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# FAIRFAX COMMUNITY ASSESSMENT

Fairfax Town Plan Update 2026-2034

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# POPULATION



33%  
INCREASE IN  
POPULATION  
FROM  
2000 - 2020

Fairfax: 33%  
Franklin County: 9%  
Vermont: 7%

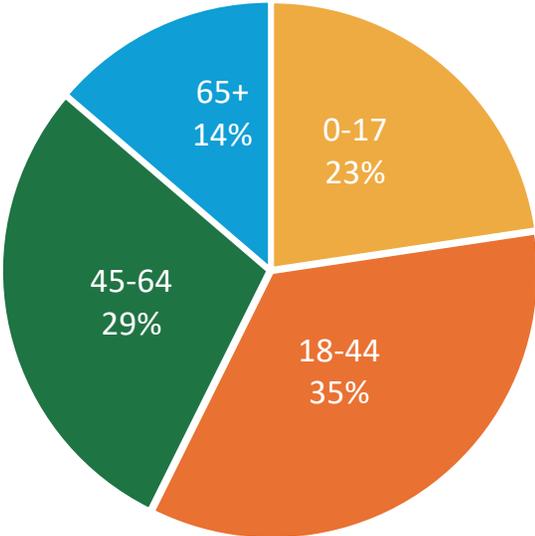
### Fairfax Population Over Time



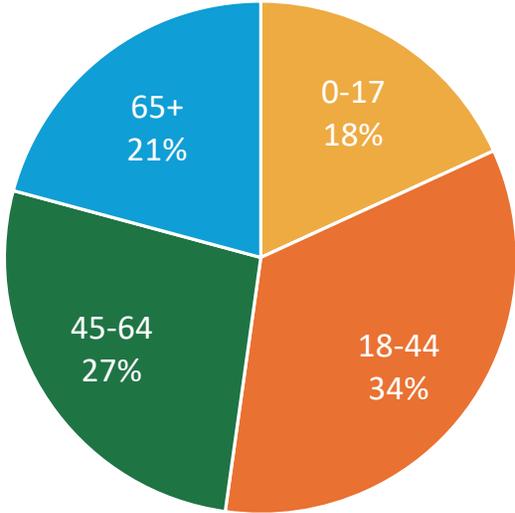
Sources: US Census, US Census American Community Survey (2023), State of Vermont "Vermont Population Projections – 2010 – 2030" (2030 projections)

# FAIRFAX HAS A HIGHER PERCENTAGE OF YOUTH THAN VERMONT AVERAGE

Fairfax Population by Age (2023)



Vermont Population by Age (2023)



Source: US Census American Community Survey (2023)

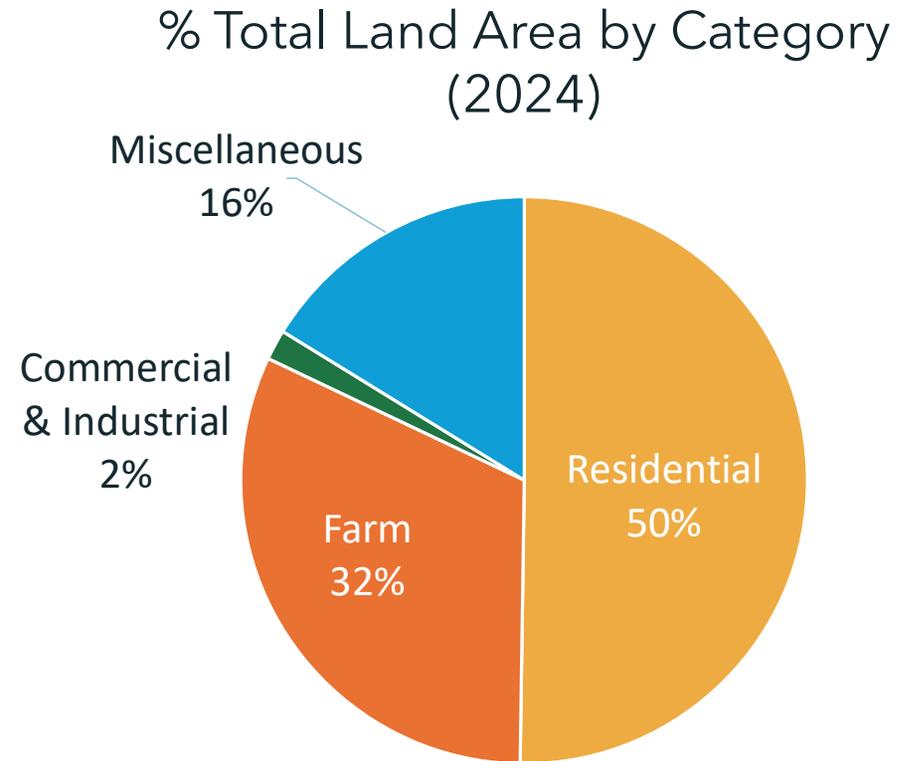
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# HOUSING

