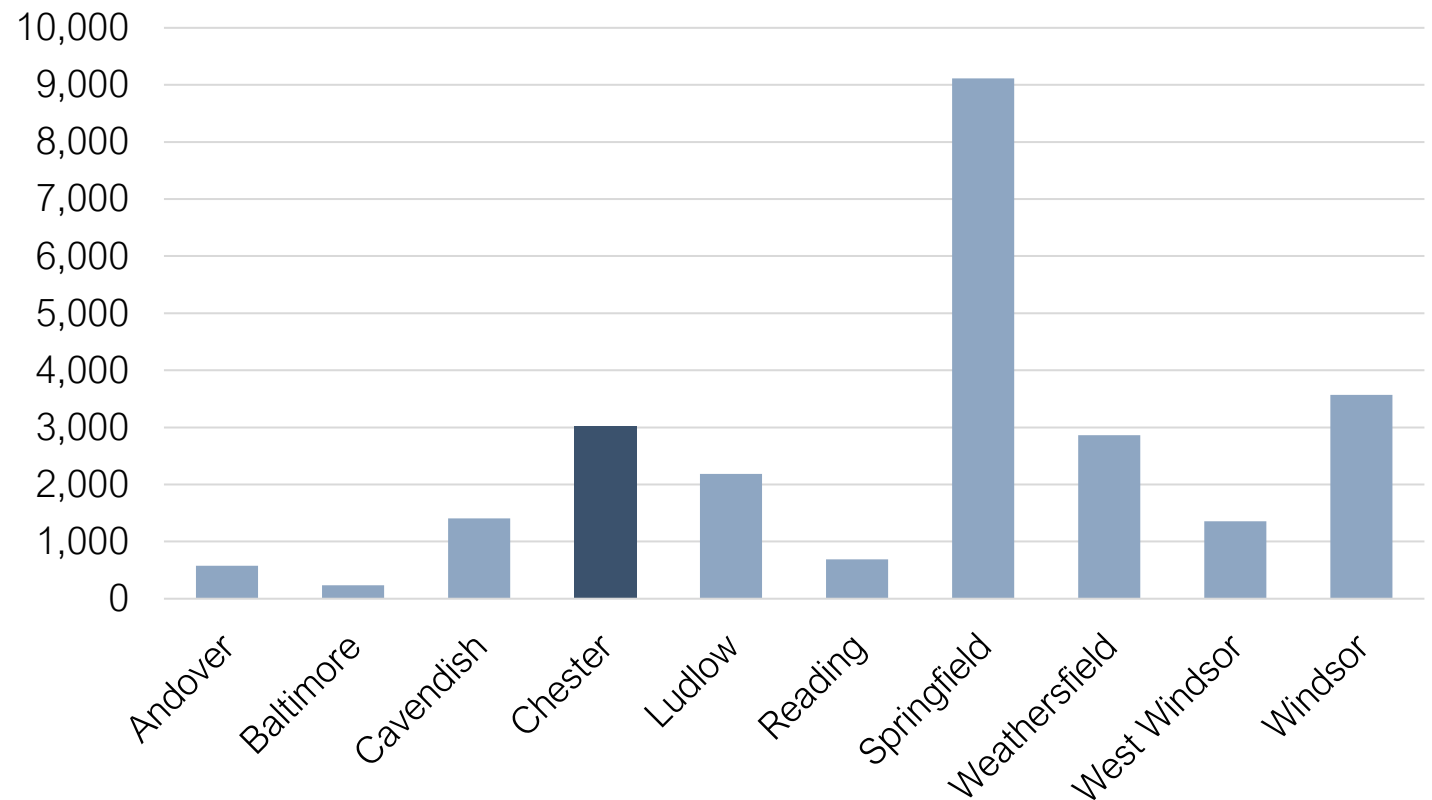
- Population Density

56.25 people/sq mi

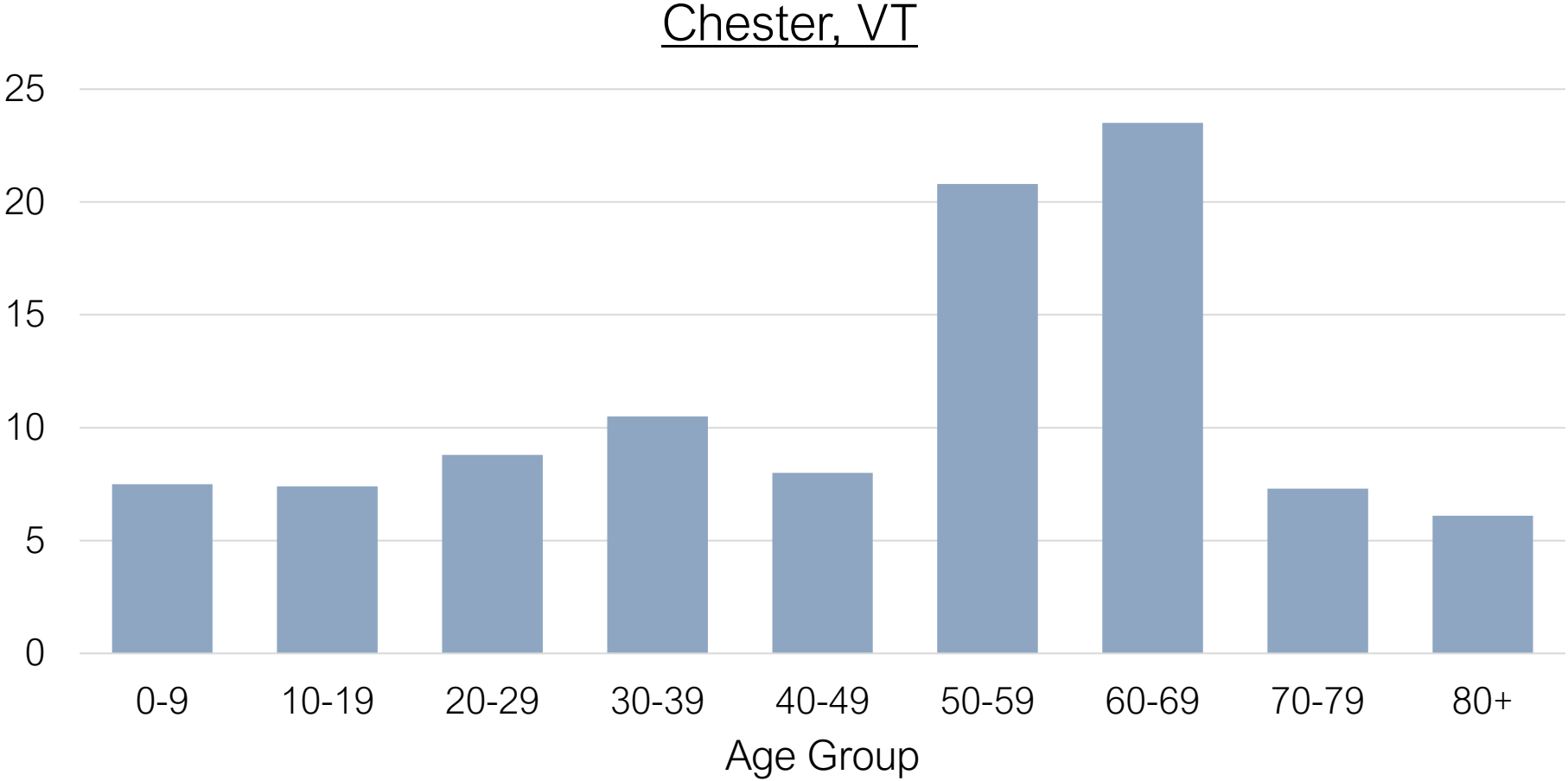
- Median Age

54 (25% higher than VT)

MARC Town Populations (2021)



# AGE DISTRIBUTION



Source: [CensusReporter.org](https://censusreporter.org), U.S. Census Bureau: 2020 ACS 5-Year Estimates



