



COLDWELL BANKER
HICKOK & BOARDMAN

CHITTENDEN COUNTY
RENTAL GUIDE





Unlike in more urban areas of the country, our market does not have Rental Agents to conduct a rental search. In place of that service, we created this Rental Guide to provide you with the information and resources necessary to help you find a suitable rental in our area.

Coldwell Banker Hickok & Boardman has been serving the real estate needs of home buyers and sellers throughout Northwest Vermont for more than 65 years. Our Relocation Department was established to assist individuals and companies with job related transfers. We understand some people want to get to know an area before deciding to buy a home. Renting or long-term stay options can be a great alternative. But in a competitive rental market, like Chittenden County, where vacancy rates are as low as 2.4% - well below the national average of 5.8% - finding a place can be a challenge.

Our Chittenden County Rental Guide is a resource to help you begin your search. With an update on the current rental market, information about newer complexes, and answers to frequently asked questions - we hope the information may be valuable to you.

In our market, landlords often receive multiple rental applications for one apartment so our advice to renters is: know the market and be prepared to act quickly. *Source: Allen, Brooks, & Minor Report December 2024*

Sincerely,

Enya Murphy

RELOCATION MANAGER



Raised in Burlington – Enya is a great resource for learning what it's like to live in Vermont.

Enya Murphy

Enya@HickokandBoardman.com

(802) 846-9560

About Chittenden County

Accounting for 25% of the state's population, Chittenden County is the economic center of Vermont with over 169,000 residents and over 70,000 households. Part of the Champlain Valley, the county includes 18 cities and towns including Burlington, Vermont's largest city, which is home to 4 area colleges.

Located on beautiful Lake Champlain with renowned restaurants, world-class festivals, and a destination for visitors - it's no wonder why Burlington, also known as the Queen City, has been named "One of the best places to live in America."



2024 Apartment Growth

In 2024, 824 new apartments were completed across Chittenden County, marking a record annual increase since tracking began in 2000. Most units arrived in the third quarter, which contributed to a significant rise in the vacancy rate—from 1.2% in June 2024 to 3.6% by December—bringing the annual average to 2.4%. This represents a notable shift above the five-year norm of 1.4%, allowing renters to secure housing more quickly than in past years.

Of the new apartments, South Burlington led with 422 units, followed by Burlington with 287. The rest—totaling 115—were distributed among Colchester, Shelburne, Williston, Milton, Winooski, Charlotte, and Westford. Of further note, 364 of these units were completed by UVM and the UVM Health Network and are not publicly available, rather they helped ease overall market strain by reducing the number of potential students and medical professionals seeking housing options in the broader market.

Source: Allen, Brooks, & Minor Report - December 2024

2025 Apartment Growth

Around 563 new apartments are projected for completion in 2025, still above the long-term average. South Burlington and Essex/Essex Junction combined are set to receive more than half of these units.

Source: Allen, Brooks, & Minor Report - December 2024



Rental Options in Chittenden County

New construction projects have provided tenants with welcomed amenities such as: central air conditioning, covered parking, secure storage, in-unit washers/dryers, fitness rooms, tennis courts, outdoor pools, and communal spaces. These newer units have led competing landlords to consider strategies for attracting and retaining tenants. Some landlords opt to invest in renovations to modernize aging properties in response to changing tenant expectations.



One25 Cambrian Way – Burlington:

- Secure building with 1-Bedroom & 2-Bedroom Apartments
- In-unit washer & dryer, fitness room, on-site property & maintenance team
- Surface parking & underground parking options
- Cat & dog friendly with a 2-pet limit
- Tenants responsible for electricity & Wi-Fi
- www.SDIrelandProperties.com/Cambrian-Way/



South Village - South Burlington:

- Two bedroom Townhomes with modern features
- Surrounded by 150 acres of common land, an organic farm and community garden
- Stainless appliances, washer/dryer, and underground parking
- South Village is a pedestrian friendly neighborhood
- Green Mountain views, nature trails, close to Downtown and Burlington International Airport
- SDIrelandproperties.com/South-Village-Leasing