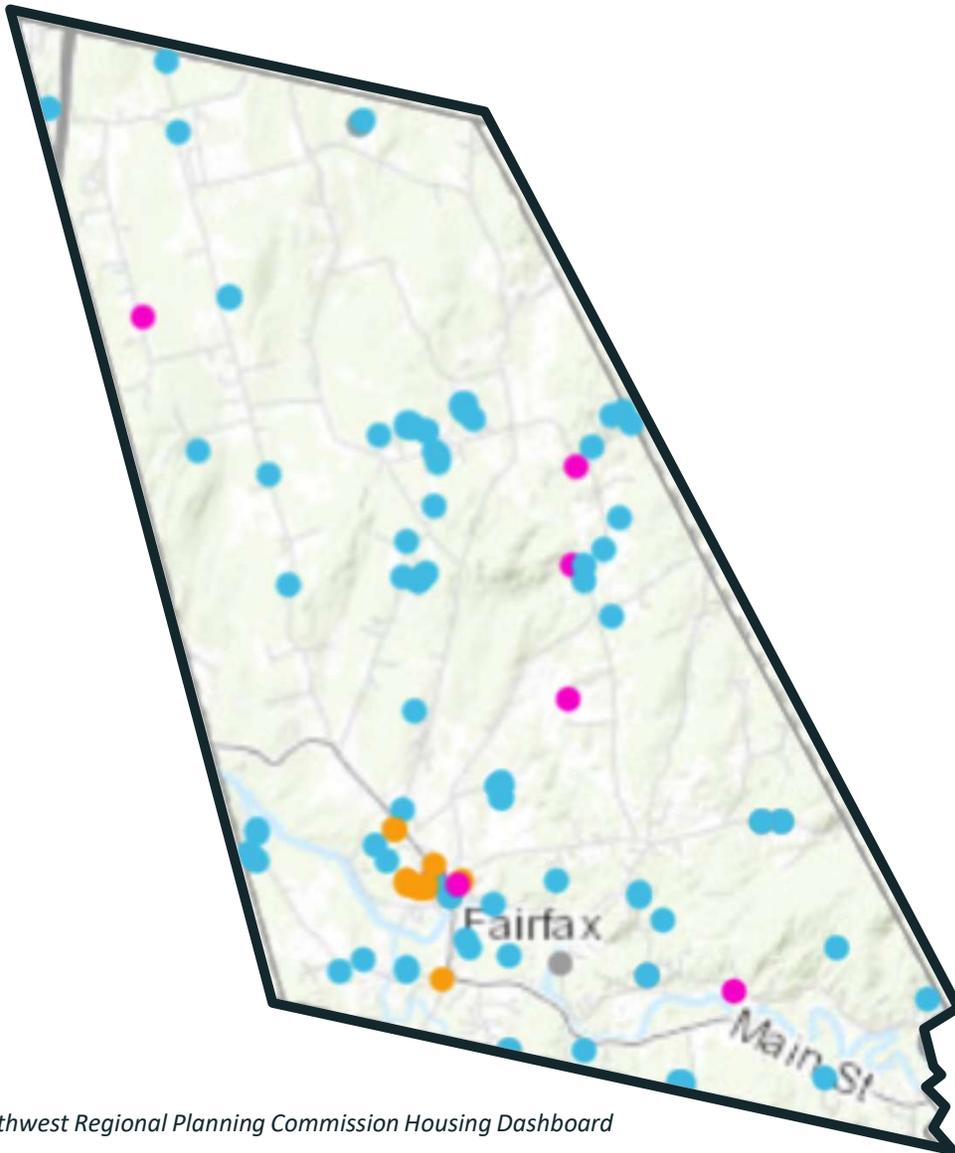


# HALF OF ALL LAND IS RESIDENTIAL

- 5% increase in land area used for residences since 2016
- Roughly three-quarters of all residential parcels are 6 acres or less



