

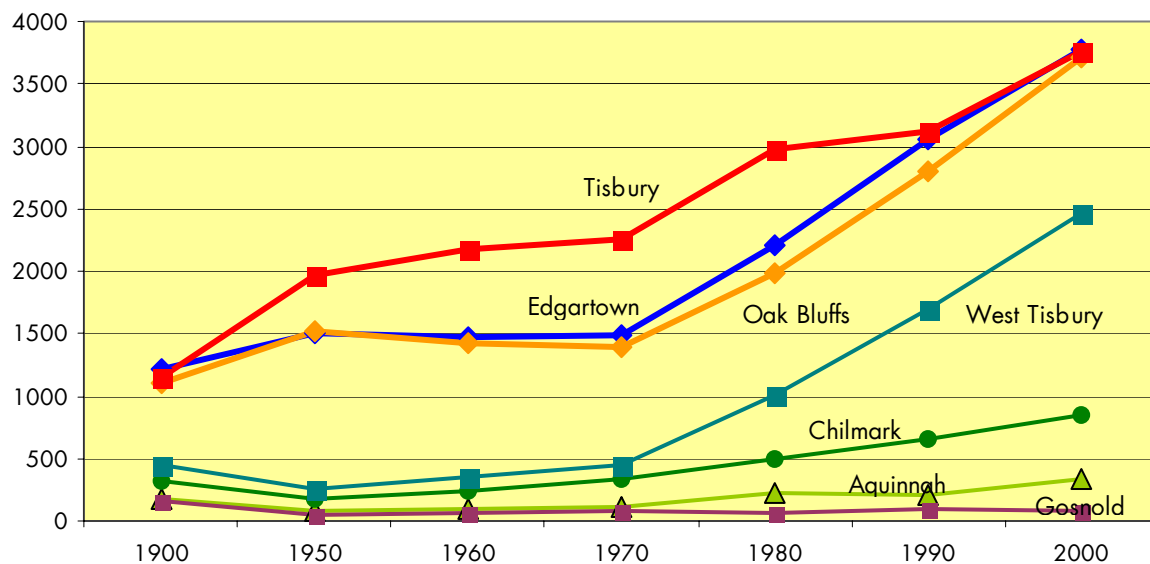


Population and Housing Profile of Martha's Vineyard

1. Since 1970, Martha's Vineyard's year-round population has grown two-and-a half times, far outpacing most other regions.

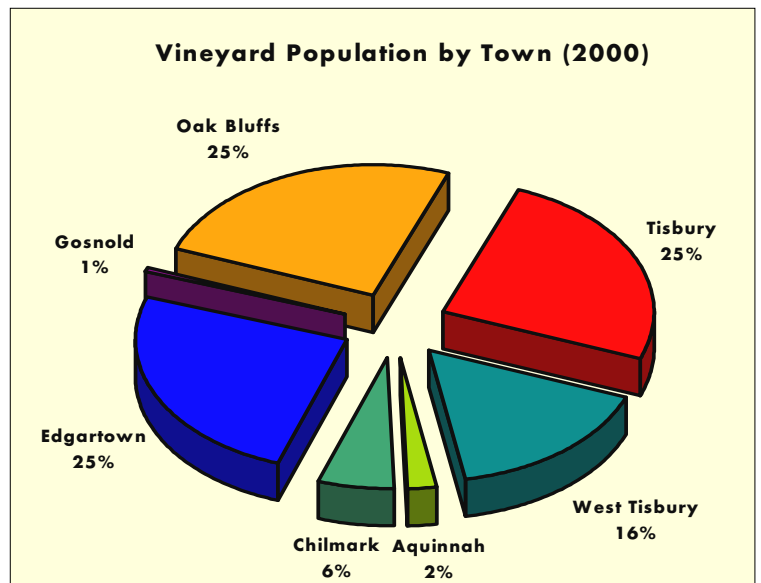
- Each decade from 1970 to 2000, Martha's Vineyard's year-round population grew about a third, for a total of 145% or about 3 to 4% per year (46%, 30% and 29% in each respective decade).
- This is 7 times faster than Massachusetts and 3 times faster than the country as a whole.
- Nantucket (58%), Martha's Vineyard (Dukes County – 29%), and Cape Cod (Barnstable County – 19%), were the fastest growing communities in Massachusetts between 1990 and 2000.
- The population of Martha's Vineyard was 14,901 in the 2000 Census and was estimated at 15,582 in 2004. (Dukes County was 14,987 in 2000 and 15,669 in 2004.)
- Between 1970 and 2000, West Tisbury was the town with the greatest growth on the Island with a 400% growth rate (from 453 to 2457). From 1990 to 2000, the fastest growing was Aquinnah whose population increased by 71%.

