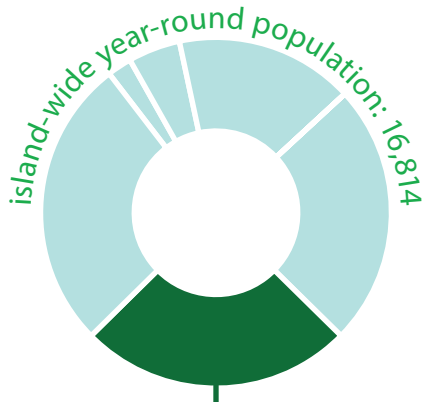




# WHO LIVES IN EDGARTOWN?

## EDGARTOWN HAS THE SECOND LARGEST YEAR-ROUND POPULATION ON THE ISLAND

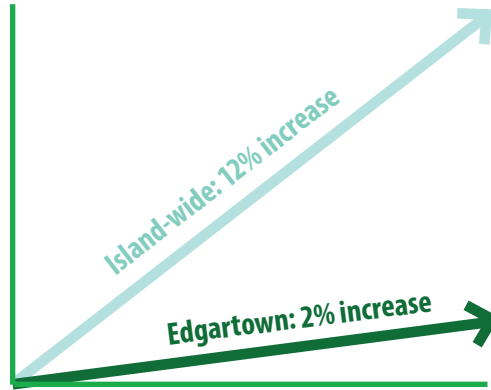


**26% of the year-round population of Martha's Vineyard (4,186 residents)**

Source: 2010-14 ACS

## EDGARTOWN'S POPULATION MAY INCREASE SLIGHTLY

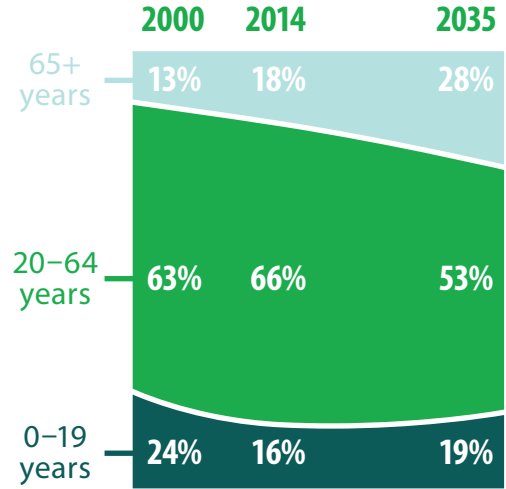
### PROJECTED YEAR-ROUND POPULATION FROM 2010 TO 2035:



Edgartown's year-round population is expected to increase from 4,067 in 2010 to 4,164 in 2035.

Source: 2010 US Census and UMass Donahue Institute Population Projections

## A SHRINKING WORKING AGE POPULATION WITH GROWTH OF OLDER ADULTS BY 2035



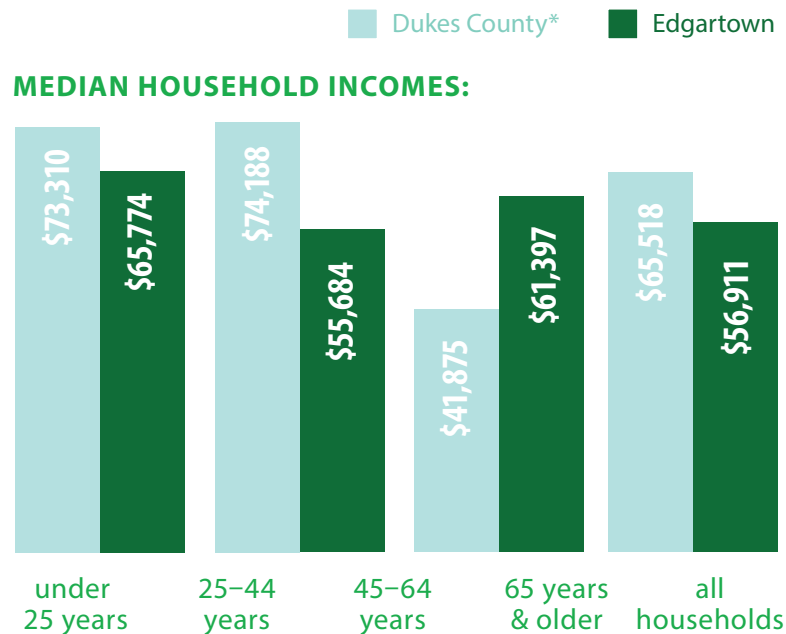
Source: 2000 US Census, 2010-2014 ACS, and UMass Donahue Institute Population Projections

**Despite modest projected overall year-round population growth, Edgartown's older adult population (age 65+) is expected to grow from about 18% of total year-round population in 2014 to about 28% in 2035.**

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

## OVERALL, MEDIAN INCOME OF YEAR-ROUND HOUSEHOLDS IS LOWER THAN COUNTY-WIDE

Year-round older-adult households tend to have higher incomes in Edgartown than county-wide.



Source: 2010-2014 ACS

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

EDGARTOWN	2000	2014
Number of Households	<b>1,582</b>	<b>1,397</b>
Household Size	<b>2.35</b>	<b>2.99</b>

Source: 2000 US Census and 2010-2014 ACS



# EDGARTOWN HOUSING AND AFFORDABILITY

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

Sales prices have more than doubled since 2000, which is the most dramatic increase on the island.



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



### 2014 Edgartown median household income\*\*



\*based on assumptions of 30-year fixed mortgage, August 18, 2016 interest rates, and Edgartown FY2016 residential tax rate (3.62). The median sales price for 2016 Jan-July was \$885,000. | \*\*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 Edgartown 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

### FEWER THAN 1 IN 3 HOMES IS YEAR-ROUND

# 31% YEAR-ROUND HOUSING

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

Source: 2010-2014 ACS

### EDGARTOWN HAS MORE DIVERSE YEAR-ROUND HOUSING THAN OTHER ISLAND TOWNS

#### 76% owner-occupied



#### 24% renter-occupied

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

#### 92% single-family housing



#### 8% other (townhouses, two-family, and multi-family)

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

Source: 2010-2014 ACS