Source: 2024 Grand List



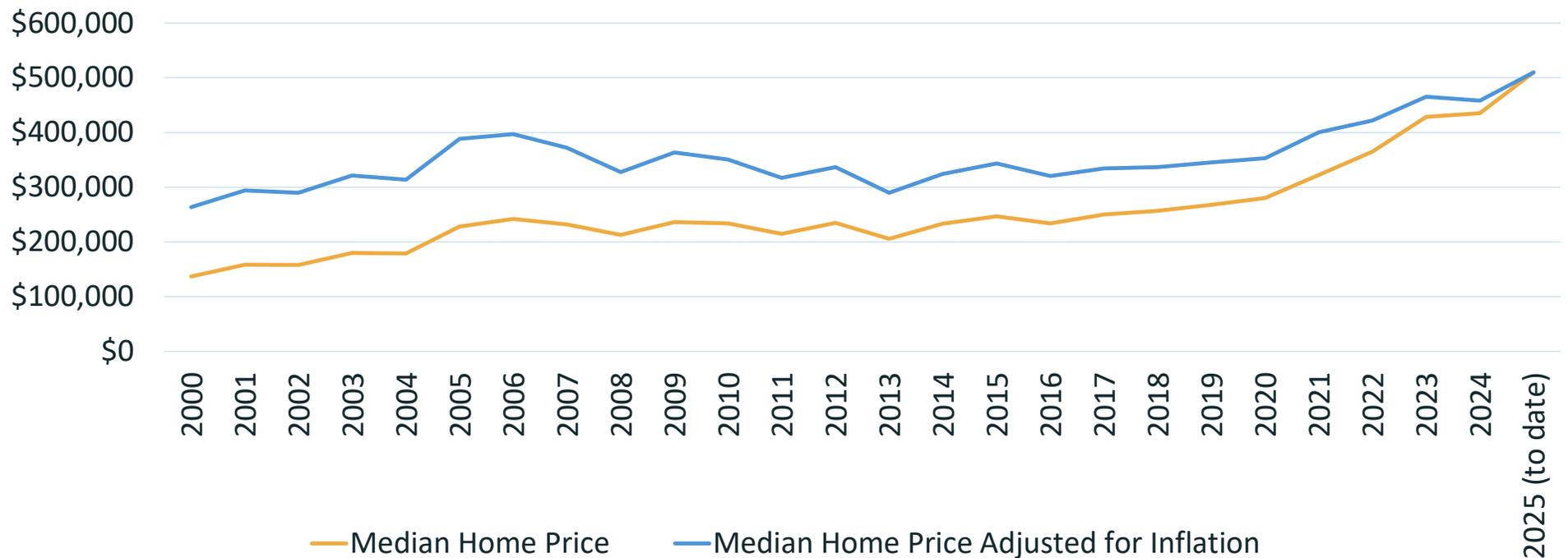
Source: Northwest Regional Planning Commission Housing Dashboard

# 127 HOUSING UNITS BUILT 2020-2024

- Single-Unit (86 units)
- Multi-Unit (43 units)
- ADUs (7 units)
- Demolitions (-9 units)