Cottonwood Crossing

Cottonwood Crossing - Williston:

- Newly constructed starting in 2021 to 2024
- One and two bedroom units available
- Heat & hot water included
- Underground parking
- Air conditioning heat pump
- Storage unit for additional fee
- FullCircleVT.com/featured-communities/cottonwood-crossing/



Bartlett Brook

Bartlett Brook - South Burlington:

- Modern complex offers studio, one bedroom, and two bedrooms
- Pet-friendly building inclusive of a dog washing area.
- Amenities include: storage units, exercise facility, complimentary laundry, and bicycle storage space
- Outside amenities include a swimming pool, fire pit, garden beds, and barbecue area
- www.BartlettBrookVT.com



Sunderland Farms

Severance Corners & Sunderland Farms – Colchester:

- Secure building with studio, one-bedroom & two-bedroom apartments
- In-unit washer & dryer, fitness room, on-site property & maintenance team
- Surface parking & underground parking options
- Cat & dog friendly with a 2-pet limit
- Tenants responsible for electricity & Wi-Fi
- www.SDIrelandProperties.com

Riverhouse & Riverrun - Winooski:

- One and two bedroom luxury apartments on the scenic Winooski River
- Close to popular restaurants and a seasonal farmers market
- Luxurious amenities include on-site covered parking enclosed or climate controlled storage units, outdoor patio complete with gas grills and fire pit, as well as recreational paths to the Winooski River boardwalk.
- www.80winooskifallsvt.com/
- RiverRunVT.com

Typical Rents for Newly Built Apartments		
Unit Type	General Range	Central Tendency
Studio	\$1,450 - \$2,900	\$1,875 +/-
1 Bedroom	\$1,550 - \$3,650	\$1,900 - \$2,200 +/-
2 Bedroom	\$2,000 - \$4,950	\$2,400 - \$2,750 +/-



The [Vermont Tenant Handbook](https://vermont.gov/tenant-handbook) outlines the rights and responsibilities of landlords and tenants. <https://accd.vermont.gov/housing/resources-rules/renters-landlords>

Find out if you're eligible for a [Renters Rebate](https://tax.vermont.gov/property-owners/renter-rebate-claim) through the Vermont Department of Taxes <https://tax.vermont.gov/property-owners/renter-rebate-claim>

Frequently Asked Questions

Where else should I look for a standard 12 month rental?

We recommend the following national & local websites*:

HotPads.com LarkinRealty.net SevenDaysVT.com
 Apartments.com SummitPMG.com
 Facebook Marketplace Zillow.com

I'm looking for a rental for less than one year, can I find that here?

Generally, local landlords look for tenants who are able to sign a one year lease agreement, but if you're looking for a shorter rental, the resources below can be used to search for an option to suit your short-term needs:

FurnishedFinder.com BurlingtonRent.com Airbnb.com
VermontProperty.com VRBO.com

When should I start my rental search?

Most landlords require 60 days' notice prior to vacating the property. Because of this, we suggest starting your search no earlier than 60 days prior to desired occupancy. With a tight rental market, landlords are typically looking for immediate residency and will not hold units outside a 60 day window. If you cannot preview the property in person, be sure to have someone do it for you or request a virtual tour before sending a deposit check.

Do I need to live in the same town as my job?

You don't need to live in the same town you work! Many nearby towns are within 20 minutes of each other. This opens up your housing search - contact me to learn more!

a potential landlord?

Be prepared to provide a potential landlord with one or two rental references. Ideally, these are previous landlords that can speak to promptness of paying the rent and upkeep of the apartment while you lived there. Some landlords may charge a nominal fee to conduct a credit and/or background check.

Will I be able to find an apartment that is pet friendly?

While the pool of options does decrease, it is not impossible to find a pet-friendly rental. Be prepared to pay a pet deposit of a few hundred dollars and/or have a small additional monthly fee added to your rent. Some complexes require a DNA sample of your dog's waste to minimize dog waste being left on the property. The cost to do so is the responsibility of the pet owner.

