

WHO LIVES IN CHILMARK?

CHILMARK HAS A SMALL YEAR-ROUND POPULATION

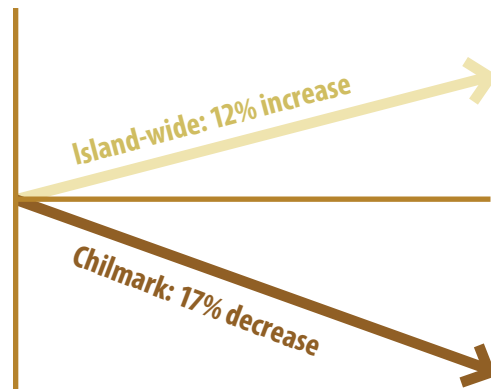


5% of the year-round population of Martha's Vineyard (905 residents)

Source: 2010-14 ACS

THE YEAR-ROUND POPULATION MAY SIGNIFICANTLY DECREASE

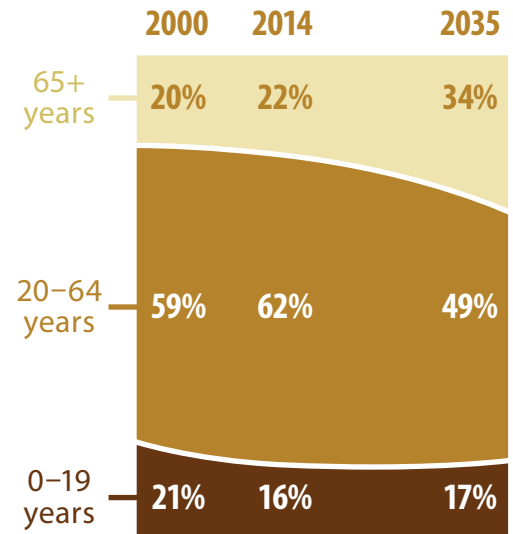
PROJECTED YEAR-ROUND POPULATION FROM 2010 TO 2035:



Chilmark's year-round population is expected to drop from 866 in 2010 to 718 in 2035.

Source: 2010 US Census and UMass Donahue Institute Population Projections

FEWER WORKING-AGE ADULTS AND MORE OLDER ADULTS BY 2035



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

Chilmark's year-round population is a bit older than the Island's overall with fewer children and more adults age 65 and over as a percentage of total population. It is expected that the community's older population will continue to grow.

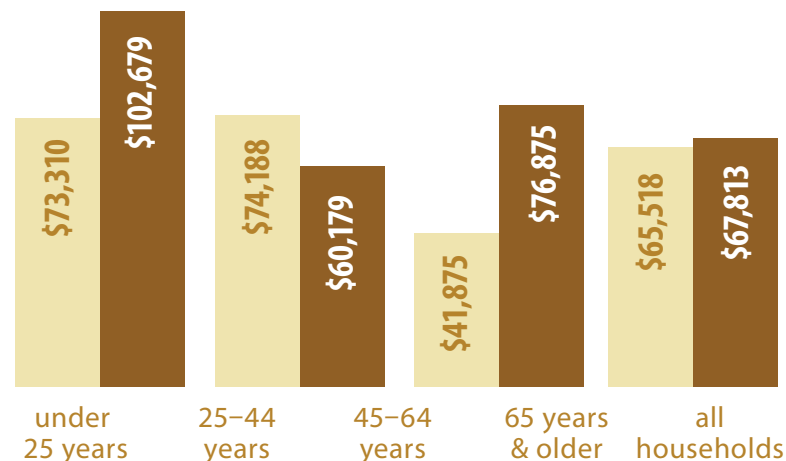
Source: 2010-2014 ACS and UMass Donahue Institute Population Projections

YEAR-ROUND HOUSEHOLDS HAVE HIGHER INCOME OVERALL COMPARED WITH THE COUNTY

Chilmark's older adult population is estimated to have a median income 45% higher than the county's older adult population. Chilmark had the highest median income for this age group on the Island.

■ Dukes County* ■ Chilmark

MEDIAN HOUSEHOLD INCOMES:



Source: 2010-2014 ACS

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

CHILMARK	2000	2014
Number of Households	382	307
Household Size	2.21	2.93

Source: 2000 US Census and 2010-2014 ACS

J M Goldson

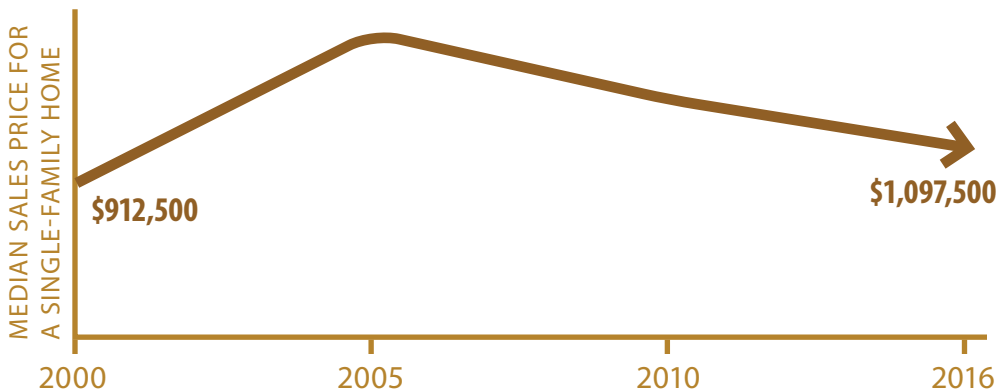
RKG
ASSOCIATES INC

*Dukes County includes all the towns on the Island and the Town of Gosnold

CHILMARK HOUSING AND AFFORDABILITY

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

Sales prices have risen 20% since 2000.



Source: The Warren Group

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

\$270,000

2014 Chilmark median household income**

\$67,813

*based on assumptions of 30-year fixed mortgage, August 18, 2016 interest rates, and Chilmark FY2016 residential tax rate (2.71). The median sales price for 2016 Jan-July was \$1,097,500. | **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

Almost 40% of all year-round households in Chilmark have low/moderate income.



42% of these households spend more than half of their total gross income on housing.

Source: 2009-2013 ACS, CHAS data

CHILMARK HAS THE LOWEST PERCENTAGE OF YEAR-ROUND HOUSING ON THE ISLAND

21% YEAR-ROUND HOUSING

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

Source: 2010-2014 ACS

CHILMARK HAS THE SECOND LOWEST RATE OF RENTER-OCCUPIED YEAR-ROUND HOUSING ON THE ISLAND

88% owner-occupied



12% renter-occupied

These figures do not include seasonal rentals. Island-wide the housing is 22% renter-occupied. State-wide it is 38%.

99% single-family housing



1% other (townhouses and mobile homes)

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

Source: 2010-2014 ACS