

Martha's Vineyard Statistical Profile

February 2019



www.mvcommission.org

PO Box 1447, 33 New York Ave, Oak Bluffs, MA 02557

info@mvcommission.org

p-508-693-3453; f-508-693-7894

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HOUSING AND REAL ESTATE

The number of occupied units (compared to vacant) in Dukes County increased slightly between 2012 to 2016, with the largest shift in Aquinnah, where the share of occupied units increased from 24.2 percent to 36.2 percent. Countywide, about 65 percent of housing units are vacant for part of the year. In terms of occupied housing, Tisbury could be considered the least seasonal community on the Island, followed by West Tisbury and Oak Bluffs.

Occupied housing units by town, 2012–2016

Source: American Community Survey 5-Year Estimates

	2012	2013	2014	2015	2016
Aquinnah	119	128	120	161	196
Chilmark	330	326	307	324	342
Gosnold	72	60	51	41	31
Edgartown	1,408	1,422	1,379	1,436	1,394
Oak Bluffs	1,644	1,667	1,824	1,712	1,849
Tisbury	1,209	1,291	1,216	1,337	1,371
W.Tisbury	1,000	997	942	996	951
County	5,782	5,891	5,893	6,007	6,134

Occupied housing units (percent of total) 2012–2016

Source: American Community Survey 5-Year Estimates

	2012	2013	2014	2015	2016
Aquinnah	24.2	26.7	25.7	33.2	36.2
Chilmark	21.2	20.7	19.7	20.7	21.2
Gosnold	29	24.5	23.4	18.8	14.7
Edgartown	27.5	27.6	26.8	27.2	26.8
Oak Bluffs	36.6	37	39.2	37.5	39.2
Tisbury	43	43.2	41.8	44.1	44.8
W.Tisbury	41.4	43	39.4	43.4	43.1
County	33.7	34.1	33.7	34.4	35
State	90.1	90.1	90.1	90.2	90.2

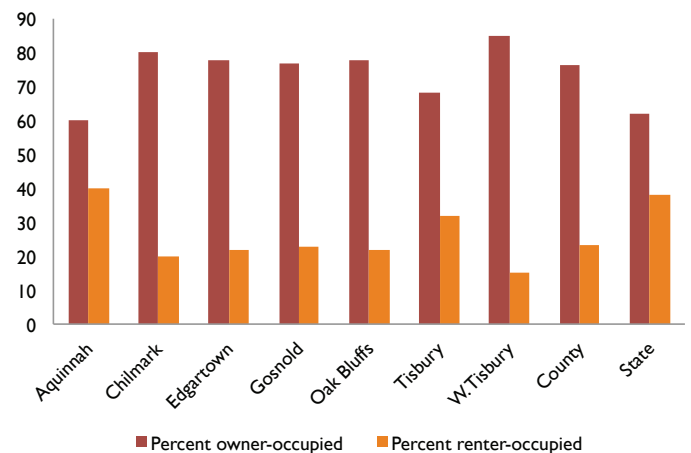
Owner vs. renter-occupied units by town, 2016

Source: American Community Survey 5-Year Estimates

	Owner-occupied	Renter-occupied
Aquinnah*	118 (60%)	78 (40%)
Chilmark	274 (80%)	68 (20%)
Edgartown	1091 (78%)	303 (22%)
Gosnold	24 (77%)	7 (23%)
Oak Bluffs	1446 (78%)	403 (22%)
Tisbury	930 (68%)	441 (32%)
W.Tisbury	812 (85%)	139 (15%)
County	4,695 (77%)	1,439 (24%)
State	1,588,743 (62%)	970,146 (38%)

* Includes Wampanoag Tribal Housing.

Owner vs. Renter-Occupied (Percentage)

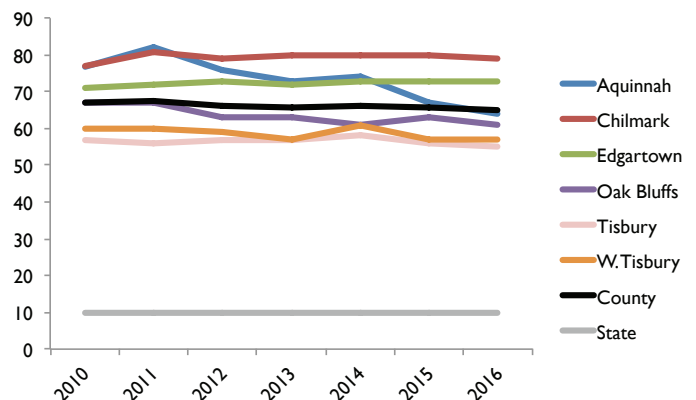


Vacant units by town as percentage of total, 2010–2016

Source: American Community Survey 5-Year Estimates

	2012	2013	2014	2015	2016
Aquinnah	76	73	74	67	64
Chilmark	79	80	80	80	79
Edgartown	73	72	73	73	73
Oak Bluffs	63	63	61	63	61
Tisbury	57	57	58	56	55
W.Tisbury	59	57	61	57	57
County	66.3	65.9	66.3	65.6	65
State	9.9	9.9	9.9	9.8	9.8

Vacant Units (Percentage)

