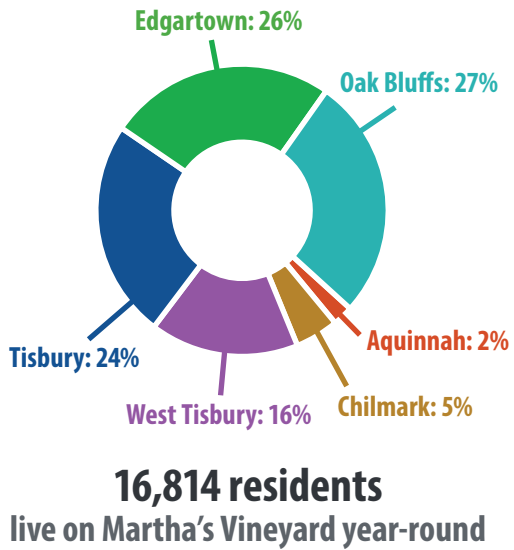




# WHO LIVES ON MARTHA'S VINEYARD?

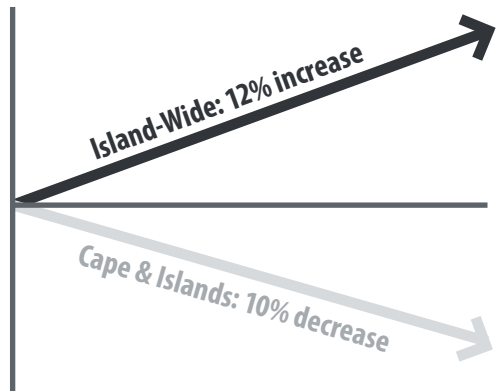
## THE ISLAND'S YEAR-ROUND POPULATION



Source: 2010-14 ACS

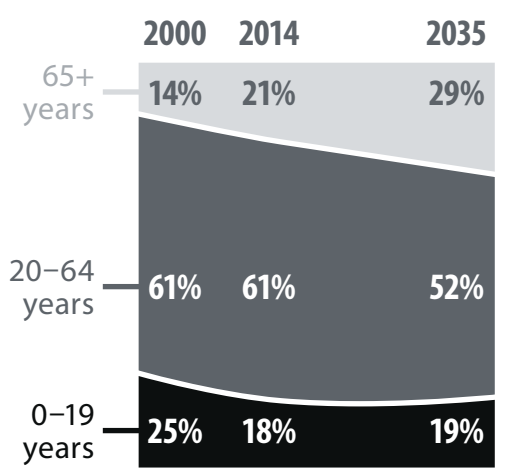
## THE YEAR-ROUND POPULATION MAY GROW BY 12% WHILE THE CAPE AND ISLANDS REGION MAY SHRINK

### PROJECTED YEAR-ROUND POPULATION FROM 2010 TO 2035:



Source: 2010 US Census and UMass Donahue Institute Population Projections

## GROWTH IN OLDER ADULTS AND DECLINE IN WORKING-AGE ADULTS AND YOUTH MAY SIGNIFICANTLY ALTER THE CHARACTER OF THE ISLAND BY 2035



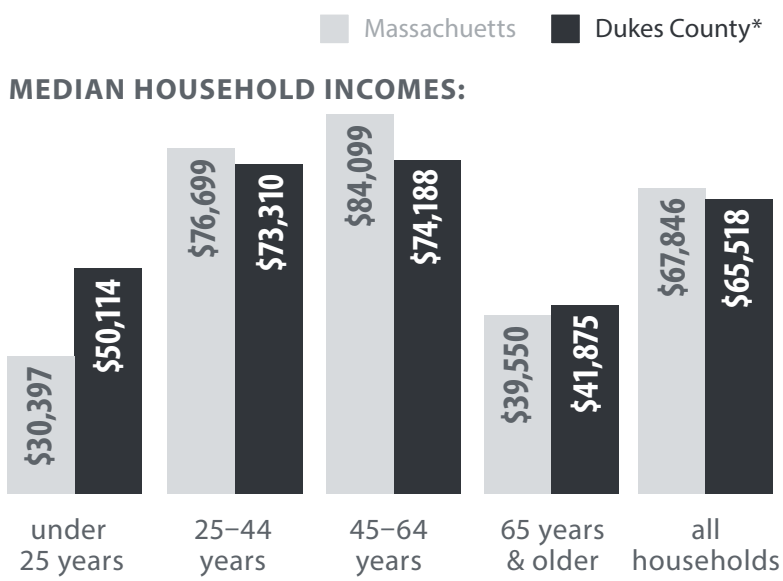
Source: 2000 US Census, 2010-2014 ACS, and UMass Donahue Institute Population Projections

Population projections estimate overall growth of 12% on the Island between 2010-2035, although population growth is not expected to be equal across the Island. By 2035, Oak Bluffs' year-round population is expected to grow 30% and Aquinnah's to shrink 38%. Across the Island, the over 65 population will grow the most, more than projected growth of this age group in both the state and the country.

