



Appendix

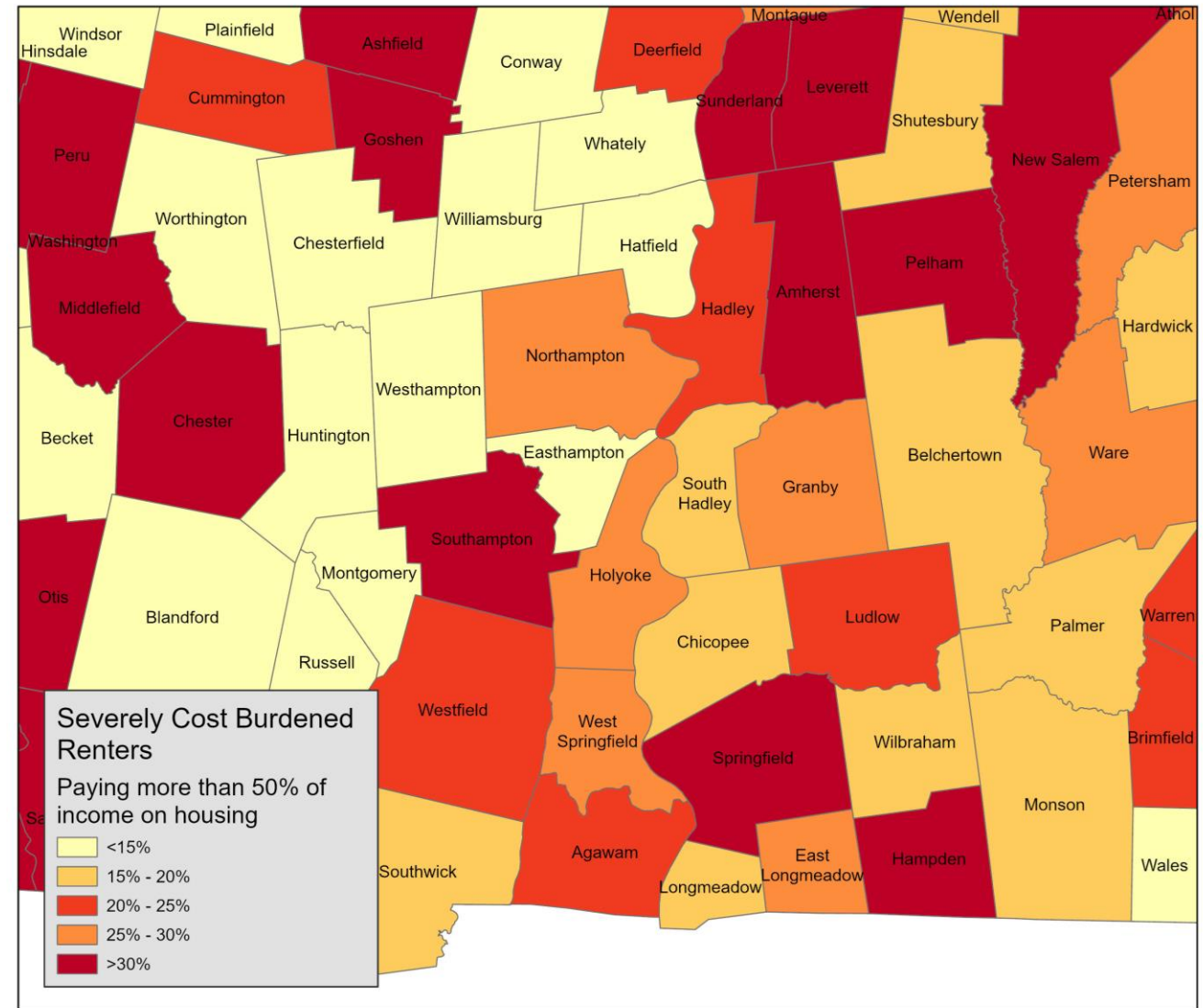
Data from Regional Listening Sessions

Pioneer Valley Regional Listening Session

The housing cost crisis hits renters particularly hard; many Pioneer Valley households are cost-burdened by housing prices¹



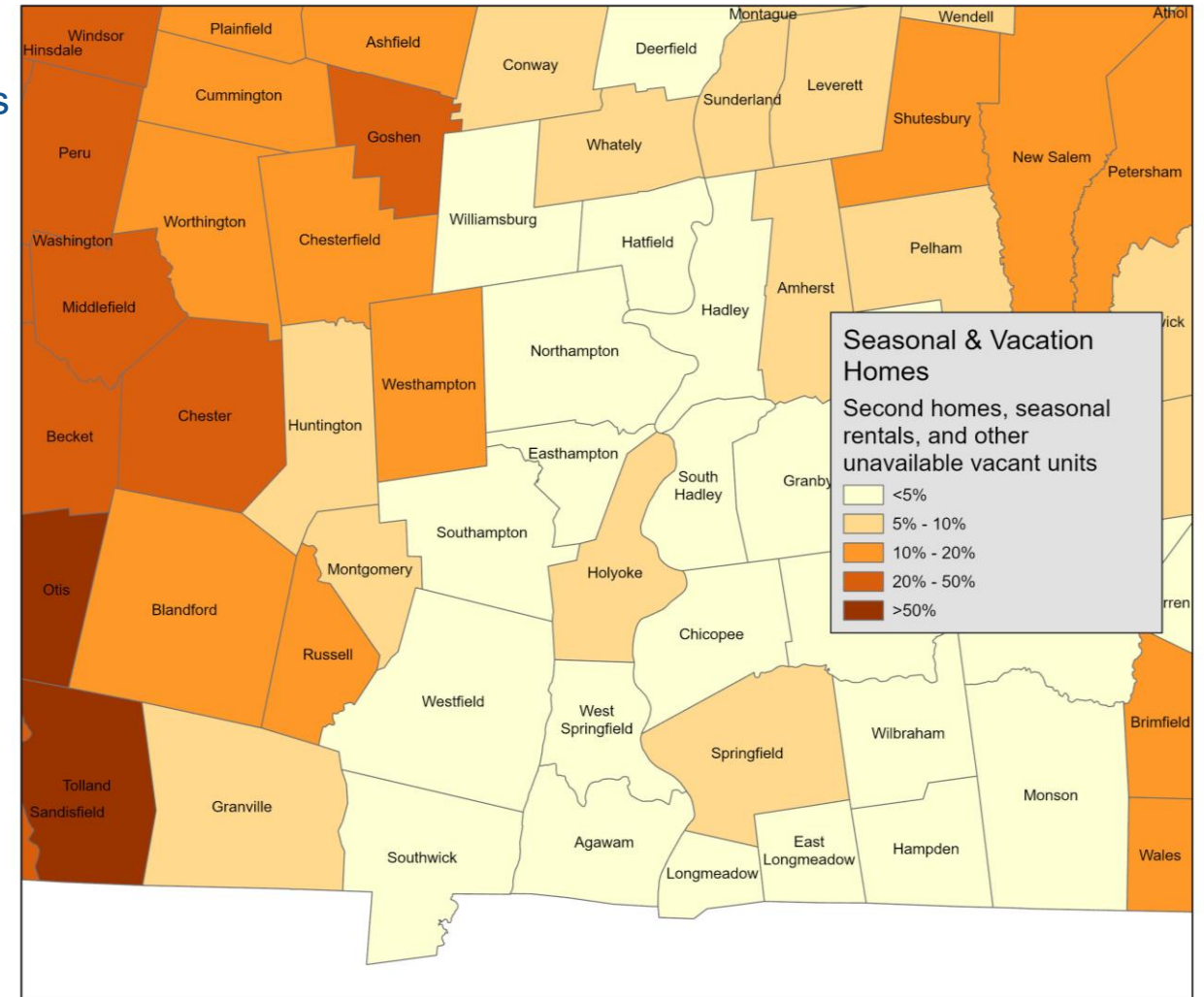
- In Hampshire and Hampden Counties, 1 of 4 renter households is "severely" cost burdened, spending more than half their income on rent and utilities.
- Another quarter of renters pay between 30% and 50% of their income on housing, making them "moderately" cost burdened.
- In Springfield, the numbers are even higher: 33% of renters (9,300 households) are severely cost burdened, paying more than half of their income on rent.
- Homeowners also struggle with housing costs: one quarter of owners in the Pioneer Valley are cost burdened, with 10% paying more than half their income to mortgage and utilities.



