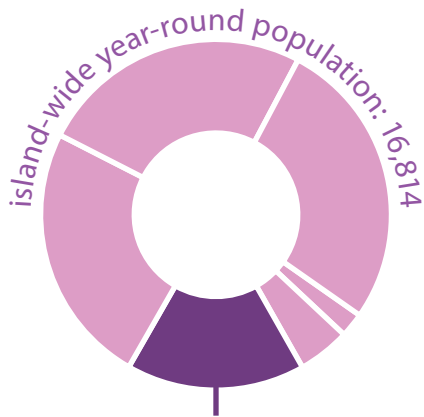


WHO LIVES IN WEST TISBURY?

WEST TISBURY HAS A MID-SIZED YEAR-ROUND POPULATION



16% of the year-round population of Martha's Vineyard (2,727 residents)

Source: 2010-14 ACS

THE PROJECTED YEAR-ROUND POPULATION INCREASE IS COMPARABLE TO PROJECTED ISLAND-WIDE GROWTH

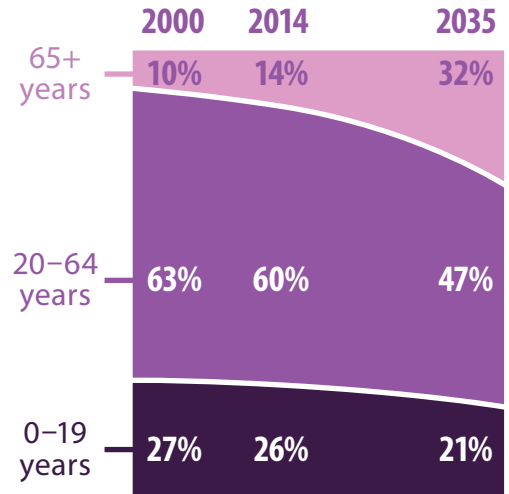
PROJECTED YEAR-ROUND POPULATION FROM 2010 TO 2035:



West Tisbury's year-round population is expected to increase from 2,740 in 2010 to 3,108 in 2035.

Source: 2010 US Census and UMass Donahue Institute Population Projections

SMALLER WORKING-AGE POPULATION WITH GROWTH OF OLDER ADULTS BY 2035



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

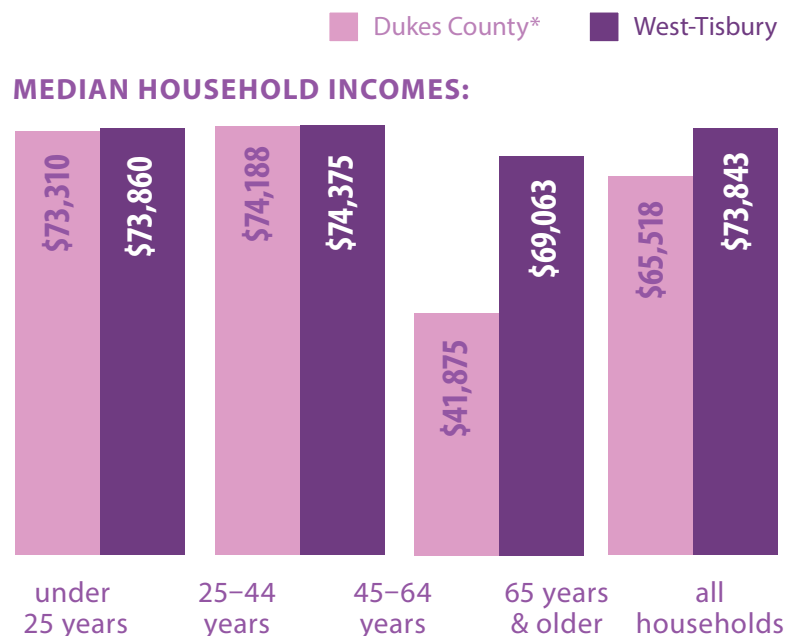
A larger percentage of West Tisbury's year-round population are children and young adults (age 19 years and under) than Island-wide.