Source: 2010 US Census, 2010-2014 ACS, and UMass Donahue Institute Population Projections

## OLDER ADULTS TEND TO HAVE SIGNIFICANTLY LOWER INCOMES ON THE ISLAND, AS WELL AS IN THE COUNTY AND STATE

Anticipated growth in the over 65 population in combination with this group's lower median income could have significant impact on the Island's economy.



Source: 2010-2014 ACS

## THE NUMBER OF ESTIMATED YEAR-ROUND HOUSEHOLDS IS DECREASING WHILE HOUSEHOLD SIZE IS GROWING

DUKES COUNTY*	2000	2014
Number of Households	6,421	5,839
Household Size	2.30	2.86

Source: 2000 US Census and 2010-2014 ACS

\*Dukes County includes all the towns on the Island and the Town of Gosnold  
All ACS data are based on samples and subject to variability.

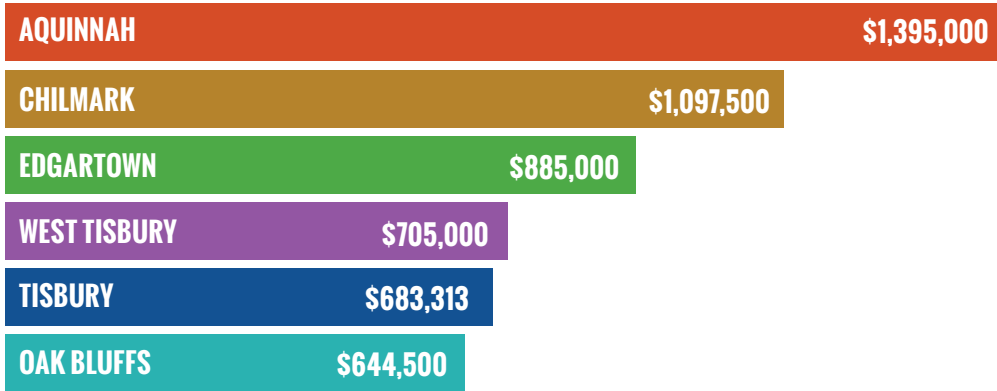




# MARTHA'S VINEYARD HOUSING AND AFFORDABILITY

## IF YOU DON'T ALREADY OWN A HOME HERE, YOU PROBABLY CAN'T AFFORD ONE NOW

2016 median sales price for a single family home:



income needed to afford these prices\*:

# \$170,000 TO \$340,000

2014 median income\*\*:

# \$42,727 TO \$80,225

\*based on assumptions of 30-year fixed mortgage, August 18, 2016 interest rates, and each town's FY2016 residential tax rate | \*\*estimated median household income isn't available yet for 2016  
Source: 2010-2014 ACS, The Warren Group, and author's calculations using MA DHCD's affordability calculator

### 40% of all year-round households on Martha's Vineyard have low/moderate income.



### More than half of these households spend more than 50% of their total gross income on housing.

Source: 2009-2013 ACS, CHAS data

### TIGHT YEAR-ROUND HOUSING SUPPLY PUSHES PRICES UP

# 38% YEAR-ROUND HOUSING

When most of the housing stock is seasonal, there are fewer year-round units available, and this pushes housing prices up. Statewide 96% of housing is year-round.

Source: 2010-2014 ACS

### THE ISLAND LACKS DIVERSE HOUSING TYPES AND HAS A SHORTAGE OF YEAR-ROUND RENTAL UNITS

78% owner-occupied



22% renter-occupied

These figures do not include seasonal rentals. Statewide the housing is 38% renter-occupied.

91% single-family housing



9% other (townhouses, two-family, multi-family, and mobile homes)

Statewide, the housing stock is 52% single-family housing.

Source: 2010-2014 ACS