Historical Population Counts for Dukes County
1900 - 2000



2. Edgartown, Oak Bluffs and Tisbury each have a quarter of the Island's population.

- The three Down-Island towns – Edgartown, Oak Bluffs and Tisbury – each have about 3500 year-round residents or about 25% of the Vineyard population (2000 US Census).
- West Tisbury has 2500 residents (16% of the Island's year-round population), Chilmark has 843 (6%) and Aquinnah has 344 (3%).
- The breakdown of the Island's total housing stock (including seasonal) is: Edgartown 30%, Oak Bluffs 26%, Tisbury 19%, West Tisbury 13%, Chilmark 10%, and Aquinnah 3%.



3. The Vineyard's year-round population is the second oldest in Massachusetts; it has a somewhat lower average income than the Commonwealth as a whole.

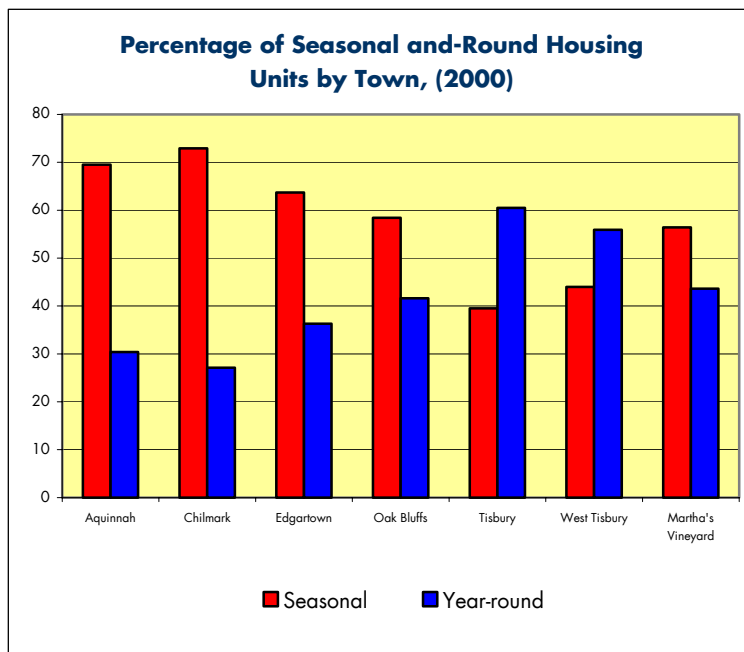
- The median age of the 2000 year-round population in Dukes County is 40.7 compared to 36.5 for Massachusetts and 44.6 for Cape Cod.
- Out of 351 municipalities, Chilmark was ranked 17th by median age at 45.6. It is the only Vineyard town in top twenty "oldest" municipalities (which also includes eleven of the sixteen towns of Cape Cod).
- The Vineyard has about half the percentage of people between the ages of 15 and 35 as the Massachusetts average (21.2% compared to 44.2%) whereas it has slightly more people above the age of 60 (18.1% compared to 17.2%).
- There is a population surge moving through the Vineyard population. The "baby-boom" cohort – born between 1945 and 1955 – was mostly in the 35-50 year bracket in the 2000 Census and will start to hit retirement age in 2010. By 2020, the population between 60 and 70 will triple.
- The median income of year-round households was \$45,559, compared to \$50,502 for Massachusetts in the 2000 Census. This compares with the highest household income of \$63,432 in Norfolk County and the lowest of \$39,047 in Berkshire County.

4. Housing prices – for purchase or summer rental – are inflated by the high prices that seasonal residents and visitors are willing to pay, and are beyond the means of many year-round residents.