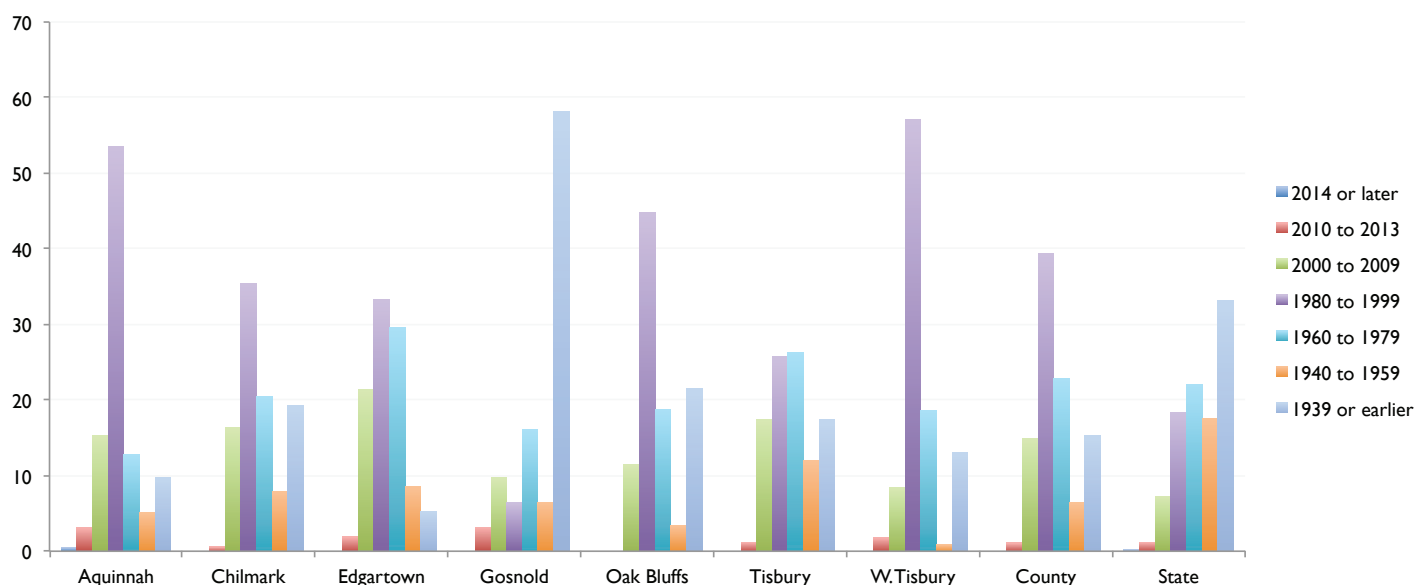


Occupied housing units by town and year built (percentage), 2016

Source: American Community Survey 5-Year Estimates

Compared to the state, a much larger percentage of occupied units in Dukes County were built between 1980 and 2009, a period of rapid population growth on the Island. The low percentage of occupied units built since 2014 suggests that most new residential construction on the Island is for seasonal use.

	Aquinnah	Chilmark	Edg.	Gosnold	Oak Bluffs	Tisbury	W.Tis.	County	State
Total occupied units	196	342	1,394	31	1,849	1,371	951	6,134	2,558,889
2014 or later	0.5	0	0	0	0	0	0	0	0.2
2010 to 2013	3.1	0.6	1.9	3.2	0	1.2	1.8	1.1	1.2
2000 to 2009	15.3	16.4	21.4	9.7	11.5	17.4	8.4	14.9	7.3
1980 to 1999	53.6	35.4	33.3	6.5	44.8	25.7	57.1	39.4	18.4
1960 to 1979	12.8	20.5	29.6	16.1	18.8	26.3	18.6	22.8	22.1
1940 to 1959	5.1	7.9	8.6	6.5	3.4	12	0.9	6.4	17.5
1939 or earlier	9.7	19.3	5.3	58.1	21.5	17.4	13.1	15.3	33.2



Average household size (number of people) and ranking by town, 2012–2016

Source: American Community Survey 5-Year Estimates

Household size may change along with family size and housing costs, or as existing relatives (including elders) move in and out of a house. Between 2012 and 2016, the average household size in Dukes County declined in all towns except Chilmark and Edgartown, where it grew by 37 and five percent, respectively.

Blue = Renter-occupied units Orange = Owner-occupied units

	2012	2013	2014	2015	2016	Ranking
Aquinnah	3.24 (2.76 / 3.49)	3.1 (2.65 / 3.38)	3.03 (2.78 / 3.17)	2.86 (2.36 / 3.19)	3.04 (2.41 / 3.46)	Chilmark 3.56
Chilmark	2.59 (2.68 / 2.54)	2.72 (2.09 / 2.77)	2.95 (2.05 / 3.05)	3.24 (2.17 / 2.41)	3.56 (2.51 / 3.79)	Edgartown 3.05
Gosnold	2.35 (1.26 / 3.38)	2.25 (1.31 / 2.97)	1.94 (1.18 / 2.32)	1.83 (1.27 / 2.03)	1.71 (1.14 / 1.88)	Aquinnah 3.04
Edgartown	2.9 (3.45 / 2.7)	2.91 (3.4 / 2.72)	3.04 (3.6 / 2.81)	2.94 (3.73 / 2.73)	3.05 (2.74 / 3.06)	Tisbury 2.97
Oak Bluffs	2.75 (2.22 / 2.81)	2.74 (1.93 / 2.9)	2.52 (1.89 / 2.63)	2.7 (1.69 / 2.83)	2.51 (1.71 / 2.66)	Oak Bluffs 2.51
Tisbury	3.28 (2.04 / 3.73)	3.09 (1.83 / 3.61)	3.32 (1.79 / 3.94)	3.03 (1.89 / 3.61)	2.97 (1.84 / 3.46)	W.Tisbury 2.42
W.Tisbury	2.6 (2.47 / 2.6)	2.64 (3.17 / 2.54)	2.89 (3.85 / 2.76)	2.57 (3.68 / 2.41)	2.42 (3.31 / 2.23)	Gosnold 1.71
County	2.87 (2.49 / 2.92)	2.84 (2.35 / 2.93)	2.87 (2.46 / 2.97)	2.84 (2.36 / 2.9)	2.79 (2.19 / 2.92)	