# HOUSING AFFORDABILITY



# HOME SALE PRICES

CHESTER	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	10-Year % Change
# of Sales	20	24	33	26	34	44	49	50	60	81	73	
Total Value of Sales	\$3,342,600	\$4,999,544	\$6,587,500	\$5,197,511	\$4,614,300	\$9,168,128	\$9,690,000	\$8,962,150	\$16,809,192	\$24,127,052	\$22,271,472	
Average Listing Price*	\$184,420	\$226,254	\$215,475	\$219,107	\$151,052	\$243,310	\$212,036	\$189,130	\$302,335	\$309,143	\$308,854	
Average Sales Price	\$167,130	\$208,314	\$199,621	\$199,904	\$135,714	\$208,367	\$197,745	\$179,243	\$280,153	\$297,865	\$305,088	
% change from previous year	-12.3%	24.6%	-4.2%	0.1%	-32.1%	53.5%	-5.1%	-9.4%	56.3%	6.3%	2.4%	82.5%

“The median Vermont home was listed on the market for 58 days in June [2022], which is the fastest homes have sold since at least 2012.” – [VT Housing Finance Agency](#)

Median Home Value of Owner-Occupied Units (2020): \$205,700

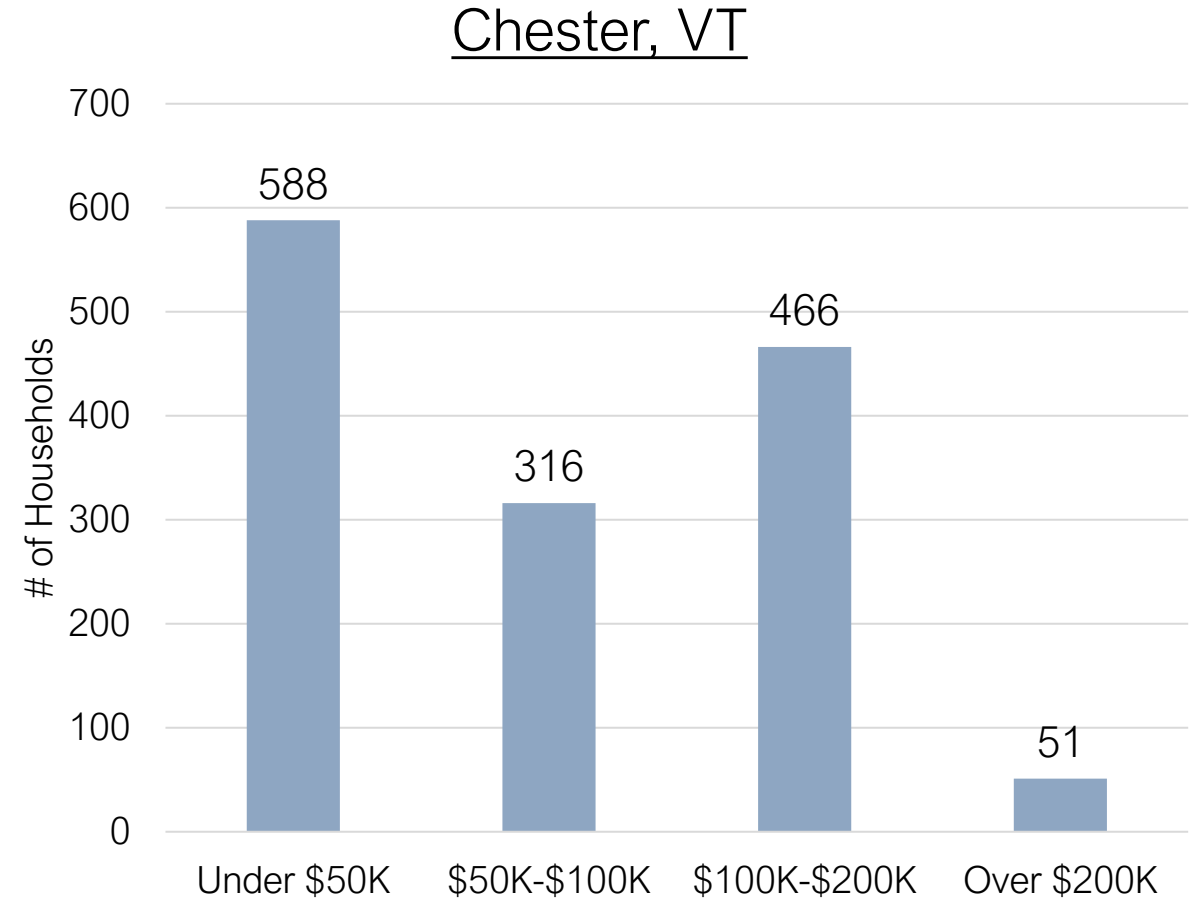
