WHO LIVES IN EDGARTOWN?

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

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: 2000 US Census and 2010-2014 ACS

EDGARTOWN’S POPULATION MAY INCREASE SLIGHTLY

PROJECTED YEAR-ROUND POPULATION FROM 2010 TO 2035:

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

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.

EDGARTOWN: 2% increase
Island-wide: 12% increase
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

MEDIAN HOUSEHOLD INCOMES:

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

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

Source: 2000 US Census and 2010-2014 ACS

<table>
<thead>
<tr>
<th>EDGARTOWN</th>
<th>2000</th>
<th>2014</th>
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<tbody>
<tr>
<td>Number of Households</td>
<td>1,582</td>
<td>1,397</td>
</tr>
<tr>
<td>Household Size</td>
<td>2.35</td>
<td>2.99</td>
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</tbody>
</table>

Source: 2000 US Census and 2010-2014 ACS

ACS data are estimates based on samples and subject to variability.

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

MEDIAN SALES PRICE FOR A SINGLE-FAMILY HOME

2000 $327,000
2005
2010
2016 $885,000

Source: The Warren Group

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

$210,000

2014 Edgartown median household income**

$56,911

*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.

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

EDGARTOWN HOUSING AND AFFORDABILITY

ACS data are estimates based on samples and subject to variability.