

# Manchester-by-the-Sea

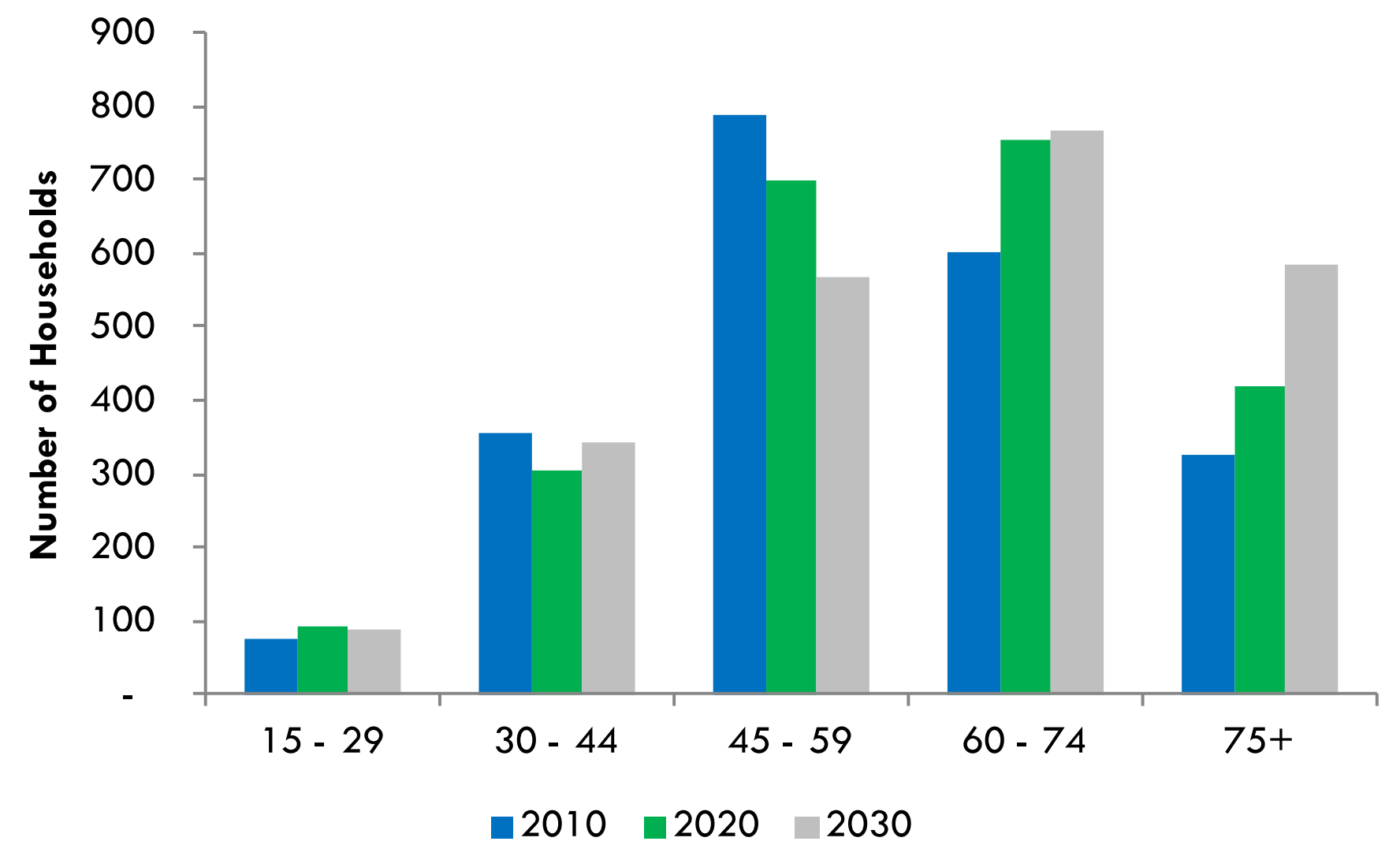
## at a glance

# HOUSING

## Household Trends

The number of households in Manchester-by-the-Sea is expected to increase 9.5% by 2030, with the biggest growth in householders over 60.