# 2022 YTD PROPERTY TRANSFERS AND SALES

Town	Property Category	Number Transfers	Number Invalid Sales	Number Other Sales	<----- Valid Sales ----->							TotalTaxDue
							Selling Price		Per Acre			
					Number	Total Amount	Average	Median	Average	Median	Median Acres	
Chester	Residential under 6 acres	23		13	10	\$ 2,070,925.00	\$ 207,092.50	\$ 192,500.00				\$ 23,568.41
Chester	Residential 6 or more acres	13		6	7	\$ 3,009,000.00	\$ 429,857.14	\$ 250,000.00				\$ 44,181.00
Chester	Mobile Home with land	2		1	1	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00				\$ 1,087.50
Chester	Seasonal 6 or more acres	1		1								
Chester	Commercial	3		1	2	\$ 335,000.00	\$ 167,500.00	\$ 167,500.00				\$ 4,857.50
Chester	Commercial Apartment	1		1								
Chester	Woodland	2			2	\$ 107,000.00	\$ 53,500.00	\$ 53,500.00	\$ 23,464.91	\$ 25,644.84	2.28	\$ 1,076.50
Chester	Miscellaneous	2		1	1	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 10,169.49	\$ 10,169.49	4.13	\$ 609.00
Chester	Chester: Summary	47		24	23	\$ 5,638,925.00						\$ 75,379.91

Source: *Property Transfer Data*, VT Department of Taxes, (Jan 2022-Mar 2022)

