

Comparison of towns that tuition school grades K-12 and Windham  
Prepared September 15 by Frank Seawright

Some people assert that sale/purchase of residential property will be severely hurt if Windham loses the elementary school. Others claim that towns that do not operate a school and tuition all students have better residential home sales.

What's the truth? I searched the web and found that the state does have data on annual property transfers here: <https://tax.vermont.gov/data-and-statistics/ptt> . And I also found the Vermont state tuitioning list here: <https://education.vermont.gov/documents/data-town-district-tuitioning-list> .

From the tuitioning list I selected only the towns that tuition K-12 and do not operate a school. Unincorporated towns and Gores were excluded from the analysis and only seasonal and residential property transfers were used in the analysis which is presented in four pivot tables<sup>1</sup> included in this report. The numbers are small as one would expect, but it is all the data we have to make any claims about whether operating a school helps or hurts sales of homes.

The tables show that Windham had only five residential sales during those four years, but did have good sales of seasonal properties ( Seasonal and Residential are Lister terms ). The towns that tuition K-12 had better sales.

The last page of the report shows all Vt towns with the towns in the analysis colored green and labeled with the town name. The companion image shows the town, area, population and pop'n density.

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1 A pivot table is a statistics tool that summarizes and reorganizes selected columns and rows of data in a spreadsheet or database table to obtain a desired report.

2016

2016 Property Transfers in Towns with no school compared to Windham					
Town	Residential		Seasonal		Total
	>= 6 acres	< 6 acres	>= 6 acres	< 6 acres	
Baltimore					
Bloomfield	1	1			2
Brunswick		1			1
East Haven		5			5
Granby			1		1
Granville	3	3	1		7
Hancock		2			2
Ira		2			2
Kirby	5	2			7
Lemington	1		1		2
Maidstone				4	4
Norton	1				1
Pittsfield	1	8		1	10
Plymouth	9	7		1	17
Sandgate	5	1	2		8
Searsburg	1	2			3
St. George	5	5			10
Stratton	5	12		1	18
Victory					
<b>Windham</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>5</b>	<b>11</b>
Winhall		5	4	29	38
<b>Total</b>	<b>38</b>	<b>57</b>	<b>13</b>	<b>41</b>	<b>149</b>

2017

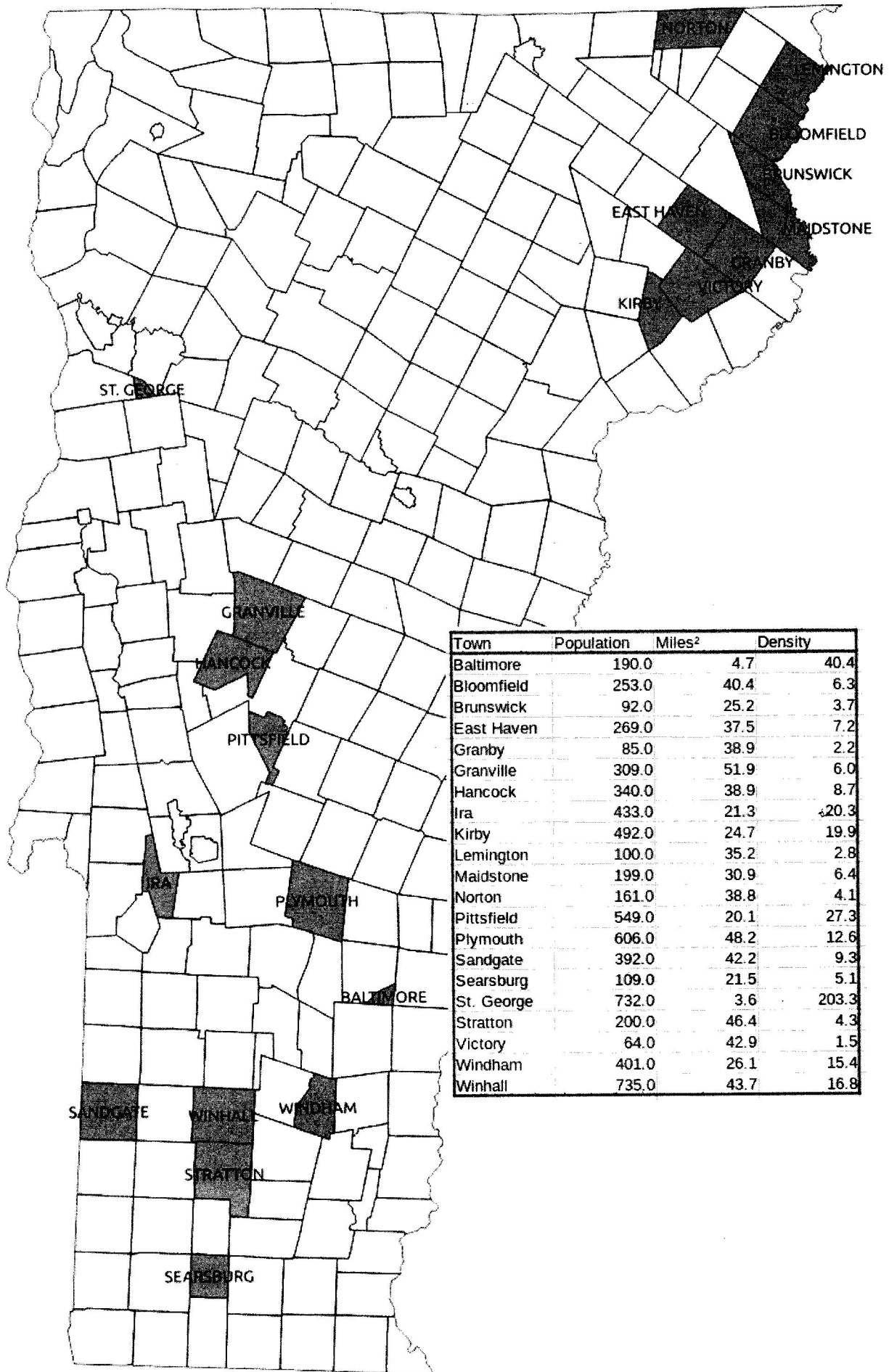
2017 Property Transfers in Towns with no school compared to Windham					
Town	Residential		Seasonal		Total
	>= 6 acres	< 6 acres	>= 6 acres	< 6 acres	
Baltimore		1			1
Bloomfield		5		1	6
Brunswick				1	1
East Haven	2	3			5
Granby	1		2		3
Granville		1	1		2
Hancock		1			1
Ira	2	5	1		8
Kirby	6	2			8
Lemington	1	2			3
Maidstone		1	1	7	9
Norton	5	3	4	7	19
Pittsfield	3	12		1	16
Plymouth	16	23		2	41
Sandgate	8	4	2		14
Searsburg	1	2	2	1	6
St. George		5			5
Strafford	16	12			28
Victory	1				1
Windham			6	15	21
Winhall	3	8		41	52
Total Result	65	90	19	76	250