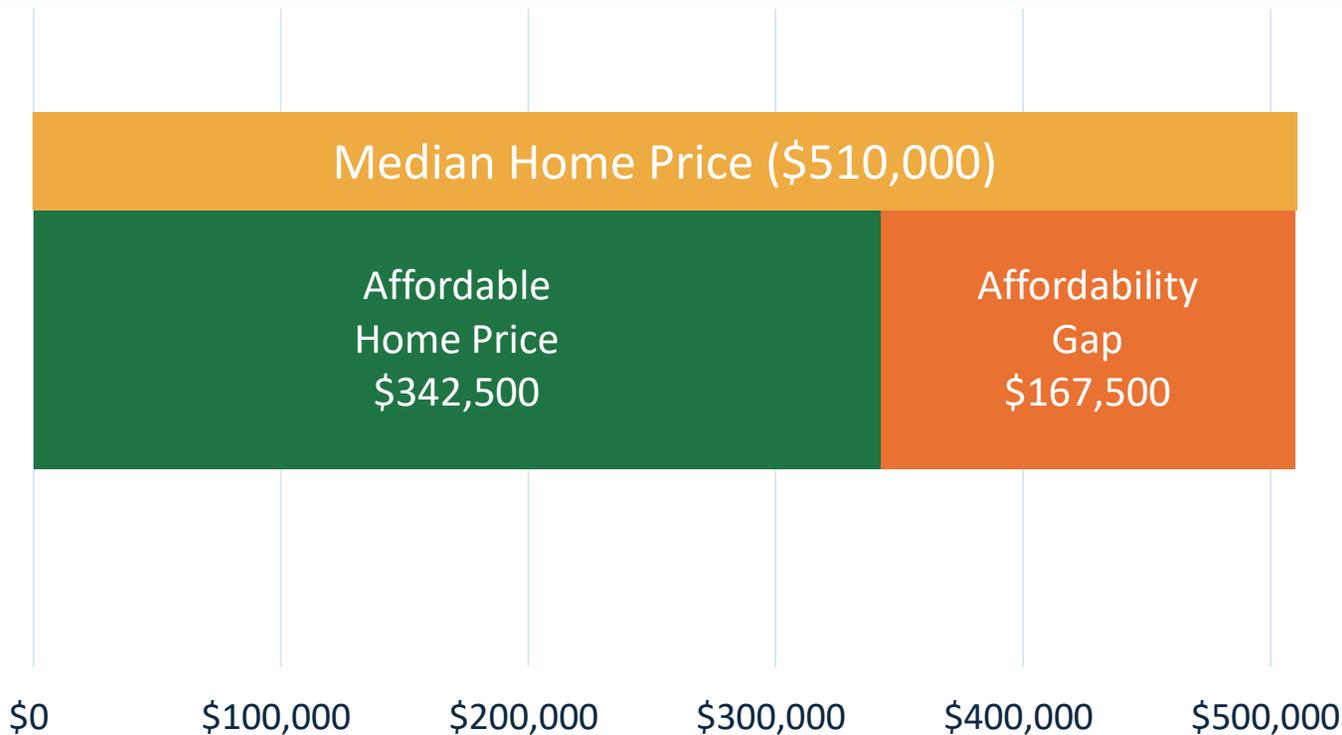
# HOME PRICES IN FAIRFAX ARE RISING.

## Fairfax Median Home Sale Price



Source: Property Transfer Tax records via housingdata.org

# HOMEOWNERSHIP IS NOT AFFORDABLE TO MANY.



Sources: Property Transfer Tax records via [housingdata.org](https://housingdata.org), US Census American Community Survey (2023), VFHA Affordability Calculator

**\$170,571**

Household income needed to afford the median home in Fairfax

**\$114,596**

120% of the median household income in the Burlington-South Burlington Metropolitan Statistical Area (Chittenden, Franklin and Grand Isle Counties).

# RENT IS UNAFFORDABLE FOR MANY EXISTING RENTER HOUSEHOLDS

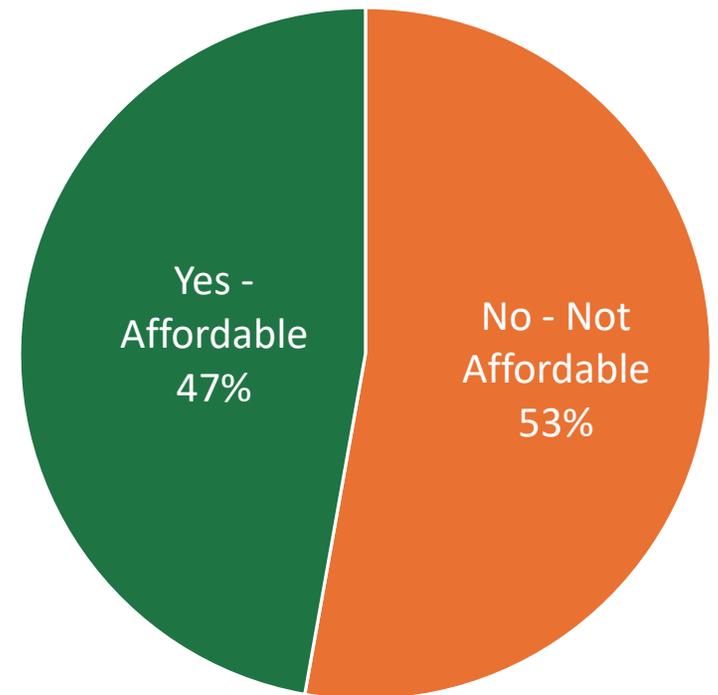
**\$1,910**

Affordable rent for households making 80% MSA income.

