



Appendix

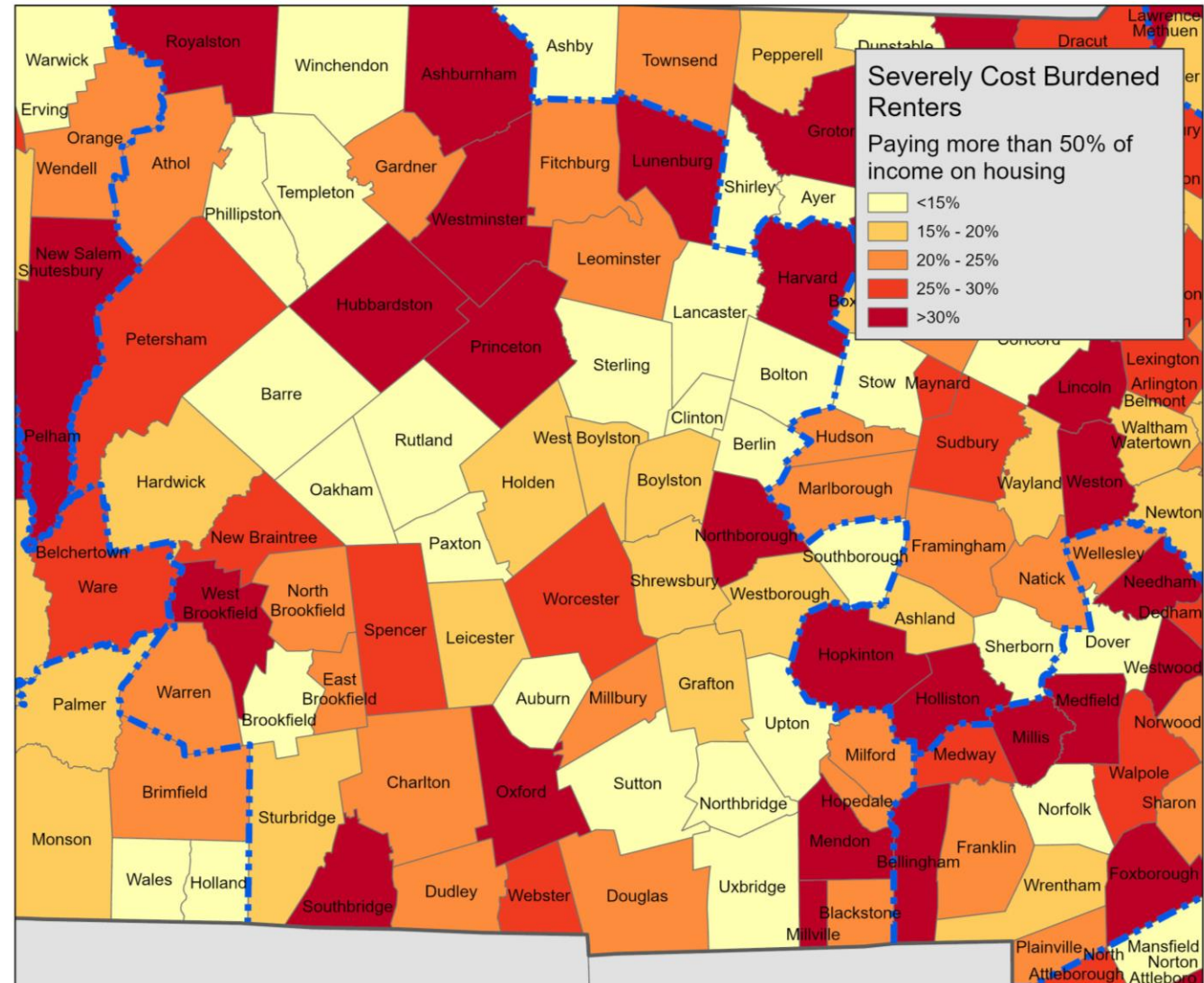
Data from Regional Listening Sessions

Central MA Regional Listening Session

Many Central Mass households are cost-burdened by housing prices; the housing cost crisis hits renters particularly hard. ¹