Housing tenure by town (renter- vs. owner-occupied units), 2012–2016

Source: American Community Survey 5-Year Estimates

	2012	2013	2014	2015	2016
Aquinnah					
Total units	119	128	120	161	196
Renters	42	48	45	64	78
Owners	77	80	75	97	118
Chilmark					
Total units	330	326	307	324	342
Renters	271	34	38	48	68
Owners	59	292	269	276	274
Edgartown					
Total units	1,408	1,422	1,379	1,436	1,394
Renters	282	280	1,052	1,216	1,091
Owners	1,126	1,142	327	220	303
Gosnold					
Total units	72	60	51	41	31
Renters	35	26	17	11	7
Owners	37	34	34	30	24
Oak Bluffs					
Total units	1,644	1,667	1,824	1,712	1,849
Renters	343	379	399	290	403
Owners	1,301	1,288	1,425	1,422	1,446
Tisbury					
Total units	1,209	1,291	1,216	1,337	1,371
Renters	343	395	368	470	441
Owners	866	896	848	867	930
W. Tisbury					
Total units	1,000	997	942	996	951
Renters	111	111	93	102	139
Owners	889	886	849	894	812
County					
Total units	5,782	5,891	5,839	6,007	6,135
Renters	1,215	1,273	1,287	1,205	1,439
Owners	4,567	4,618	4,552	4,802	4,695
State					
Total units	2,525,694	2,530,147	2,538,485	2,549,721	2,558,889
Renters	929,735	944,888	957,547	966,054	970,146
Owners	1,595,959	1,585,259	1,580,938	1,583,667	1,588,743

Housing type and age of householder by town (renter vs. owner-occupied units; percent of total), 2016

Source: American Community Survey 5-Year Estimates

	Total occupied units	Owner-occupied	Renter-occupied
Family households	62	67.3	43.8
Married-couple family	51.3	57.4	31.3
Householder 15–34 years	4.3	1.5	13.4
Householder 25–64 years	31.8	37.4	13.5
Householder 65 years and over	15.2	18.6	4.4
Other family	10.5	9.9	12.6
Male householder, no wife present	1	0.8	1.8
Householder 15–34 years	0	0	0
Householder 35–64 years	0.7	0.4	1.8
Householder 65 years and over	0.3	0.4	0
Female householder, no husband present	9.5	9.1	10.8
Householder 15–34 years	1.1	1	1.1
Householder 35–64 years	7.3	6.6	9.7
Householder 65 years and over	1.1	1.4	0
Non-family households	38.2	32.7	56.2
Householder living alone	32.6	27.2	50
Householder 15–34 years	4.7	0.9	17.1
Householder 35–64 years	14.8	13.4	19.2
Householder 65 years and over	13.1	12.9	13.7
Householder not living alone	5.6	5.5	6.1
Householder 15–34 years	0.9	0.3	2.9
Householder 35–64 years	3.2	3.2	3.2
Householder 65 years and over	1.5	1.9	0

Household income (renter- vs. owner-occupied units; percent of total): County, 2016

Source: American Community Survey 5-Year Estimates

	Occupied units	Owner-occupied	Renter-occupied
Total units (same as households)	6,134	4,695	1,439
Less than \$5,000	3.6	3.9	2.7
\$5,000 to \$9,999	1.9	1.3	4.1
\$10,000 to \$14,999	3.5	2.4	6.9
\$15,000 to \$19,999	4.2	3.8	5.6
\$20,000 to \$24,999	2.4	2	3.6
\$25,000 to \$34,999	12.3	12.8	10.6
\$35,000 to \$49,999	11.7	8.4	22.6
\$50,000 to \$74,999	15.2	13.9	19.3
\$75,000 to \$99,999	13.1	15	6.9
\$100,000 to \$149,999	18	18.7	15.7
\$150,000 or more	14.1	17.8	2
Median household income	\$63,534	\$77,482	\$46,049

Single-family building permits issued by year and town, 2010–2016

Source: Town building departments and town reports

	2010	2011	2012	2013	2014	2015	2016	2017
Aquinnah	5	2	4	2	4	2	3	UA
Chilmark	12	12	18	8	12	17	16	16
Edgartown	45	36	30	41	49	67	42	56
Oak Bluffs	11	13	17	19	23	21	27	28
Tisbury	18	11	11	14	19	16	24	18
W.Tisbury	13	11	22	8	14	15	11	14

Affordable housing by town and type

Source: Massachusetts Department of Housing and Community Development Subsidized Housing Inventory and MVC, 2016 and 2017

Affordable housing is generally defined as housing that does not cost more than 30 percent of a household's total income. The term also often applies to housing that is affordable to low- or moderate-income households.

