

HOUSING

What does our housing look like?

Housing Types

Units in Structure	2000	2010 Est	2017 Est	Change 2000-2017
Total housing units	5,590	5,764	6,356	1,136
Single-family, detached*	5,322 (95%)	5,193 (90%)	5,634 (89%)	221
Single-family, attached*	14 (0%)	239 (4%)	384 (6%)	331
2 units	37 (1%)	66 (1%)	51 (1%)	14
3 or 4 units	58 (1%)	70 (1%)	66 (1%)	8
5 to 9 units	6 (<0%)	26 (<0%)	18 (<0%)	12
10 or more units	153 (3%)	170 (3%)	203 (3%)	50

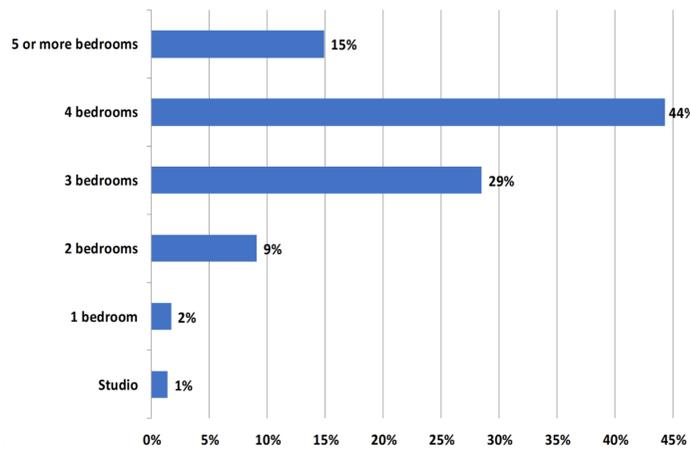
The number of every housing type tracked by the census increased between 2010 to 2017.

The number of single-family attached homes (townhouses or condominiums; units that share a wall) increased more than any other type.

*Single-family structures include fully detached, semi-detached (semi-attached, side-by-side), row houses, duplexes, quadruplexes, and townhouses. In order for attached units to be classified as single-family structures, each unit must: be separated by a ground-to-roof wall, have a separate heating system, have individual meters for public utilities, and have no units located above or below. (<https://www.census.gov/construction/charts/definitions/>)

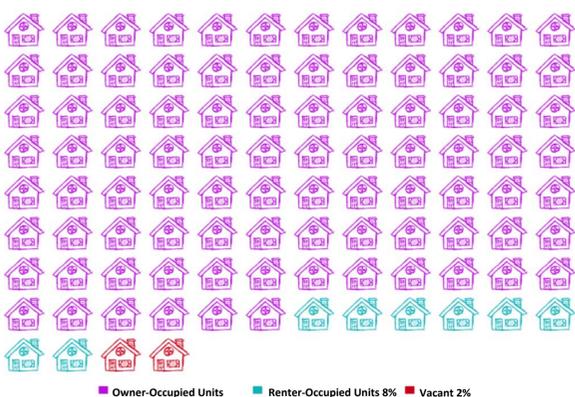
Source: Table DP04, 2000 Census and 2010 (2006-2010) and 2017 (2013-2017) American Community Survey 5-Year Estimates

Housing Size



In 2017, smaller housing options (two bedrooms or less) represented just 12% of the total housing. Most homes had four bedrooms or more.

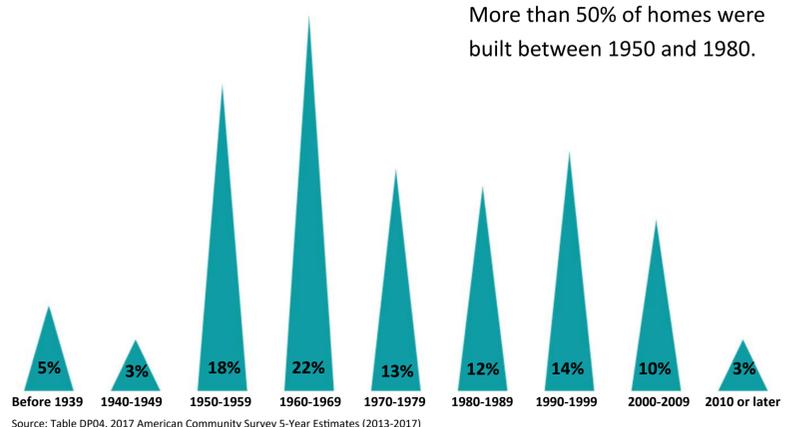
Occupancy



Most housing in Sudbury was occupied in 2017 and primarily by owners. Only 8% were rentals. An estimated 2% of homes were vacant.