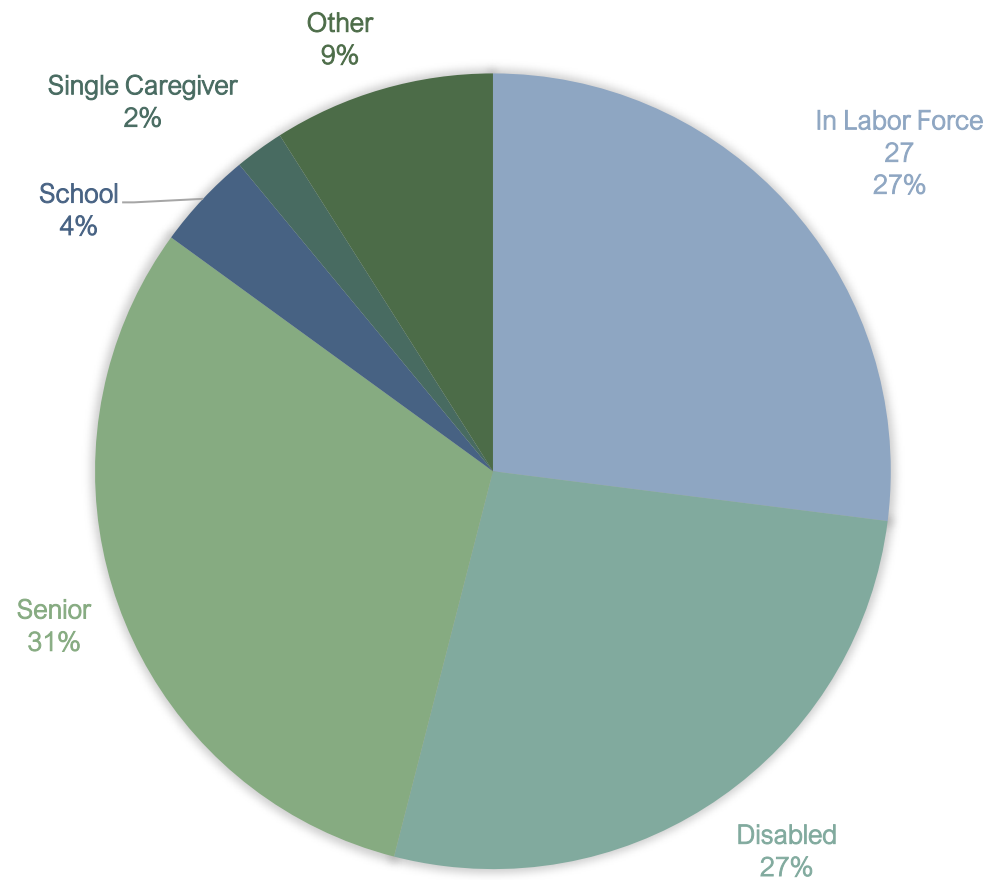
# INCOME

- Per Capita Income: \$36,506
- Median Household Income: \$61,964
- 9.5% of population below poverty line





# LOW-INCOME RENTER HOUSEHOLDS



(Data is state-wide)

Source: [NLIHC.org](https://www.nlihc.org/), 2020 ACS 5-Year

# PROPERTY TAX RATES

Chester	2019	2020	2021	2022
State Homestead Tax Rate	1.2175	1.3728	1.5041	1.4592*
Non- Residential Tax Rate	1.3539	1.5005	1.5986	1.5174*

\*from VT Dept. of Taxes FY2023 Education Property  
Tax Rate Table, as of July 2022