The Subsidized Housing Inventory (SHI) is the state's official list of low- and moderate-income housing in an area. It is typically used for purposes related to Chapter 40B, the state's comprehensive permit law. As of 2016, the Vineyard had 411 SHI units, and 431 units that were considered affordable by other standards. (Some were only affordable on a temporary basis, for example, or to households earning more than 80 percent of the area median income.) Notably, Aquinnah had 41 SHI units as of 2016 (including tribal housing), which accounted for more than a quarter of its overall affordable housing stock, making it the only town in Dukes County to meet the 10-percent SHI goal defined by Chapter 40B.

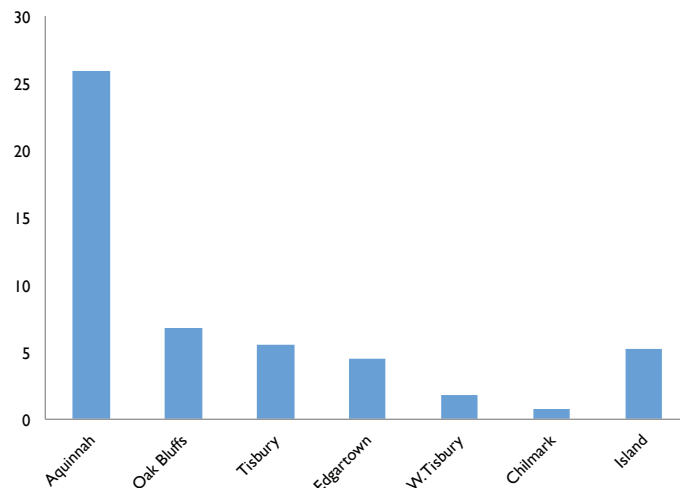
	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	W.Tisbury	Island
SHI (February 2017)							
Rental	33	0	68	124	81	6	312
Ownership	0	0	5	1	6	5	17
Accessory apartments	0	0	0	0	0	0	0
Rehab	8	3	16	21	22	12	82
Rental assistance	0	0	0	0	0	0	0
Total	41	3	89	146	109	23	411
Non-SHI							
Rental	0	6	0	0	23	3	32
Ownership	7	8	38	37	20	35	145
Accessory apartments	0	0	0	0	0	44	44
Rehab	4	0	4	57	37	9	111
Rental assistance	2	4	27	23	24	19	99
Total	13	18	69	117	104	110	431
Total restricted							
Rental	33	6	68	124	104	9	344
Ownership	7	8	43	38	26	40	162
Accessory apartments	0	0	0	0	0	44	44
Rehab	12	3	20	78	59	21	193
Rental assistance	2	4	27	23	24	19	99
Total	53	21	158	263	213	133	841

Subsidized housing inventory by town (number of units and percent of total)

Source: DHCD Subsidized Housing Inventory and MVC, 2016

	Units	Percent of total
Aquinnah	41	25.95
Oak Bluffs	146	6.83
Tisbury	109	5.55
Edgartown	89	4.54
West Tisbury	23	1.84
Chilmark	3	0.72
<i>Island</i>	<i>411</i>	<i>5.21</i>

SHI Units: Percent of Total



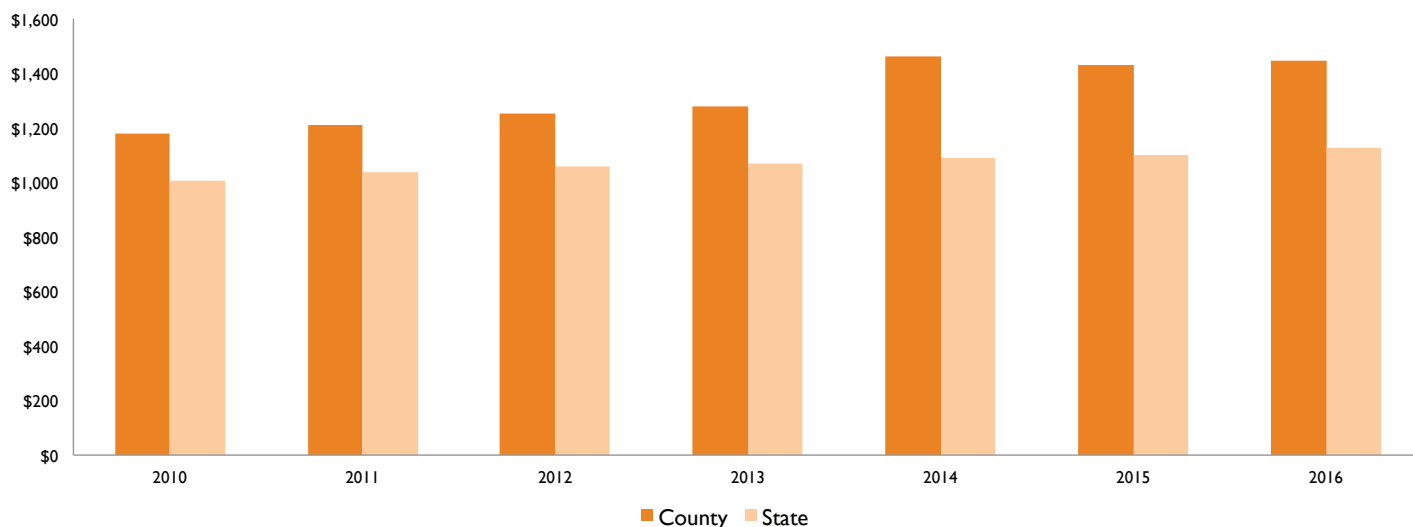
Median rent by town, 2010–2016

Source: American Community Survey 5-Year Estimates

The median rent in Dukes County grew about 23 percent between 2010 and 2016—nearly twice as fast as in the state; and in 2016 it exceeded the state median by \$319. At the same time, Dukes County homeowners were about 21 percent less likely to have a mortgage compared to the state as a whole (page 57), despite housing costs being much higher than on the mainland.

	2010	2011	2012	2013	2014	2015	2016
Aquinnah	\$1,180	\$1,163	\$1,219	\$1,179	\$850	\$1,050	\$917
Chilmark	\$1,141	\$1,018	\$1,143	\$1,102	\$1,150	\$1,618	\$1,713
Edgartown	\$1,302	\$1,375	\$1,426	\$1,425	\$1,628	\$1,676	\$1,725
Gosnold	\$750	\$750	\$750	UA	UA	UA	UA
Oak Bluffs	\$1,000	\$871	\$1,082	\$1,142	\$1,427	\$1,511	\$1,326
Tisbury	\$1,111	\$1,196	\$1,179	\$1,194	\$1,304	\$1,215	\$1,326
W.Tisbury	\$1,212	\$2,000+	\$1,228	\$1,352	\$1,595	\$1,182	\$1,194
County	\$1,180	\$1,208	\$1,252	\$1,277	\$1,461	\$1,428	\$1,448
State	\$1,006	\$1,037	\$1,056	\$1,069	\$1,088	\$1,102	\$1,129

Median Rent 2010–2016



Number and percent of occupied housing units with a mortgage, by town, 2016

Source: American Community Survey 5-Year Estimates

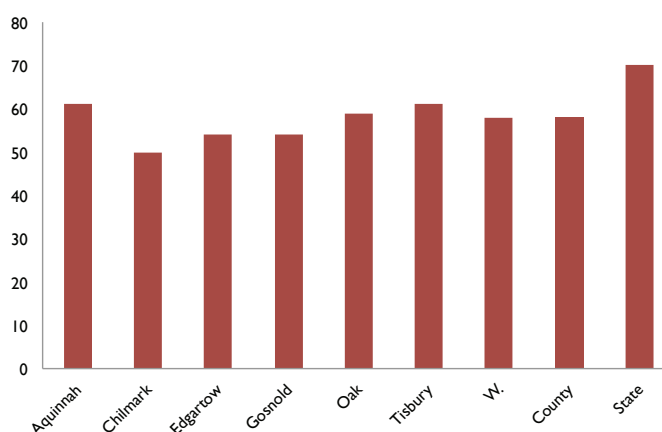
Number

	2010	2011	2012	2013	2014	2015	2016
Aquinnah	51	40	53	53	45	57	72
Chilmark	167	118	125	147	133	143	137
Edgartown	804	848	770	784	734	697	586
Gosnold	19	13	21	20	21	18	13
Oak Bluffs	786	836	848	820	919	878	856
Tisbury	601	547	477	505	511	571	570
W.Tisbury	433	594	599	596	601	582	468
County	2,861	2,996	2,893	2,925	2,964	2,946	2,702

Percent

	Percent with a mortgage	Percent without a mortgage
Aquinnah	61	39
Chilmark	50	50
Edgartown	54	46
Gosnold	54	46
Oak Bluffs	59	41
Tisbury	61	39
W.Tisbury	58	42
County	58	42
State	70	30

Percent of Units with a Mortgage



Cost burden: Percentage of households paying 30% or more of income on housing, by town, 2016*

Source: American Community Survey 5-Year Estimates

In most towns in Dukes County, housing cost burden disproportionately affected lower-income households in 2016. Only Edgartown and West Tisbury saw the opposite trend, with a greater percentage of higher-income households paying more than 30 percent of their incomes on housing. Among households with incomes of \$75,000 or more, those with a cost burden were exclusively homeowners.