Source: Table DP04, 2017 American Community Survey 5-Year Estimates (2013-2017)

Housing Age

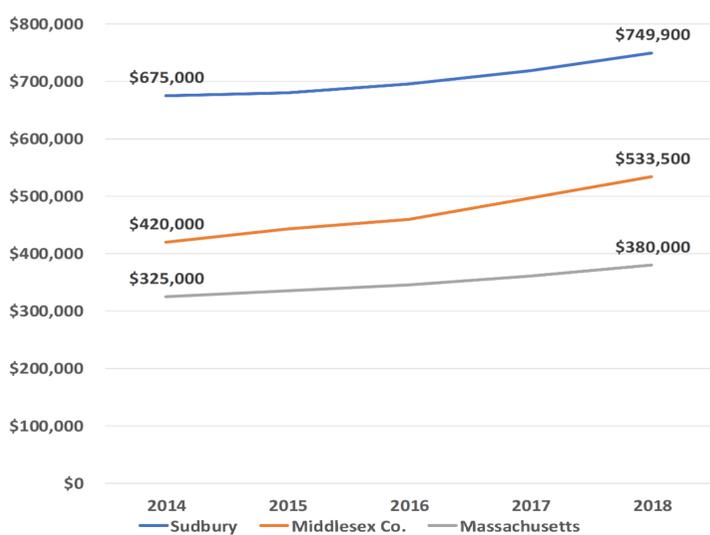


More than 50% of homes were built between 1950 and 1980.

Source: Table DP04, 2017 American Community Survey 5-Year Estimates (2013-2017)

What are our housing costs?

Median Purchase Price



Housing costs in Sudbury have increased over the past five years. The median sales price for a single-family

Source: The Warren Group

Gross Monthly Rent

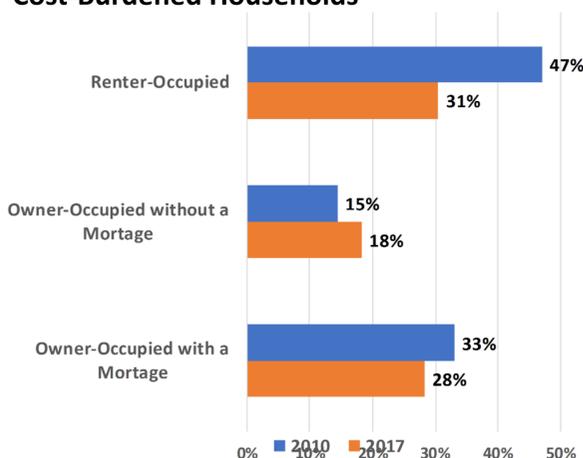
\$923

Gross monthly rents in Sudbury have also increased. In 2000, the median monthly rent was \$795 and in 2017, it was estimated to be \$923, an increase of \$128 or 16%.

Source: Table DP04, 2017 American Community Survey 5-Year Estimates (2013-2017)

Housing Costs & Affordability

Cost-Burdened Households



When housing costs (rent, mortgage, insurance, taxes, etc.) are greater than 30% of a household's income, the household is considered to be "cost burdened." Since 2010, the percentage of cost burdened households has decreased, with the exception of owner-occupied units that do not have a mortgage (e.g. seniors).

Source: Table DP04, 2010 (2006-2010) and 2017 (2013-2017) American Community Survey 5-Year Estimates

Income Needed to Buy a Home in Sudbury

Median Sales Price of a Single Family Home: **\$749,900**

Estimated Monthly Mortgage: **\$4,535***

Estimated Household Income Needed: **\$181,400**

Median Household Income in Sudbury: **\$170,945**

Median Family Household Income in Sudbury: **\$183,234**

*Assumes a 20% down payment and includes insurance, taxes (\$17.91/\$1,000 for FY 2019), and P&I. Source: <https://www.zillow.com/mortgage-calculator/>. Add \$250 for utilities and insurance. \$4,535 x 12 months = \$51,420, which is 30% of \$181,400.