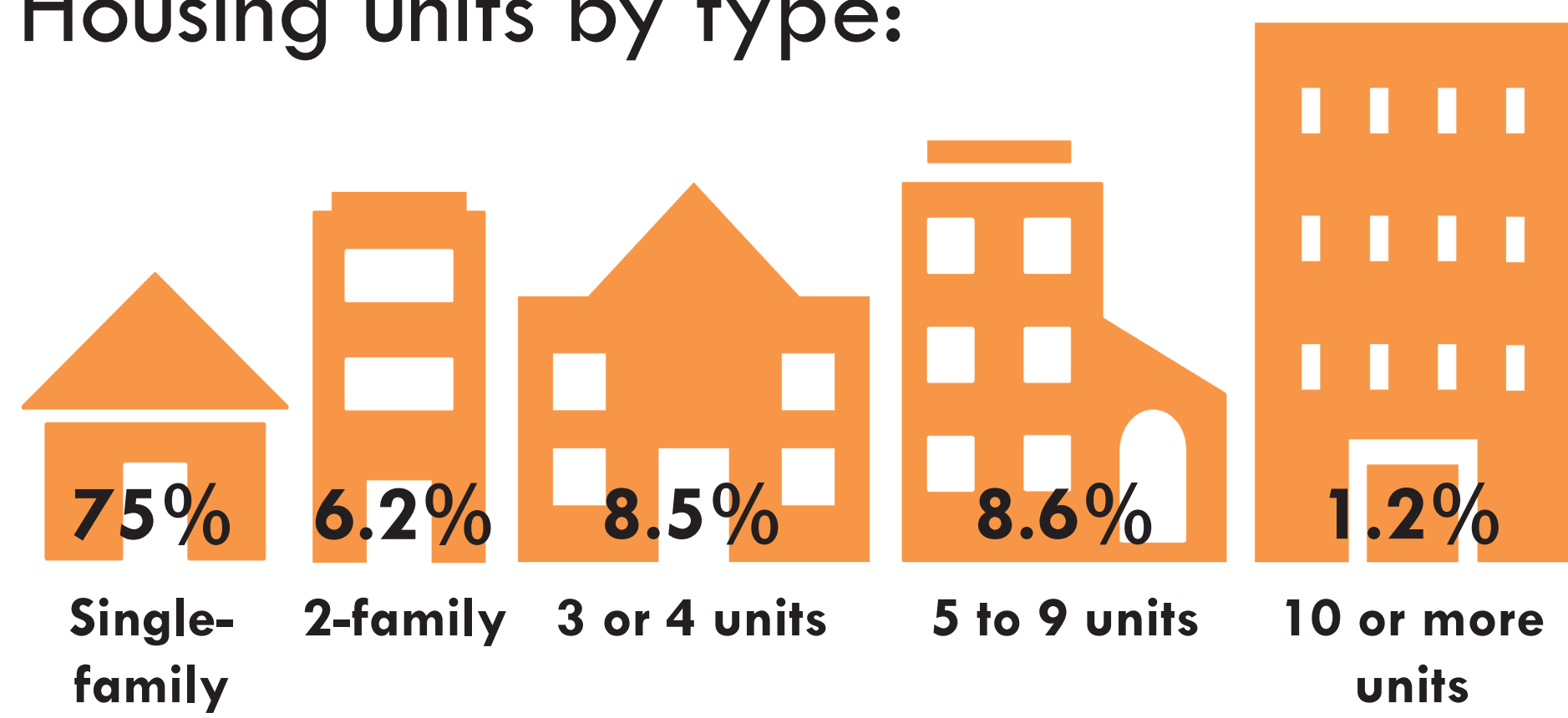
Householders are getting older: the median age of householders increased from 43.7 to 47.6 between 2000 and 2010.



Source: U.S. Census 2010 and MAPC Stronger Region Projections

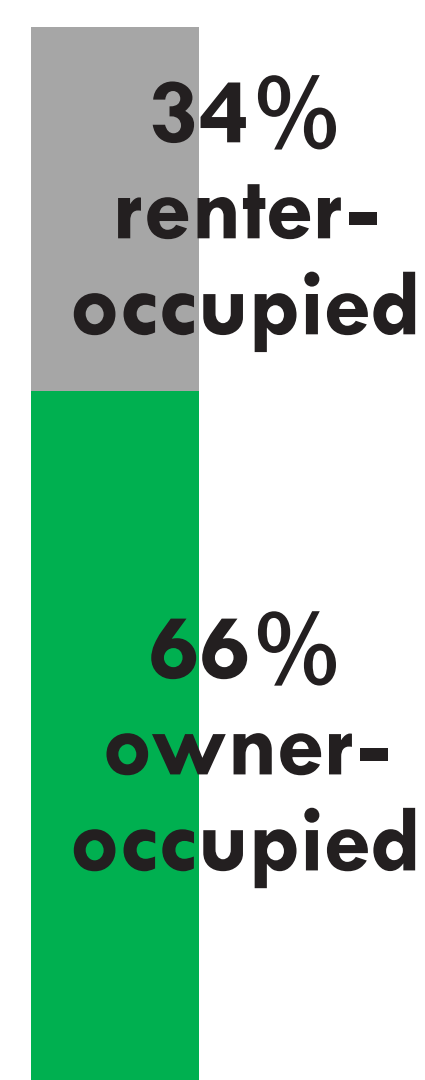
## Housing Types

Housing units by type:



