

VERMONT

#21*

In **Vermont**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,546**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,153** monthly or **\$61,833** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$29.73
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT VERMONT:

STATE FACTS	
Minimum Wage	\$14.01
Average Renter Wage	\$17.67
2-Bedroom Housing Wage	\$29.73
Number of Renter Households	71,479
Percent Renters	27%

MOST EXPENSIVE AREAS	HOUSING WAGE
Burlington-South Burlington MSA	\$37.23
Washington County	\$27.29
Addison County	\$27.12
Windham County	\$26.04
Windsor County	\$25.02

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

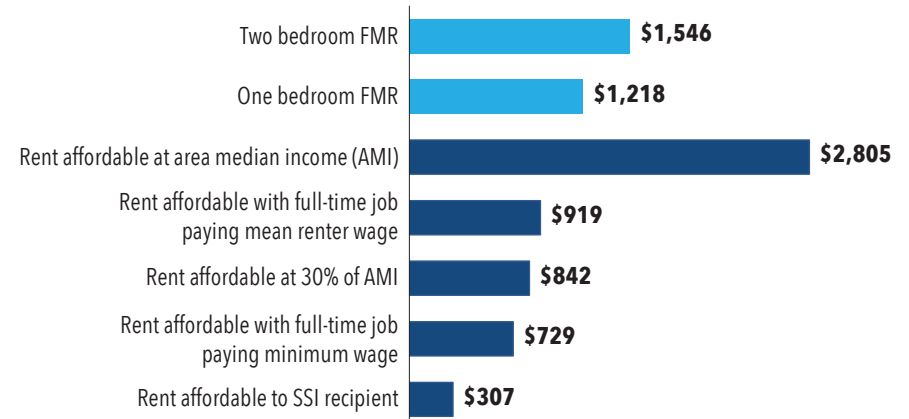
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

85
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

67
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



Vermont	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Vermont	\$29.73	\$1,546	\$61,833	2.1	\$112,203	\$2,805	\$33,661	\$842	71,479	27%	\$17.67	\$919	1.7
Combined Nonmetro Areas	\$24.77	\$1,288	\$51,517	1.8	\$103,080	\$2,577	\$30,924	\$773	43,035	24%	\$16.00	\$832	1.5
<u>Metropolitan Areas</u>													
Burlington-South Burlington MSA	\$37.23	\$1,936	\$77,440	2.7	\$130,400	\$3,260	\$39,120	\$978	28,444	32%	\$20.07	\$1,044	1.9
<u>Counties</u>													
Addison County	\$27.12	\$1,410	\$56,400	1.9	\$116,100	\$2,903	\$34,830	\$871	2,930	20%	\$16.90	\$879	1.6
Bennington County	\$23.56	\$1,225	\$49,000	1.7	\$109,300	\$2,733	\$32,790	\$820	3,562	24%	\$13.11	\$682	1.8
Caledonia County	\$21.00	\$1,092	\$43,680	1.5	\$96,600	\$2,415	\$28,980	\$725	2,811	22%	\$13.36	\$695	1.6
Essex County †	\$18.19	\$946	\$37,840	1.3	\$70,800	\$1,770	\$21,240	\$531	459	17%			
Lamoille County	\$24.58	\$1,278	\$51,120	1.8	\$98,200	\$2,455	\$29,460	\$737	3,115	27%	\$19.63	\$1,021	1.3
Orange County	\$24.21	\$1,259	\$50,360	1.7	\$103,300	\$2,583	\$30,990	\$775	2,369	19%	\$14.98	\$779	1.6
Orleans County	\$21.13	\$1,099	\$43,960	1.5	\$92,200	\$2,305	\$27,660	\$692	2,365	20%	\$12.98	\$675	1.6
Rutland County	\$24.17	\$1,257	\$50,280	1.7	\$96,300	\$2,408	\$28,890	\$722	6,952	27%	\$15.37	\$799	1.6
Washington County	\$27.29	\$1,419	\$56,760	1.9	\$110,400	\$2,760	\$33,120	\$828	6,863	27%	\$16.85	\$876	1.6
Windham County	\$26.04	\$1,354	\$54,160	1.9	\$96,600	\$2,415	\$28,980	\$725	5,354	27%	\$15.59	\$811	1.7
Windsor County	\$25.02	\$1,301	\$52,040	1.8	\$110,500	\$2,763	\$33,150	\$829	6,255	25%	\$18.43	\$958	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2025 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing