

### ***Housing Stock***

- Martha's Vineyard has about 14,621 housing units, about 6,000 used year 'round.
- Over 91% of the Vineyard's housing stock is comprised of single-family homes, compared to a state-wide average of 52%. Cape Cod has 83% single-family homes and Nantucket 86%.
- In Oak Bluffs and Tisbury, 98% of all homes are on town water, while in Edgartown it is about 65%.
- A small percentage of homes in Edgartown, Oak Bluffs and Tisbury are connected to sewers.
- There are no town water and sewer services in the three up-Island towns, except for a small water system in Menemsha.
- About 57% of all housing units are in Edgartown and Oak Bluffs.
- About 56% of Vineyard homes are seasonally occupied, the second highest percentage in Massachusetts (behind Nantucket). Cape Cod has 35%, and other regions have between 3% and 15%.
- From 1980-2000, there was an average increase of 250-300 units each year. Now, about 200 building permits are issued each year.

### ***Affordability Gap***

- The total property value on the Vineyard in 2005 was \$15.8 billion, almost double the value in 2000.
- The housing affordability gap nearly doubled in the two years 2002-2004, to \$343,600.
- To afford the 2004 median sales price of \$584,500, a Vineyarder would have to earn about \$160,000, or two and a half times the median income of \$66,100.