Many homes in the Pioneer Valley region are unavailable for year-round residents²



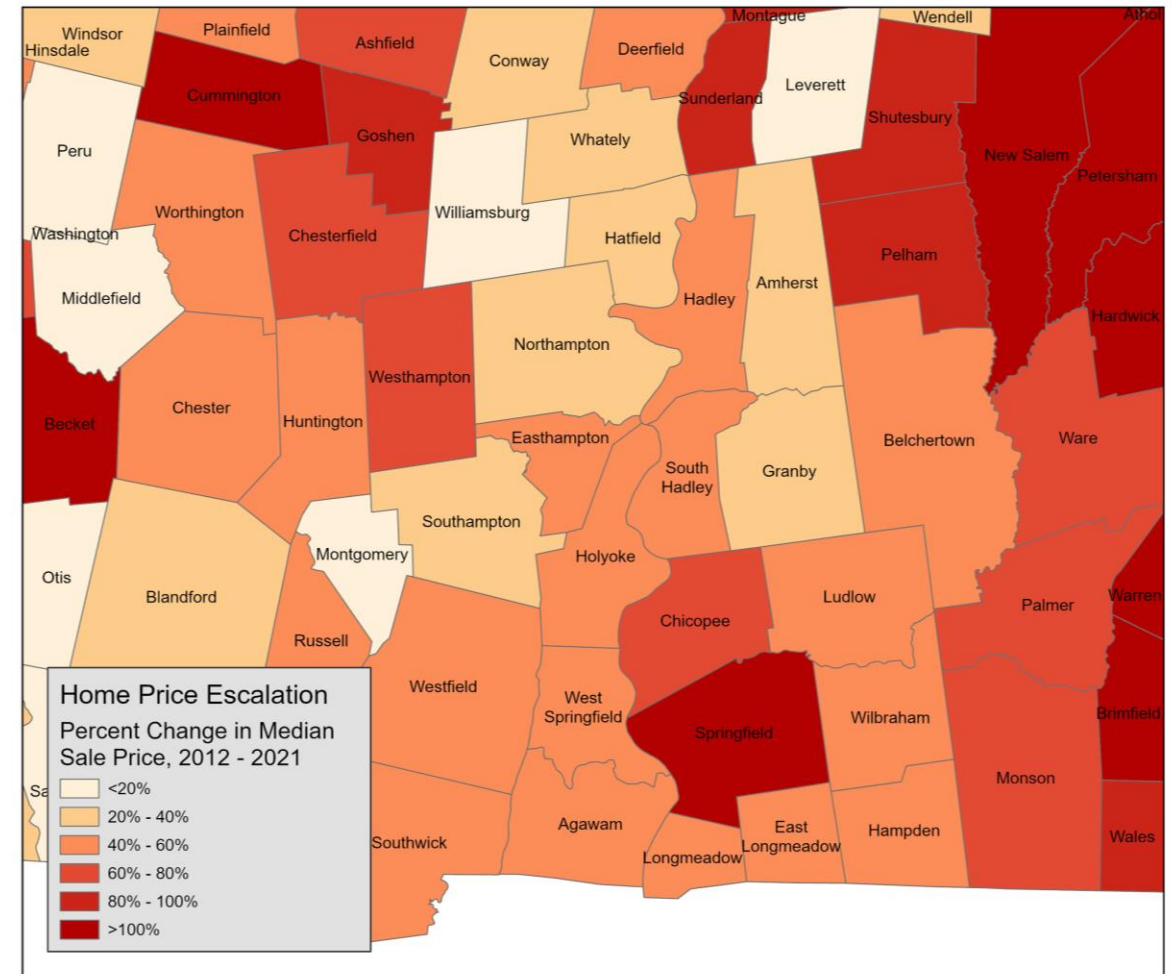
- Only 2.2% of homes in Hampshire and Hampden Counties are available for sale or rent, well below a “healthy” vacancy rate that allows for people to find homes when they need to move.
- Another 5% of homes – nearly 13,000 units – are seasonal homes, short term rentals, or vacant for other reasons.
- In some towns, seasonal and vacation homes exceed 10% or even 20% of all units.



Many Pioneer Valley cities and towns have experienced dramatic increases in home sale prices³



- In Hampshire and Hampden Counties, the median sale price for single family homes and condos rose from \$160,000 in 2012 to \$250,000 in 2021 – a 56% increase.
- In Springfield the median home price more than *doubled*, rising from \$99,000 to \$214,000.
- There were only 1,050 homes for sale in the entire metropolitan statistical area (Hampshire, Hampden, and Franklin Counties) in June 2023 – *less than half* as many as were for sale in June 2019 (when there were 2,300 homes for sale.)⁴





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>
3. Metropolitan Area Planning Council and EOHLC analysis of Warren Group transaction data
4. Zillow, “For-Sale Inventory (Smoothed, All Homes, Monthly), Boston MSA,” <https://www.zillow.com/research/data/>