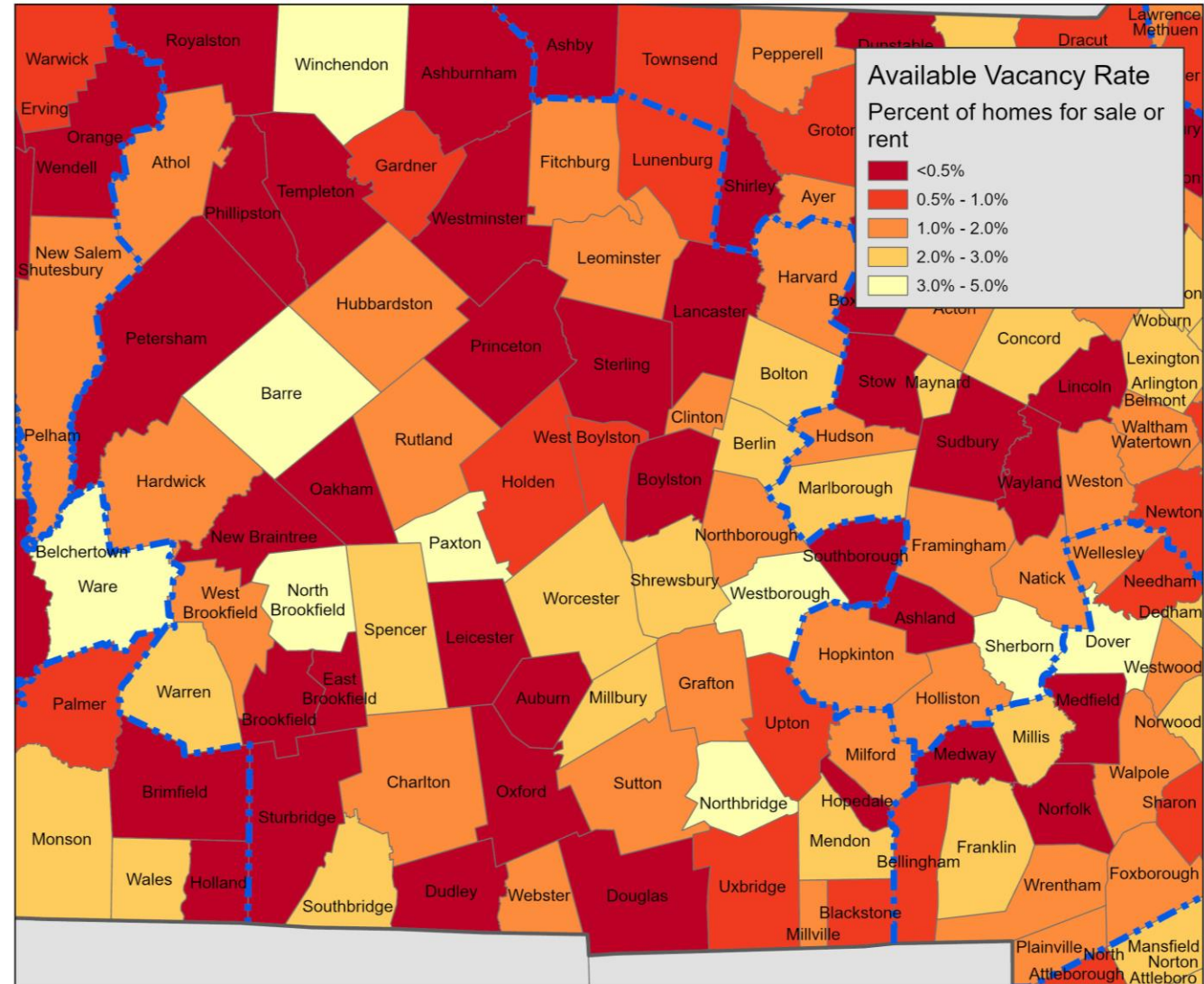
- In Worcester County, almost 1 out of 4 renter households is "severely" cost burdened, spending more than half their income on rent and utilities.
- Another quarter of renters pay between 30% and 50% of their income on housing, making them "moderately" cost burdened.
- In Worcester, over 11,500 renters are severely cost burdened—more than one quarter of all renters in the city.
- Homeowners also struggle with housing costs: almost one quarter of owners in Worcester County are cost burdened, with 10% paying more than half their income to mortgage and utilities.



Many Central Mass cities and towns are experiencing historically low vacancy rates²