2018

2018 Property Transfers in Towns with no school compared to Windham					
Town	Residential		Seasonal		Total
	>= 6 acres	< 6 acres	>= 6 acres	< 6 acres	
Baltimore	1				1
Bloomfield	3	7			10
Brunswick	2			1	3
East Haven	2	7		2	11
Granby	1		1		2
Granville	1	4	2	1	8
Hancock	4	9			13
Ira	6	4			10
Kirby	8	3	3		14
Lemington		1			1
Maidstone	1	3		9	13
Norton	3	1	1	2	7
Pittsfield	4	7		2	13
Plymouth	12	29	1	2	44
Sandgate	5	2	1		8
Searsburg	1	2		1	4
St. George	2	16			18
Stratton	2	14			16
Victory	1				1
<b>Windham</b>			7	12	19
Winhall	3	10	3	38	54
<b>Total Result</b>	<b>62</b>	<b>119</b>	<b>19</b>	<b>70</b>	<b>270</b>

2019 Property Transfers in Towns with no school compared to Windham					
Town	Residential		Seasonal		Total
	>= 6 acres	< 6 acres	>= 6 acres	< 6 acres	
Baltimore	1	1			2
Bloomfield	4	6			10
Brunswick		1		1	2
East Haven	2	4			6
Granby				1	1
Granville	7	2			9
Hancock	2	5			7
Ira	1	2			3
Kirby	7	3	4	1	15
Lemington		2	1		3
Maidstone			1	10	11
Norton	2	2	2	1	7
Pittsfield	3	7			10
Plymouth	19	31	1		51
Sandgate	5	2	1	1	9
Searsburg	2	3	1	2	8
St. George	5	8			13
Stratton	6	10			16
Victory	1	1	2		4
<b>Windham</b>	<b>3</b>		<b>10</b>	<b>9</b>	<b>22</b>
Winhall	3	11	4	57	75
<b>Total Result</b>	<b>73</b>	<b>101</b>	<b>27</b>	<b>83</b>	<b>284</b>

The image below shows Vermont with town boundaries and the towns in the comparison shown in green. The companion image shows the towns, population, area in miles<sup>2</sup>, and density.



Town	Population	Miles <sup>2</sup>	Density
Baltimore	190.0	4.7	40.4
Bloomfield	253.0	40.4	6.3
Brunswick	92.0	25.2	3.7
East Haven	269.0	37.5	7.2
Granby	85.0	38.9	2.2
Granville	309.0	51.9	6.0
Hancock	340.0	38.9	8.7
Ira	433.0	21.3	20.3
Kirby	492.0	24.7	19.9
Lemington	100.0	35.2	2.8
Maidstone	199.0	30.9	6.4
Norton	161.0	38.8	4.1
Pittsfield	549.0	20.1	27.3
Plymouth	606.0	48.2	12.6
Sandgate	392.0	42.2	9.3
Searsburg	109.0	21.5	5.1
St. George	732.0	3.6	203.3
Stratton	200.0	46.4	4.3
Victory	64.0	42.9	1.5
Windham	401.0	26.1	15.4
Winhall	735.0	43.7	16.8