- Year-round residents compete with second-home buyers who can generally outbid them; this is especially challenging for first-time homebuyers without accumulated equity.
- Year-round residents who rent often do not have stable year-round housing. Landlords rent properties to vacationers or seasonal workers (approximately 5000) on a weekly, monthly or seasonal basis from May to October at sharply higher rates, unaffordable to most year-round residents. This results in the all too common "Island Shuffle" with tenants moving to cheaper housing (sometimes even tents) during the summer, with its incumbent physical, sociological, and economic impacts. Note that this could be considered "homelessness" in other parts of Massachusetts.

5. About 56% of the Vineyard's 14,621 homes are seasonally occupied. The summer population is five times the winter population, about 75,000 compared to about 15,000.

- The MVC estimates that the peak summer day population of 75,000 includes 15,000 year-round residents (20%), 6400 guests of year-round residents (8%), 45,000 seasonal residents and vacationers staying for a week or more (52%), 4400 transients staying in hotels, inns and on boats (8%), 8000 day trippers (11%), and 1000 cruise passengers (1%).
- In Tisbury and West Tisbury, the majority of homes are occupied year round. In Aquinnah and Chilmark, over 70% of the homes are seasonal.
- Nantucket is the only county with a higher percentage of seasonal houses (60%); Cape Cod has 35%, and other regions have between 3 and 15%.



6. Almost all the housing stock on the Vineyard is made up of single-family homes and only a limited number are connected to town water and sewer.

- Over 91% of the Island's housing stock is comprised of single-family homes compared to a state-wide average of 52%. Cape Cod has 83% of single-family homes and Nantucket 86%.
- Multi-family dwellings are located almost exclusively in Down-Island towns.
- In Oak Bluffs and Tisbury, 98% of all homes are on town water while in Edgartown, it is about 65%.
- A small percentage of homes in Edgartown, Oak Bluffs and Tisbury are connected to town sewers.
- There are no town water and sewer services in the three Up-Island towns of West Tisbury, Chilmark and Aquinnah, except for a small water system in Menemsha.
- The percentage breakdown of the Island's year-round and seasonal housing stock is: Edgartown 30%, Oak Bluffs 26%, Tisbury 19%, West Tisbury 13%, Chilmark 10%, and Aquinnah 3%.

Estimated Average Summer Population – 2000

	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Total
Year-round	344	843	3,779	3,713	3,755	2,467	14,901
Guests of Year - round	141	382	1,582	1,590	1,646	1,034	6,375
Seasonal / Vacationers	1,536	4,894	13,251	10,637	5,123	3,888	39,329
Transients							
lodging rooms	42	158	1,944	1192	860	190	4,386
on boats			408	504	600		1,512
camping					432		432
Day Trippers			500	5,000	2,500		8,000
Cruise Passengers				1,000			1,000
Total	2,063	6,277	21,464	23,636	14,916	7,579	75,035

- Year-round population as reported by 2000 US Census.
- Guests of Year-round residents estimated as an average of 1 person for each of the 6,375 year-round households
- Seasonal Residents / Vacationers include second-home owners and renters who visit for a week or more. They are estimated as an average of 4.77 people for each of the 8,246 seasonal housing units, based on the results of a survey carried out by the Oak Bluffs Planning Board. It is estimated that about two-thirds of these are seasonal residents.
- Transients stay on-island for less than a week. Estimations assume two people per room and 100% occupancy for July and August in the Island's 2,200 lodging rooms, hotels, inns and B&Bs. The Edgartown, Oak Bluffs and Tisbury Harbor Masters estimated 3 or 4 people per boat and occupancy rates between 80% and 100% for the 468 boats that can be accommodated on slips and moorings in these three harbors. Camping is based on an average of 3 people per tent and 80% summer occupancy for the Island's 180 campsites in the MV Family Campground.
- Day Trippers arrive and leave the Vineyard on the same day. Estimates assume two-thirds of the peak passenger ferry ridership of 12,000 on peak summer days are day-trippers and the others stay for a longer period. Allocation among towns is based upon port of entry.
- Cruise Passengers are day trippers. Assumes one cruise ship with a capacity of 1,000 people in harbor on a peak day; in 2002, most cruise ships came in the spring and fall. Allocation among towns is based upon port of entry.

Source: MVC, 2003

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