While younger population in West Tisbury is expected to decline somewhat, the older adult population (age 65+) is expected to increase from about 14% of the town's year-round population to about 32% by 2035.

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

YEAR-ROUND HOUSEHOLDS HAVE HIGHER INCOMES IN ALL AGE CATEGORIES THAN COUNTY-WIDE

West Tisbury's year-round older adult households tend to have significantly higher income than county-wide.



MEDIAN HOUSEHOLD INCOMES:

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

WEST TISBURY	2000	2014
Number of Households	1,034	942
Household Size	2.38	2.87

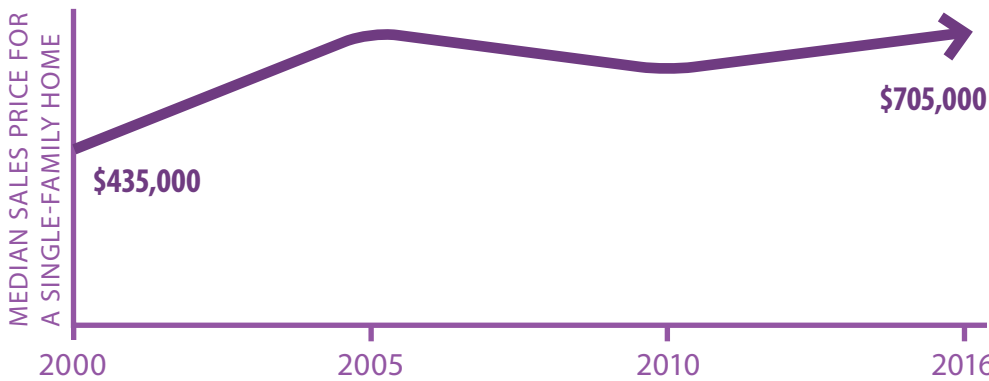
Source: 2000 US Census and 2010-2014 ACS

Source: 2010-2014 ACS

WEST TISBURY HOUSING AND AFFORDABILITY

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

Sales prices have risen 62% since 2000.



Source: The Warren Group

income needed to afford the 2016 median sales price for single-family home*

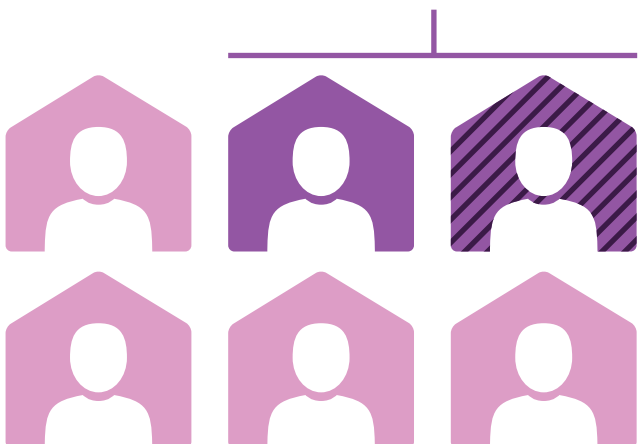
\$185,000

2014 West Tisbury median household income**

\$73,843

*based on assumptions of 30-year fixed mortgage, August 18, 2016 interest rates, and West Tisbury FY2016 residential tax rate (6.06). The median sales price for 2016 Jan-July was \$705,000. | **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

Close to a third of all year-round households in West Tisbury 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

WEST TISBURY HAS MORE YEAR-ROUND HOUSING THAN MOST ISLAND TOWNS

42% YEAR-ROUND HOUSING

Island-Wide, the housing is 38% year-round.

Source: 2010-2014 ACS

YEAR-ROUND HOUSING IS MOSTLY OWNER-OCCUPIED SINGLE-FAMILY

90% owner-occupied



10% renter-occupied

These figures do not include seasonal rentals. West Tisbury has the lowest percentage of year-round rental on the Island. Island-wide the housing is 22% renter-occupied. State-wide it is 38%.

96% single-family housing



4% other (townhouses, two-family, and mobile homes)

Island-wide, the housing stock is 91% single-family housing.

Source: 2010-2014 ACS