What is typically required of me by

If you are still exploring where you want to live or are looking for an easy weekly or monthly solution, we recommend considering an extended stay option. Home2 Suites In Williston is a great alternative. Let them know we sent you.



What utilities are typically included in rent?

The included utilities vary by property so it is important to check the details with your potential landlord. While some rentals include everything except for cable and internet, some require the tenant to pay for water, heat, electricity, cable and internet, and even in rare cases, snow removal or lawn care.

How can I tell if a rental ad is a scam?

The two most common telltale signs of a rental scam is a rental listing advertised well below standard market value. The other is homes advertised as rental properties that are actually homes listed for sale.

We issue a friendly reminder to never exchange funds before you see the apartment and be weary of landlords who claim to be out of town and unable to meet in person. Please also use discretion when providing personal information to a potential landlord prior to meeting them in person.

If you or someone you know comes across a property online that seems like it may be a scam - give us a call. We're happy to try and verify any information that may seem somewhat out of the ordinary.

Should I hire a moving company?

In our experience, a professional mover can be priceless. Their experience to help you prepare for a move, and also get you in and out of two properties in the same day can save you money (& stress).

BOOSKA
WORLDWIDE MOVERS

(802) 864-5115

Vermont
MOVING & STORAGE INC.

(802) 655-6683

CHASE
MOVING
& STORAGE

(802) 864-4556

What if I'm not sure whether I want to rent or buy?

You may find that the amount you're paying in rent could be *more* than a monthly mortgage payment. If you find you're going to be living in the area for 3 years or more, it may be time to sit with a Local Mortgage Advisor to understand your options.

EastRise Credit Union, Spruce Mortgage, and Union Bank are three local, reputable resources to find out what makes sense for your situation.



(800) 400-8790

NEFCU.com

NMLS# 446767



(802) 863-8816

SpruceMortgage.com

NMLS# 49592



(802) 318-0823

UBLocal.com

NMLS# 402933

Do you have a question about renting or relocating to Chittenden County?



Enya Murphy

Relocation Manager

802-846-9560

Enya@HickokandBoardman.com

Schedule a 30-minute chat about your unique rental needs.

I can offer tips and identify key resources to use in your search.





COLDWELL BANKER
HICKOK & BOARDMAN

A Real Estate Company That Shines Like No Other

Headquartered in Burlington, Vermont, with real estate centers in East Montpelier, Vergennes and St. Albans, Coldwell Banker Hickok & Boardman has a proven track record of guiding individuals and families to the place they love to call home.

We understand the questions our customers face when making the significant financial decision to buy or sell their home. As a client, you can expect to work with the most skilled and productive in the marketplace. Our Agents are backed by a dedicated in-house team that provides extensive education and training opportunities, marketing and digital strategies, and relocation services not found anywhere else – allowing them to focus on providing you with exceptional market knowledge and service. This commitment is core to who we are and has earned us a 99% Satisfaction Rating from our sellers and buyers.

Our Agents and Staff are truly best in class, operating with the highest level of integrity, ingenuity, and excellence. This is illustrated by our annual ranking as the “Readers’ Choice” for best real estate agency by Seven Days newspaper since 2008, among the top 30 real estate companies in America for Customer Satisfaction, ranking as the #1 Coldwell Banker office in Vermont and as a Coldwell Banker Chairman Circle company, an elite standing awarded to the top 50 Coldwell Banker companies - out of more than 3,000 worldwide.

Coldwell Banker Hickok & Boardman has been recognized by Cartus, the worldwide leader in relocation services. Our agents have unrivaled experience in relocation management and are dedicated to serving your needs. Contact our Relocation Manager, Enya Murphy, today.

Discover the Vermont Way of Life at
HickokandBoardman.com/Vermont



All rights reserved. No part of the Coldwell Banker Hickok & Boardman Rental Guide may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic methods, without the prior written permission of Coldwell Banker Hickok & Boardman. The data is believed to be correct, it is presented subject to omissions, errors, changes or withdrawal without notice. The report is not designed to solicit property already listed. Coldwell Banker is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. All Offices Are Independently Owned and Operated. © 2025 Coldwell Banker Hickok & Boardman.