Source: ACS 2014 5-Year Estimates

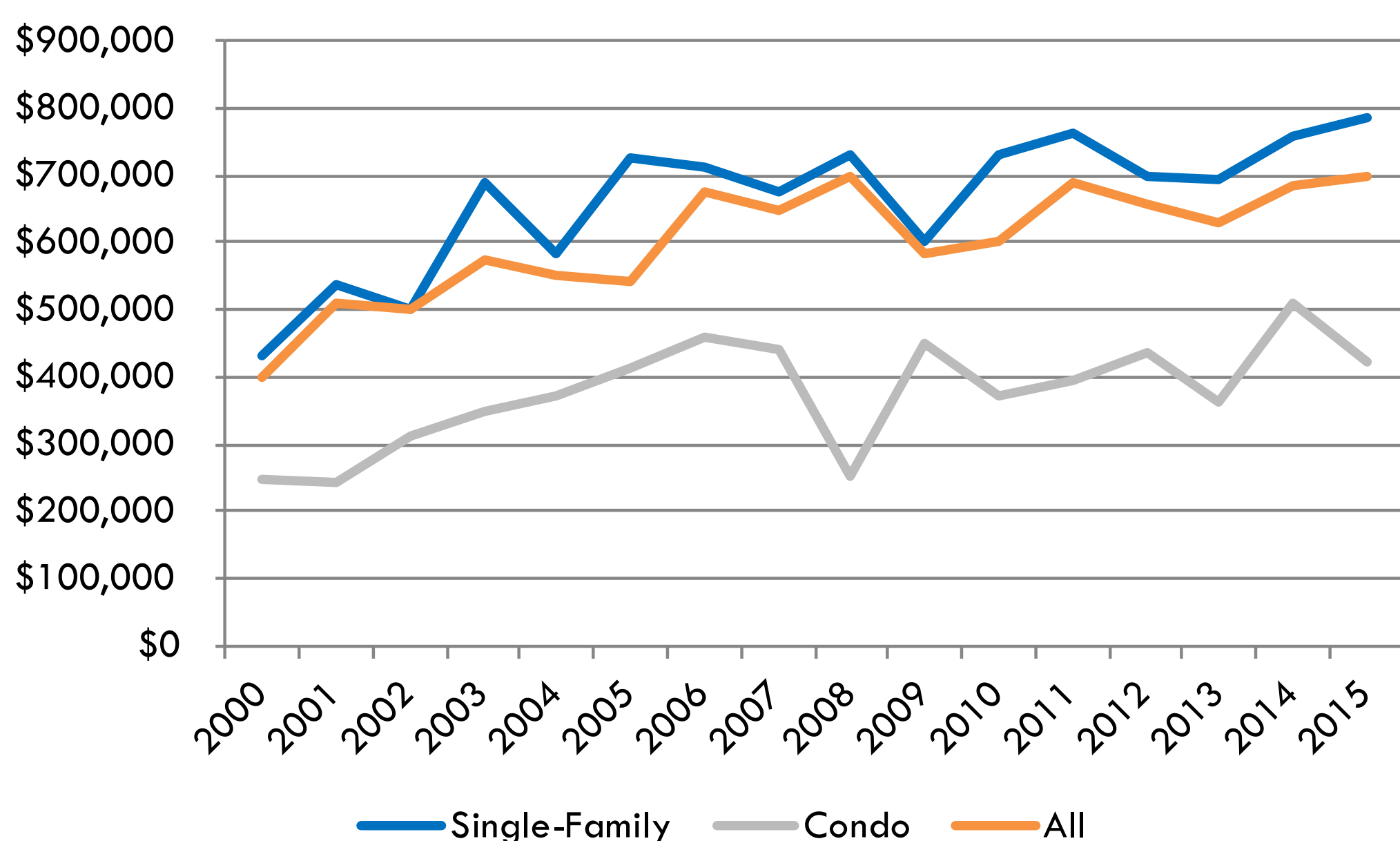
Housing tenure:



Of the 2,308 housing units in Manchester-by-the-Sea, 75% are single-family homes, compared to just 57% of Essex County units.

Two-thirds of these housing units are owner-occupied while the rest are occupied by renters.

## Home Values & Housing Cost



Manchester-by-the-Sea's housing market has recovered since the recession.

Single-family home values are at an all-time median high of \$783,500. The median condo value is \$424,000 and the median for all homes is \$697,000.

Median gross rent is \$1,321 a month, compared to \$1,063 in Essex County and \$1,088 in Massachusetts.

Over a third of Manchester-by-the-Sea's 2,108 households are cost burdened, meaning they spend more than 30% of their income on housing-related expenses.

Of this number, 15% are severely cost burdened and spend over 50% of their income on housing-related expenses.

Source: Banker & Tradesman, ACS 2014 5-Year Estimates, MAPC Analysis