**\$1,025**

Median rent in Fairfax.

## Existing Rental Households- Is Rent Affordable?



Source: US Census American Community Survey (2023)

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# ECONOMY



# THE FAIRFAX ECONOMY IS RELATIVELY STRONG.



**2.3%**  
Unemployment  
Rate

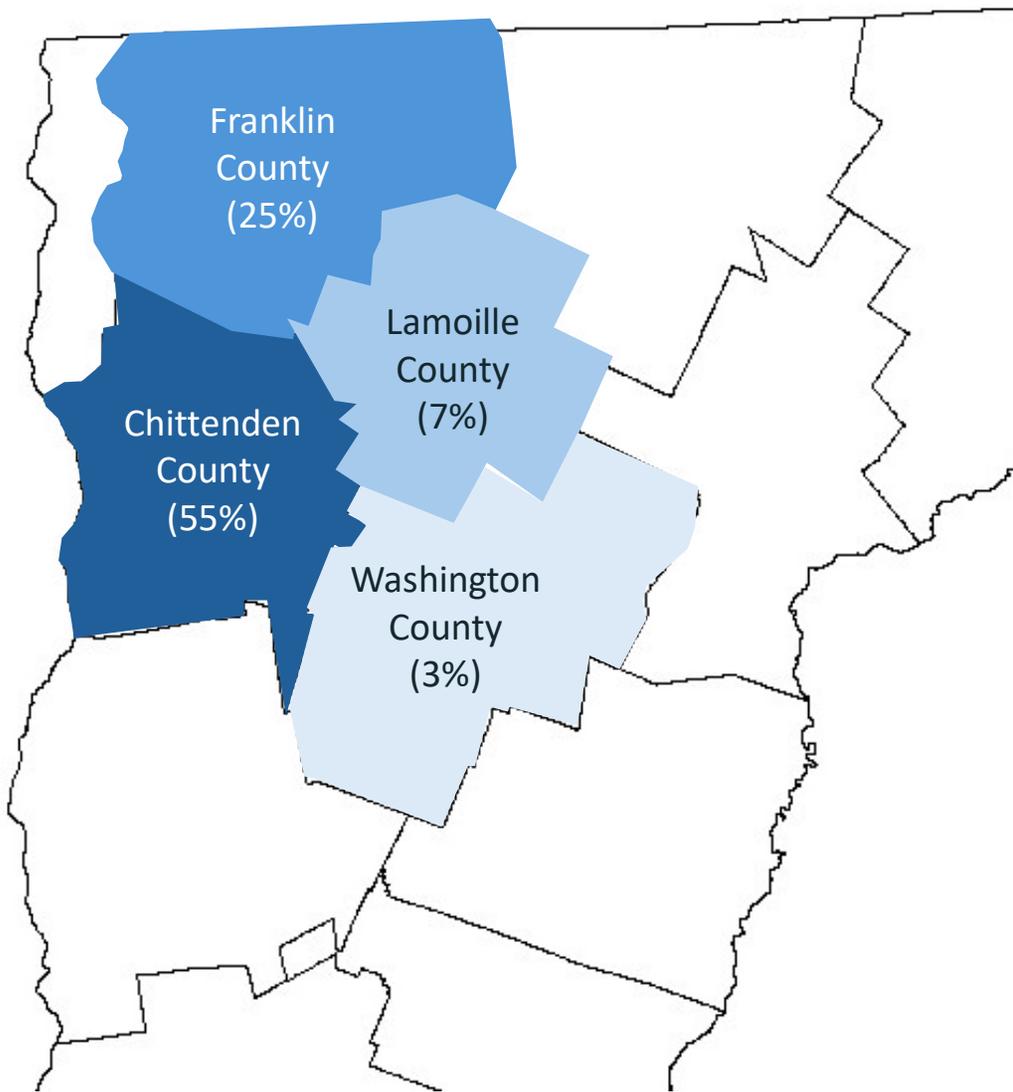


**\$119,063**  
Median  
Household  
Income



**146**  
Employers in  
Town

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## THE MAJORITY OF RESIDENTS WORK IN CHITTENDEN COUNTY WITH ¼ WORKING FROM HOME IN 2023

### Top Commuting Destinations

- Burlington (15%)
- South Burlington (10%)
- St. Albans (10%)
- **Fairfax (8%)**
- Williston (7%)
- Colchester (5%)
- Essex (5%)

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QUESTIONS?

