WHO LIVES IN WEST TISBURY?

WEST TISBURY HAS A MID-SIZED YEAR-ROUND POPULATION

16% of the year-round population of Martha’s Vineyard (2,727 residents)

Source: 2010-14 ACS

THE PROJECTED YEAR-ROUND POPULATION INCREASE IS COMPARABLE TO PROJECTED ISLAND-WIDE GROWTH

PROJECTED YEAR-ROUND POPULATION FROM 2010 TO 2035:

West Tisbury’s year-round population is expected to increase from 2,740 in 2010 to 3,108 in 2035.

Source: 2010 US Census and UMass Donahue Institute Population Projections

SMALLER WORKING-AGE POPULATION WITH GROWTH OF OLDER ADULTS BY 2035

<table>
<thead>
<tr>
<th>Age Category</th>
<th>2000</th>
<th>2014</th>
<th>2035</th>
</tr>
</thead>
<tbody>
<tr>
<td>65+ years</td>
<td>10%</td>
<td>14%</td>
<td>32%</td>
</tr>
<tr>
<td>20–64 years</td>
<td>63%</td>
<td>60%</td>
<td>47%</td>
</tr>
<tr>
<td>0–19 years</td>
<td>27%</td>
<td>26%</td>
<td>21%</td>
</tr>
</tbody>
</table>


A larger percentage of West Tisbury’s year-round population are children and young adults (age 19 years and under) than Island-wide. While younger population in West Tisbury is expected to decline somewhat, the older adult population (age 65+) is expected to increase from about 14% of the town’s year-round population to about 32% by 2035.

Source: 2010-14 ACS

YEAR-ROUND HOUSEHOLDS HAVE HIGHER INCOMES IN ALL AGE CATEGORIES THAN COUNTY-WIDE

West Tisbury’s year-round older adult households tend to have significantly higher income than county-wide.

MEDIAN HOUSEHOLD INCOMES:

<table>
<thead>
<tr>
<th>Age Category</th>
<th>Dukes County ($)</th>
<th>West-Tisbury ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>under 25 years</td>
<td>$73,310</td>
<td>$73,860</td>
</tr>
<tr>
<td>25–44 years</td>
<td>$74,168</td>
<td>$74,375</td>
</tr>
<tr>
<td>45–64 years</td>
<td>$70,063</td>
<td>$65,518</td>
</tr>
<tr>
<td>65 years &amp; older</td>
<td>$65,518</td>
<td>$73,843</td>
</tr>
<tr>
<td>all households</td>
<td>$65,518</td>
<td>$73,843</td>
</tr>
</tbody>
</table>

Source: 2010-2014 ACS

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

<table>
<thead>
<tr>
<th>WEST TISBURY</th>
<th>2000</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Households</td>
<td>1,034</td>
<td>942</td>
</tr>
<tr>
<td>Household Size</td>
<td>2.38</td>
<td>2.87</td>
</tr>
</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
WEST Tisbury has more year-round housing than most island towns.

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

Source: 2010-2014 ACS

42% YEAR-ROUND HOUSING

West Tisbury has the lowest percentage of year-round rental on the Island. Island-wide the housing is 22% renter-occupied. State-wide it is 38%.

These figures do not include seasonal rentals. West Tisbury has the lowest percentage of year-round rental on the Island. Island-wide the housing is 22% renter-occupied. State-wide it is 38%.

YEAR-ROUND HOUSING IS MOSTLY OWNER-OCCUPIED SINGLE-FAMILY

90% owner-occupied

10% renter-occupied

96% single-family housing

4% other (townhouses, two-family, and mobile homes)

West Tisbury housing and affordability

If you don’t already own a home here, you probably can’t afford one now.

Sales prices have risen 62% since 2000.

Source: The Warren Group

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

$185,000

2014 West Tisbury median household income**

$73,843

*based on assumptions of 30-year fixed mortgage, August 18, 2016 interest rates, and West Tisbury FY2016 residential tax rate (6.06). The median sales price for 2016 Jan-July was $705,000.

**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 West Tisbury 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

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