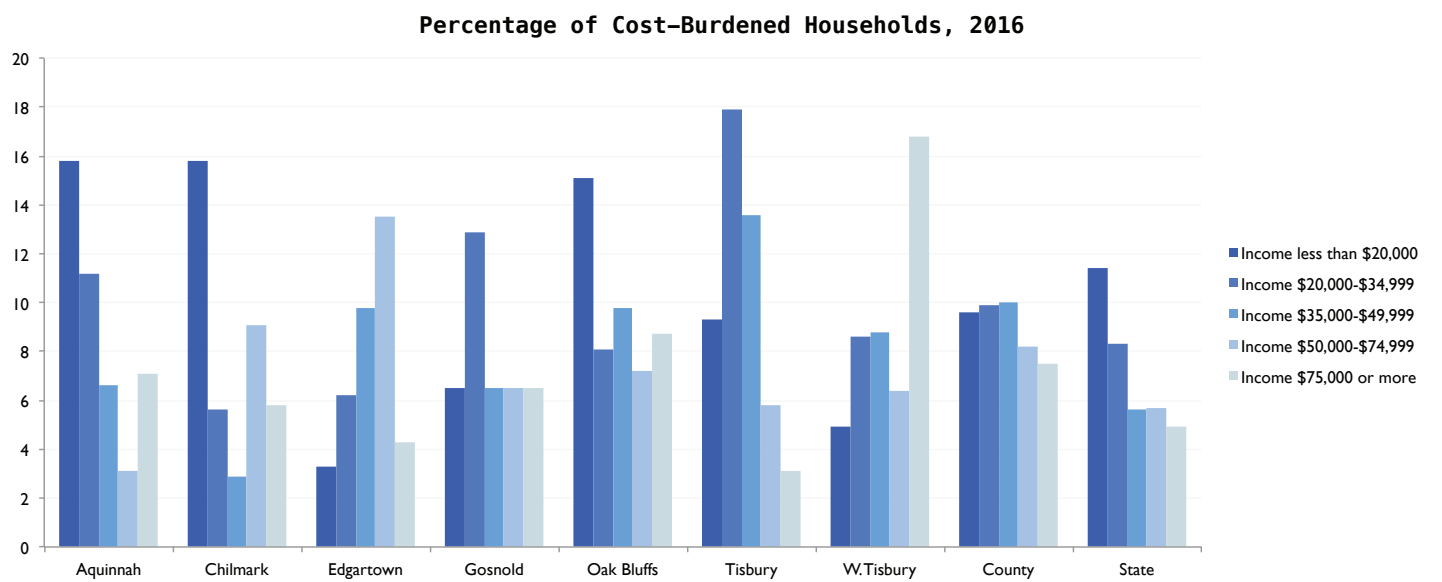
Blue = Renter-occupied (percent of total occupied units)

Orange = Owner-occupied (percent of total occupied units)

Income:	Less than \$20,000	\$20,000–\$34,999	\$35,000–\$49,999	\$50,000–\$74,999	\$75,000 or more
Aquinnah (196 occupied units)	15.8 (19.2 / 13.6)	11.2 (17.9 / 6.8)	6.6 (5.1 / 7.6)	3.1 (5.1 / 1.7)	7.1 (0 / 11.9)
Chilmark (329 occupied units)	15.8 (10.3 / 17.2)	5.6 (5.9 / 5.5)	2.9 (0 / 3.6)	9.1 (10.3 / 8.8)	5.8 (0 / 7.3)
Edgartown (1,394 occupied units)	3.3 (0 / 4.2)	6.2 (0 / 7.9)	9.8 (20.5 / 6.8)	13.5 (24.1 / 10.5)	4.3 (0 / 5.5)
Gosnold (31 occupied units)	6.5 (0 / 8.3)	12.9 (0 / 16.7)	6.5 (0 / 8.3)	6.5 (0 / 8.3)	6.5 (0 / 8.3)
Oak Bluffs (1,849 occupied units)	15.1 (0 / 19.3)	8.1 (2.2 / 9.7)	9.8 (13.6 / 8.7)	7.2 (8.2 / 7)	8.7 (0 / 11.1)
Tisbury (1,371 occupied units)	9.3 (9.1 / 26.9)	17.9 (8.6 / 23.1)	13.6 (26.3 / 7.5)	5.8 (0.9 / 8.1)	3.1 (0 / 4.6)
West Tisbury (951 occupied units)	4.9 (18.7 / 2.6)	8.6 (0 / 10.1)	8.8 (40.3 / 3.4)	6.4 (0 / 7.5)	16.8 (0 / 19.7)
County (6,134 occupied units)	9.6 (10.1 / 9.4)	9.9 (4 / 11.7)	10 (20.4 / 6.8)	8.2 (8.4 / 8.1)	7.5 (0 / 9.8)
State (2,558,889 occupied units)	11.4 (21.2 / 5.4)	8.3 (12.5 / 5.6)	5.6 (7.4 / 4.5)	5.7 (4.6 / 6.4)	4.9 (1.6 / 6.9)

* Monthly housing cost as percentage of household income in last 12 months; applies only to occupied units.