Source: *2021 Town of Chester, VT Annual Report*

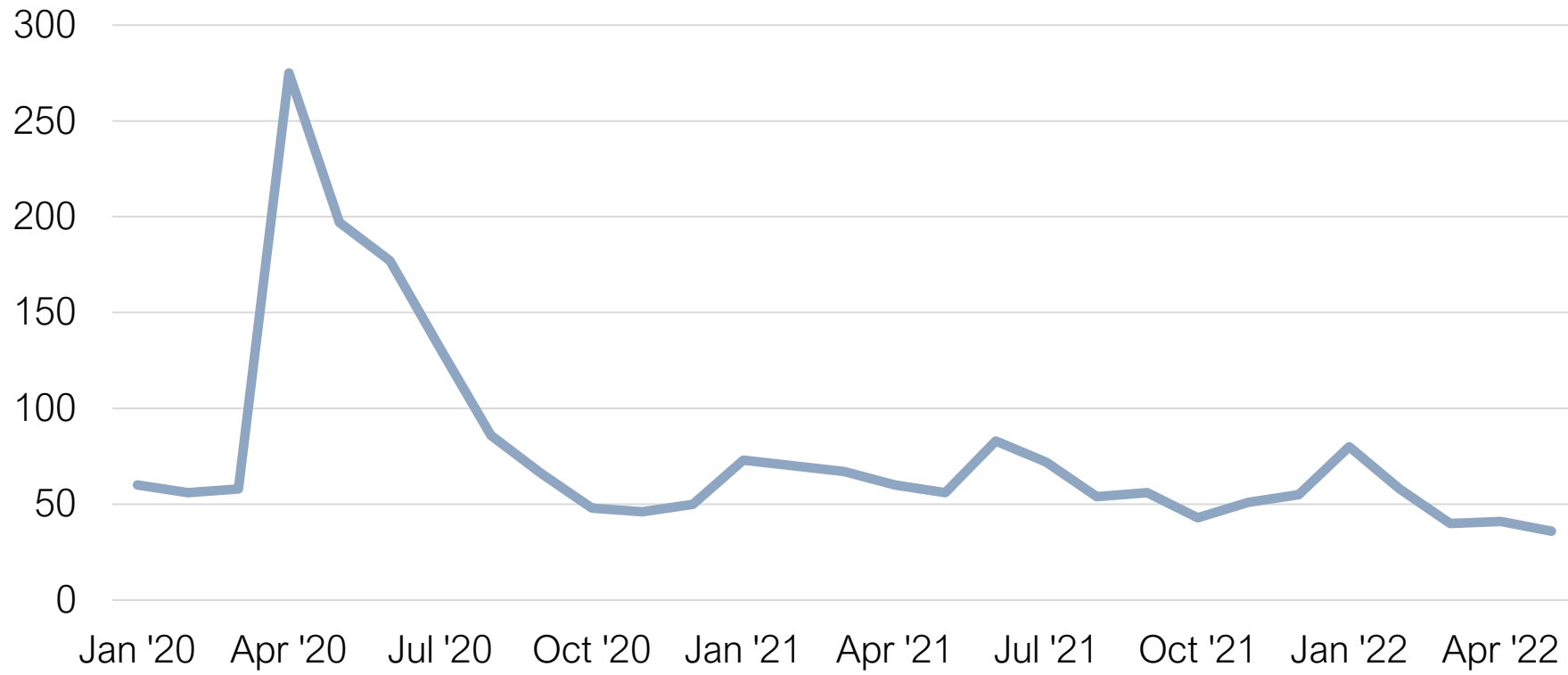


# EMPLOYMENT



# UNEMPLOYMENT

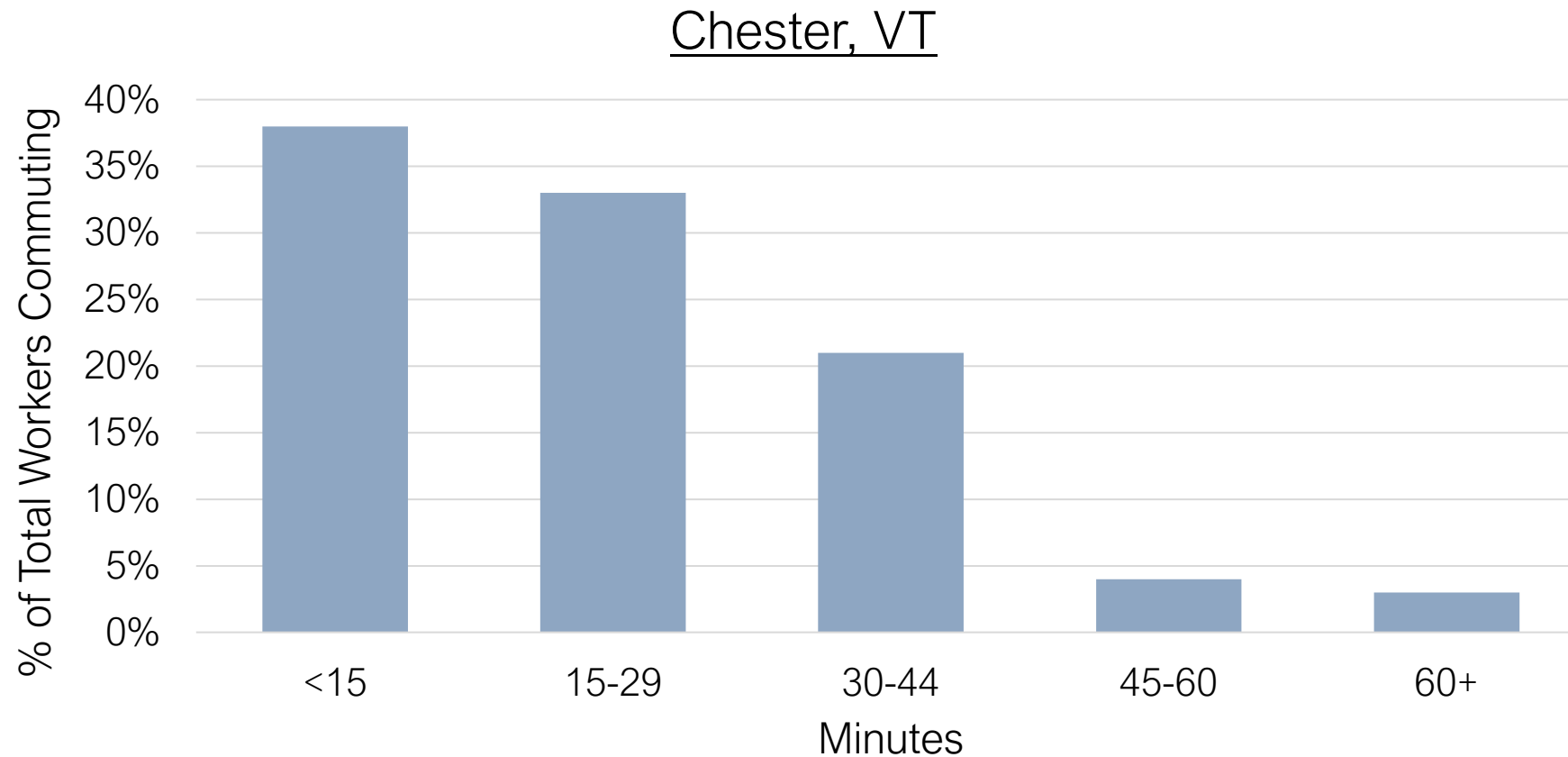
Chester, VT



*As of May, 2022: 36 total employed (≥ 16yo)*



# COMMUTE TIME





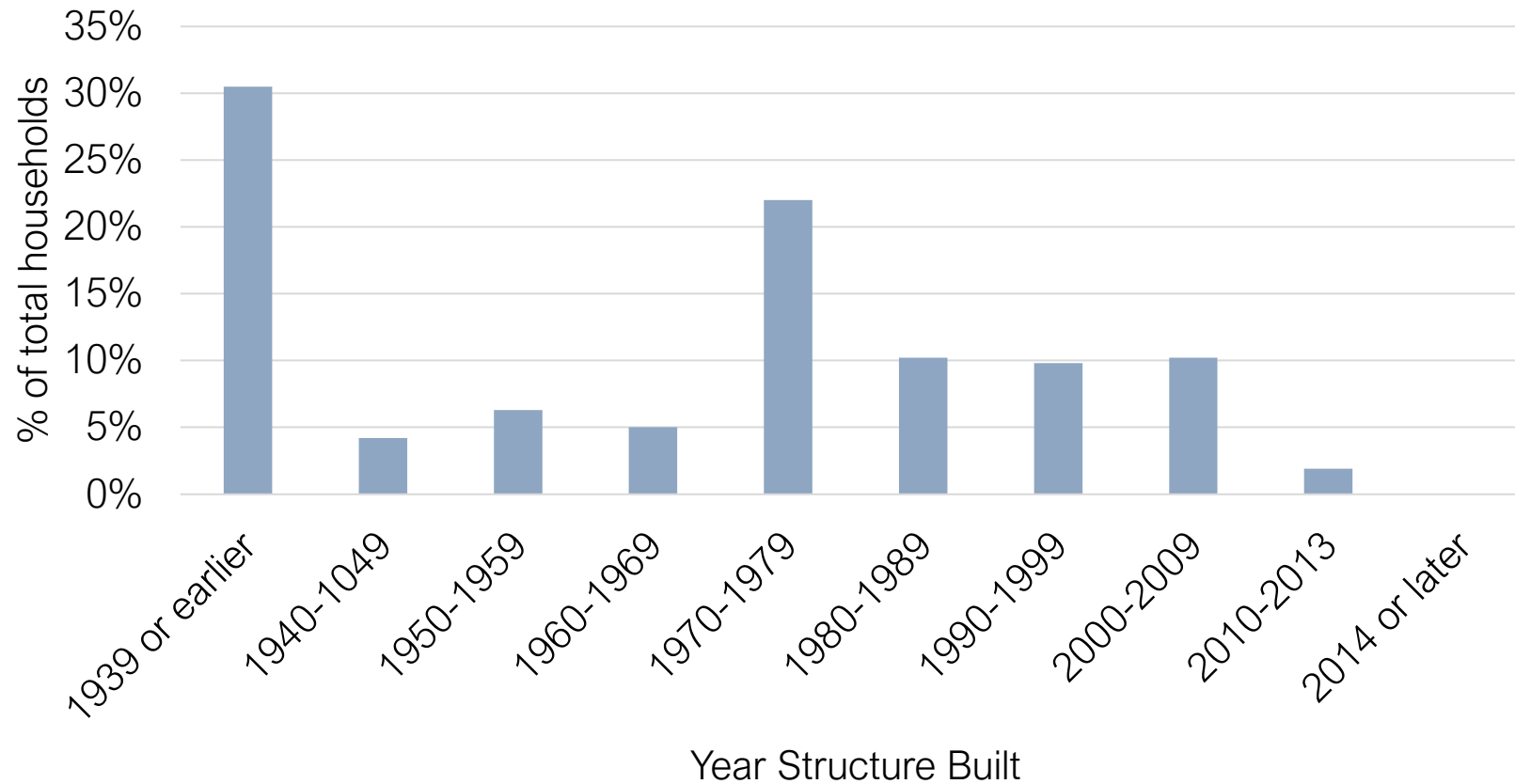
# HOUSING AVAILABILITY



# HOUSING “AGE”

Chester, VT

Pre-1978 = Higher risk  
of lead-exposure



# CURRENT LAND USE SUMMARY

Category	Number	Acres	Avg. Acre per Unit	Total Property Value*	Avg. Property Value per Unit
Commercial	135	3017.3	22.35	\$ 67,531,300.00	\$ 500,231.85
Commercial Apartments	10	12.92	1.29	\$ 5,135,700.00	\$ 513,570.00
Farm	3	629.46	209.82	\$ 2,334,000.00	\$ 778,000.00
