Who Lives in Oak Bluffs?

Oak Bluffs has the largest year-round population on the island.

27% of the year-round population of Martha’s Vineyard (4,599 residents)

Oak Bluffs’ year-round population has significantly grown and may grow at a rate almost three times higher than any other Island town – adding close to 1,400 year-round residents between 2010 and 2035.

Overall, year-round households have higher income than county-wide

Though older adults in Oak Bluffs have significantly lower median income than county-wide and the lowest island-wide.

Oak Bluffs is the only town where both household size and estimated year-round number of households are increasing.

### Year-Round Population

- Island-wide year-round population: 16,814
- Oak Bluffs has 4,527 residents

Oak Bluffs’ year-round population is expected to increase from 4,527 in 2010 to 5,904 in 2035.

### Medial Household Incomes

- **Oak Bluffs**
  - Under 25 years: $73,310
  - 25–44 years: $74,188
  - 45–64 years: $96,543
  - 65 years & older: $65,518
  - All households: $80,225

- **Dukes County**
  - Under 25 years: $73,310
  - 25–44 years: $74,188
  - 45–64 years: $96,543
  - 65 years & older: $65,518
  - All households: $80,225

### Projected Year-Round Population from 2010 to 2035

- 65+ years: 2000: 14%, 2014: 25%, 2035: 30%
- 20–64 years: 2000: 61%, 2014: 50%, 2035: 53%
- 0–19 years: 2000: 25%, 2014: 25%, 2035: 17%

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

Sales prices have risen close to 70% since 2000, yet Oak Bluffs still has the lowest median sales price for single-family homes on the Island.

Source: The Warren Group

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$382,500</td>
</tr>
<tr>
<td>2016</td>
<td>$644,500</td>
</tr>
</tbody>
</table>

OAK BLUFFS HAS MORE YEAR-ROUND HOUSING THAN MOST ISLAND TOWNS

43% YEAR-ROUND HOUSING

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

Source: 2010-2014 ACS

OAK BLUFFS HAS MORE DIVERSE HOUSING THAN OTHER ISLAND TOWNS

78% owner-occupied

22% renter-occupied

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

90% single-family housing

10% other (townhouses, two-family, multi-family, and mobile homes)

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

Source: 2010-2014 ACS

INCOME NEEDED TO AFFORD THE 2016 MEDIAN SALES PRICE FOR SINGLE-FAMILY HOME*

$170,000

2014 Oak Bluffs median household income**

$80,225

Close to 40% of all year-round households in Oak Bluffs 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

*Source: 2009-2013 ACS, CHAS data

**Based on assumptions of 30-year fixed mortgage, August 18, 2016 interest rates, and Oak Bluffs FY2016 residential tax rate (8.11). The median sales price for 2016 Jan-July was $644,500. "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.

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