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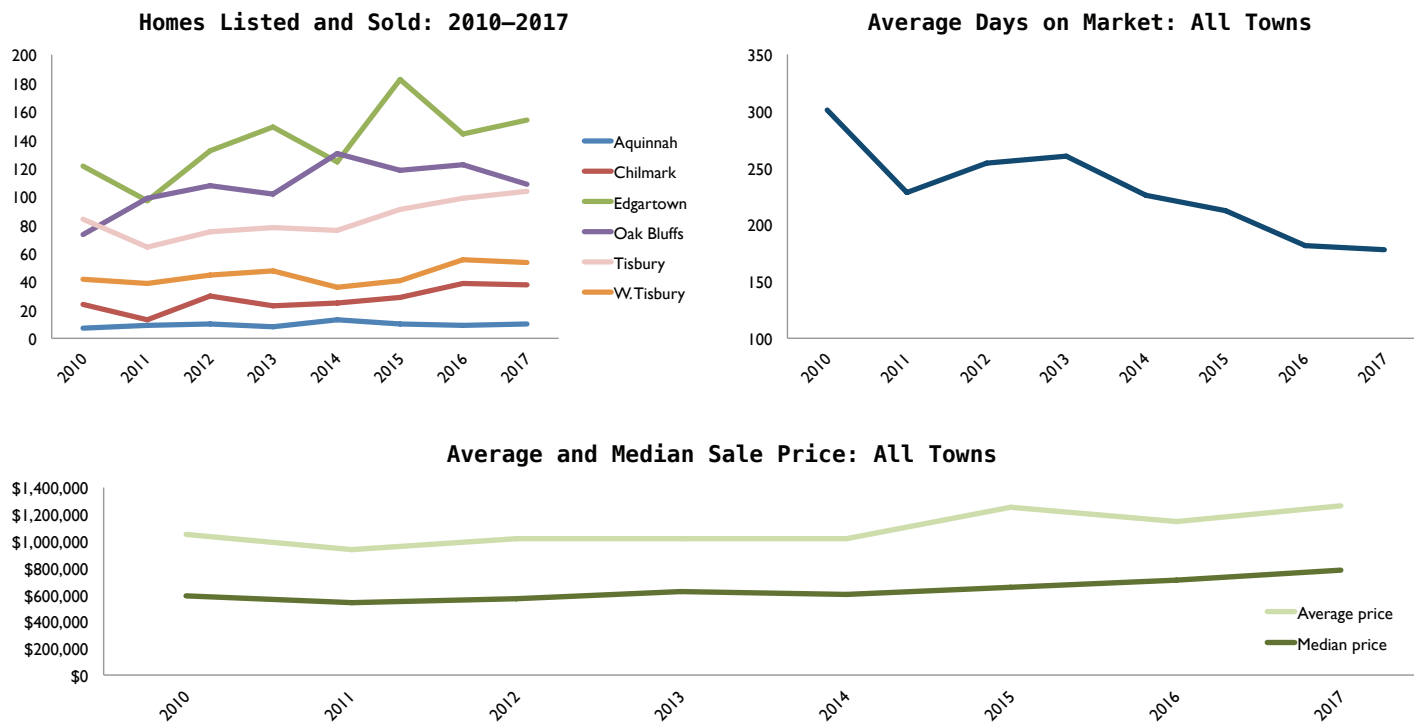


Habitat for Humanity contributes to the stock of income-restricted housing on the Vineyard.
Mark Lovewell/Vineyard Gazette

Home sales: listings (sold), average and median price, days on market by town, 2010–2017*

Source: LINK Martha's Vineyard

By all accounts, the Vineyard's housing market is on a strong upswing. The number of sales has increased in every town since 2010, and the average price has jumped 20 percent, to about \$1.26 million. The average number of days on market has declined by up to 50 percent; and a rise in the median sale price over time suggests a higher entry-level threshold, which likely further indicates growing demand as more buyers enter the market.



Average price	2010	2011	2012	2013	2014	2015	2016	2017
Aquinnah	\$1,617,857	\$1,124,583	\$1,023,890	\$1,246,250	\$1,243,038	\$1,780,150	\$1,275,278	\$1,525,190
Chilmark	\$2,325,669	\$2,903,812	\$2,266,237	\$1,522,467	\$1,598,020	\$1,779,188	\$2,637,955	\$2,144,368
Edgartown	\$1,171,953	\$1,170,028	\$1,292,778	\$1,276,782	\$1,391,212	\$1,759,859	\$1,408,996	\$1,651,870
Oak Bluffs	\$677,327	\$588,792	\$482,915	\$543,981	\$561,805	\$634,049	\$653,429	\$763,419
Tisbury	\$861,699	\$679,207	\$649,868	\$928,020	\$991,535	\$882,347	\$804,259	\$940,478
W. Tisbury	\$930,595	\$943,525	\$1,272,511	\$1,069,440	\$986,743	\$1,125,130	\$1,127,370	\$1,126,593
Island	\$1,053,732	\$936,424	\$1,017,576	\$1,015,765	\$1,015,966	\$1,254,637	\$1,150,851	\$1,264,653

Median price	2010	2011	2012	2013	2014	2015	2016	2017
Aquinnah	\$2,000,000	\$910,000	\$749,450	\$1,442,500	\$1,100,000	\$1,372,500	\$1,150,000	\$1,512,500
Chilmark	\$1,525,000	\$990,000	\$1,821,250	\$1,257,500	\$1,460,000	\$1,320,000	\$1,550,000	\$1,331,250
Edgartown	\$655,000	\$625,000	\$736,750	\$850,000	\$719,250	\$772,850	\$910,750	\$885,500
Oak Bluffs	\$483,000	\$437,000	\$362,600	\$442,250	\$453,325	\$476,350	\$550,500	\$629,000
Tisbury	\$452,500	\$458,000	\$430,000	\$527,500	\$586,500	\$554,000	\$572,750	\$614,750
W. Tisbury	\$624,750	\$650,000	\$965,000	\$675,000	\$667,500	\$720,000	\$779,500	\$770,000
Island	\$590,000	\$540,428	\$572,500	\$625,000	\$600,000	\$650,000	\$711,000	\$780,750

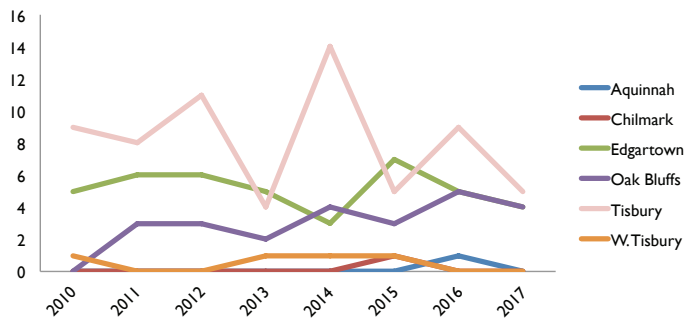
* Single- and multi-family homes, and condos.