Industrial	6	27.75	4.63	\$ 3,617,200.00	\$ 602,866.67
Residential with Less than 6 Acres	847	1492.7	1.76	\$ 159,434,900.00	\$ 188,234.83
Residential with 6 or More Acres	441	19346.59	43.87	\$ 148,834,600.00	\$ 337,493.42
Mobile Home (Landed)	111	1308.58	11.79	\$ 12,543,500.00	\$ 113,004.50
Mobile Home (Un-Landed)	7	0.46	0.07	\$ 158,900.00	\$ 22,700.00
Seasonal Home with Less than 6 Acres	12	19.94	1.66	\$ 637,900.00	\$ 53,158.33
Seasonal Home with 6 or More Acres	28	962.99	34.39	\$ 3,532,300.00	\$ 126,153.57
Utilities	0	0	0.00	\$ -	\$ -
Woodland	115	6190.84	53.83	\$ 11,956,200.00	\$ 103,966.96
Miscellaneous	130	1431.2	11.01	\$ 6,462,100.00	\$ 49,708.46
Other	0	0	0.00	\$ -	\$ -
TOTAL	1,845	34,440.73	18.667	\$ 422,178,600.00	\$ 228,823.09

Source: *2021 Statewide Standardized Parcel Data*, VT Center for Geographic Information





# HOUSING RESOURCES FOR RESIDENTS



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# VERMONT HOUSING RESOURCE GUIDES

- <https://www.sevendaysvt.com/vermont/vermont-housing-resources-guide/Content?oid=35434289#windsor>
- Habitat for Humanity of Greater Springfield Vermont
- Home At Last (HAL)
- Southeastern Vermont Community Action
- Springfield Area Parent Child Center
- Springfield Housing Authority
- Springfield Supported Housing
- Twin Pines Housing
- Upper Valley Habitat for Humanity
- Upper Valley Haven
- Windham & Windsor Housing Trust
- Windsor County Youth Services