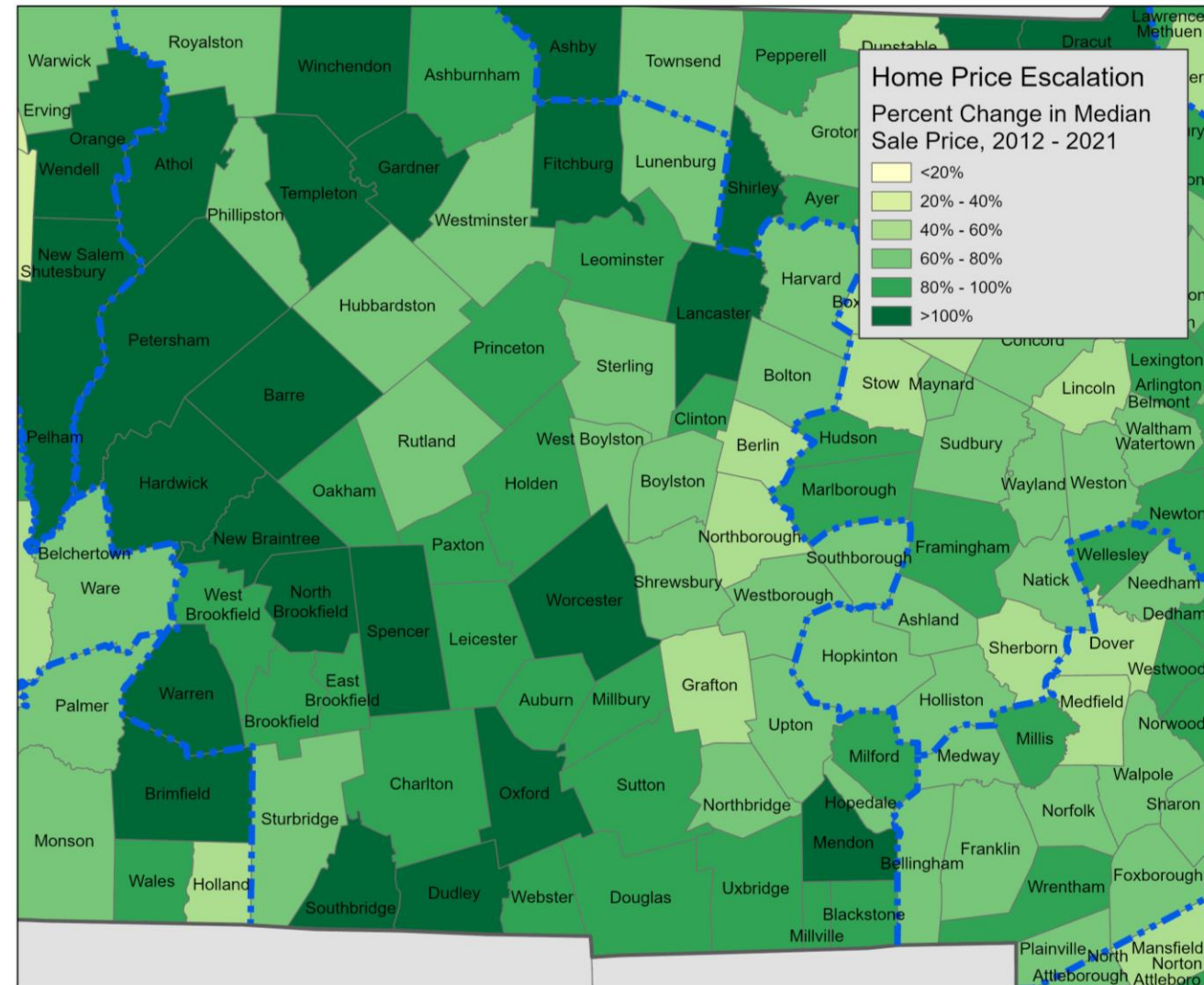
- In Worcester County, only 1.6% of homes are available for sale or rent, well below a “healthy vacancy rate” of 4-6% that allows people to find a home when they’re ready to move.
- There were only 1,500 homes for sale in the entire metropolitan statistical area in June 2023 – less than half as many as were for sale in June 2019
- This means there is intense competition for the few units that are available.
- **In many Worcester County cities and towns, the effective vacancy rate is less than 0.5%.**



Many Central Mass cities and towns have experienced dramatic increases in home sale prices³



- In Worcester County, the median sale price for single family homes and condos rose from \$180,000 in 2012 to \$345,000 in 2021 – a 91% increase.
- In Worcester the median home price more than *doubled*, rising from \$145,000 to \$305,000.
- Another 16 towns also saw home prices double over that period⁴



Sources



1. US Census Bureau, American Community Survey 2018 – 2022, Tables B25091 and B25070, accessed via <https://datacommon.mapc.org/browser/datasets/199>
2. US Census Bureau, American Community Survey 2018 – 2022, Table B25004, accessed via <https://datacommon.mapc.org/browser/datasets/460>; Zillow, “For-Sale Inventory (Smoothed, All Homes, Monthly), Boston MSA,” <https://www.zillow.com/research/data/>
3. Metropolitan Area Planning Council and EOHLC analysis of Warren Group transaction data
4. Metropolitan Area Planning Council and EOHLC analysis of Warren Group transaction data