Commercial real estate sales: listings (sold), average and median price, days on market by town, 2010–2017

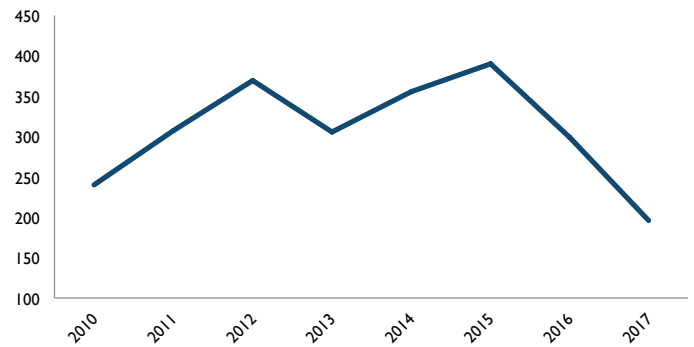
Source: LINK Martha's Vineyard

Commercial real-estate sales hardly approach the feverish demand seen in the residential market. The Island averages about 17 commercial sales per year, and total sales have fallen slightly since 2010. Average and median prices have grown considerably since 2014, but only in Tisbury and Oak Bluffs; and the average price has dropped 13 percent since 2010. However, the median price for the Island climbed from \$500,000 to \$700,000—echoing a similar trend in home sales.

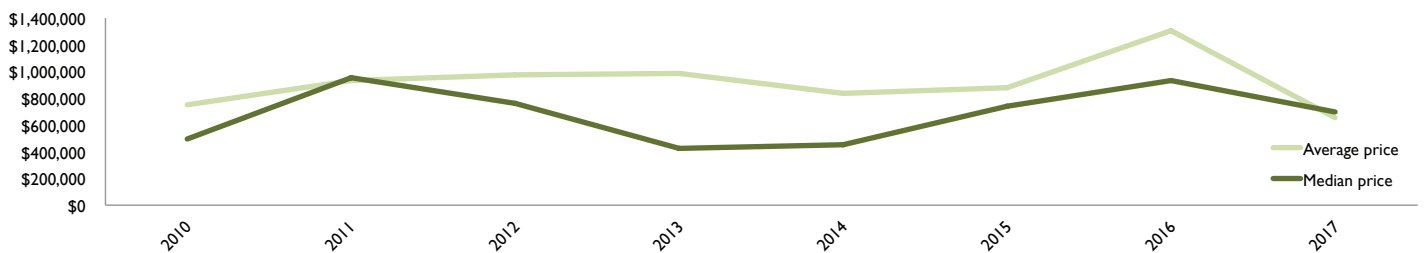
Commercial Properties Listed and Sold, 2010–2017



Average Days on Market: All Towns



Average and Median Sale Price: All Towns



Average price	2010	2011	2012	2013	2014	2015	2016	2017
Aquinnah	-	-	-	-	-	-	\$1,290,000	-
Chilmark	-	-	-	-	-	\$1,006,000	-	-
Edgartown	\$1,232,000	\$1,285,500	\$1,235,833	\$858,000	\$270,000	\$1,003,800	\$1,051,200	\$541,250
Oak Bluffs	-	\$803,587	\$1,291,667	\$390,000	\$1,392,750	\$791,667	\$1,365,000	\$617,500
Tisbury	\$520,000	\$727,318	\$745,727	\$1,400,000	\$842,150	\$757,000	\$1,413,889	\$774,000
W. Tisbury	\$390,000	-	-	\$1,200,000	\$150,000	\$700,000	-	-
Island	\$748,667	\$937,783	\$974,650	\$989,167	\$832,777	\$876,035	\$1,304,800	\$654,231

Median price	2010	2011	2012	2013	2014	2015	2016	2017
Aquinnah	-	-	-	-	-	-	\$1,290,000	-
Chilmark	-	-	-	-	-	\$1,006,000	-	-
Edgartown	\$1,500,000	\$1,469,000	\$890,000	\$450,000	\$200,000	\$861,600	\$256,000	\$307,500
Oak Bluffs	-	\$760,000	\$1,425,000	\$390,000	\$712,500	\$650,000	\$875,000	\$725,000
Tisbury	\$500,000	\$660,524	\$455,000	\$447,500	\$650,000	\$470,000	\$1,100,000	\$755,000
W. Tisbury	\$390,000	-	-	\$1,200,000	\$150,000	\$700,000	-	-
Island	\$500,000	\$950,000	\$762,500	\$425,000	\$450,000	\$745,000	\$937,500	\$700,000