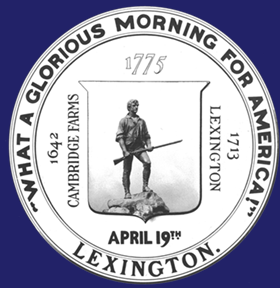


Housing Lexington

- **Elizabeth Rust**, Director of the Regional Housing Services Office
- **Chris Kluchman**, FAICP, Housing Choice Program Director
- **Matt Daggett**, Member of CPAC; Town Meeting Member

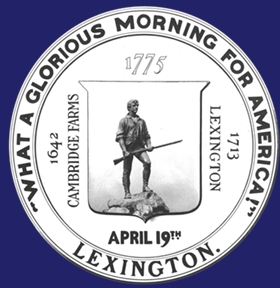


Current Planning Initiatives

- Comprehensive Plan – *Lexington Next*
 - Housing is an integral element

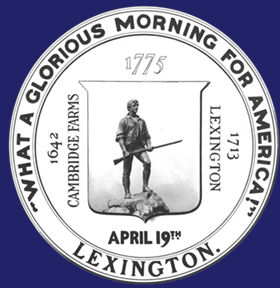
<https://www.lexingtonma.gov/planning-office/pages/comprehensive-plan>

- Housing Production Plan, March 2014
 - In-house update underway



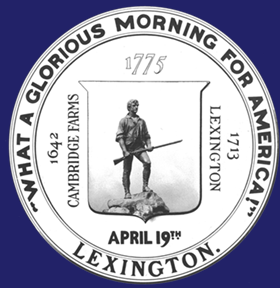
Lexington Housing Basics

March 21, 2019

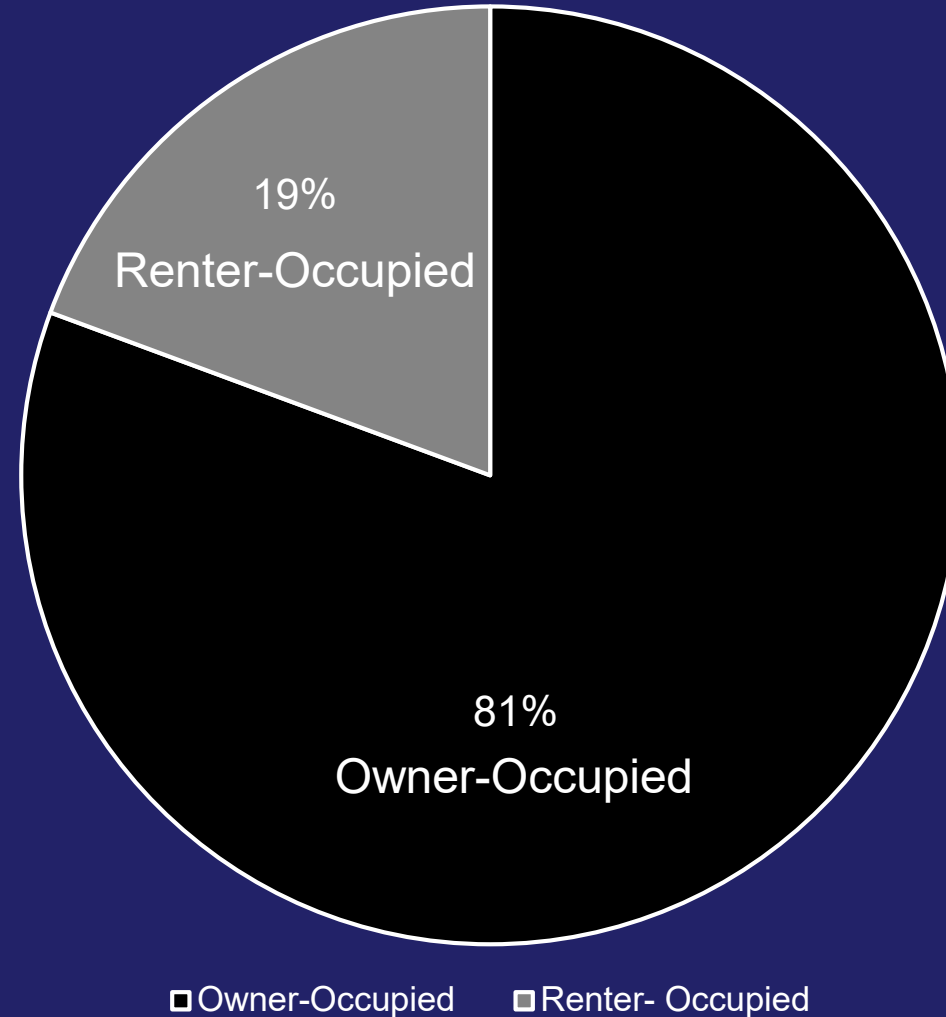


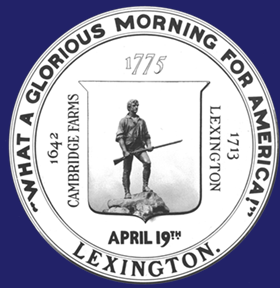
Housing Units & Occupancy

- Total Units: 12,230
- Occupied Units: 11,755
- Occupancy Rate: 96% [MA: 90%]
- Average Household Size
 - Owner-Occupied: 2.97 [MA: 2.69]
 - Renter-Occupied: 2.07 [MA: 2.26]

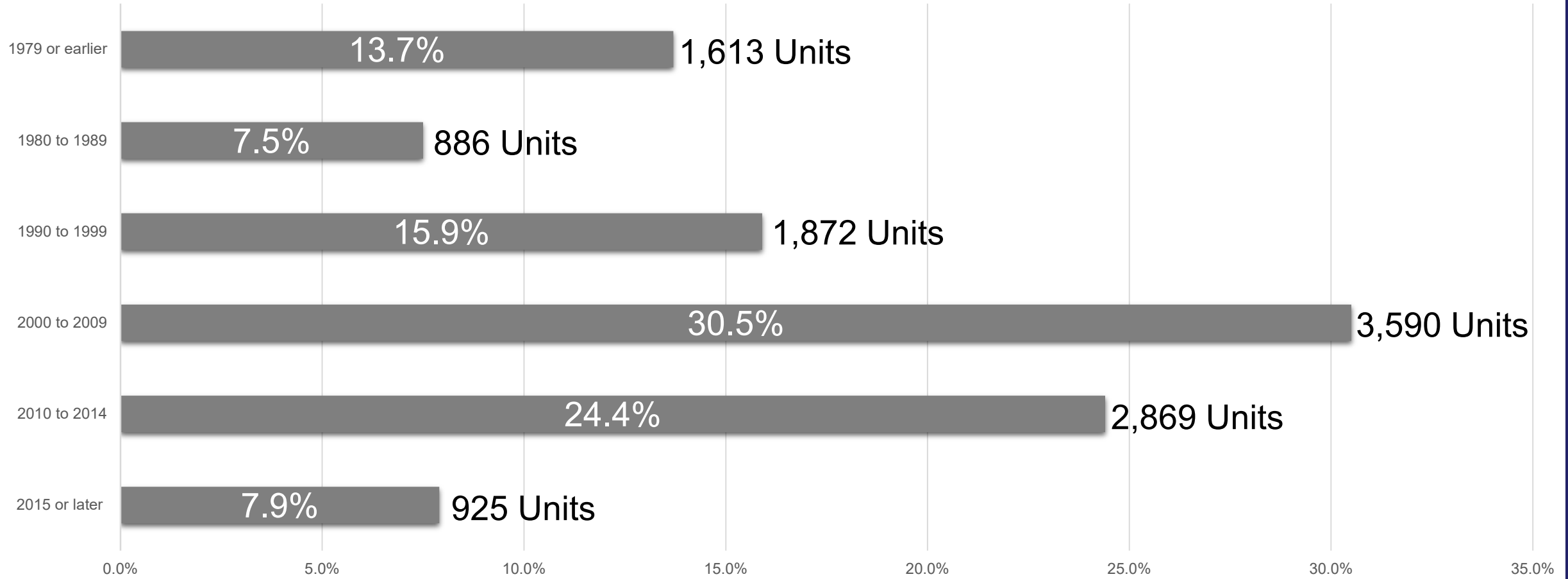


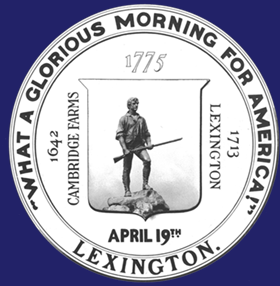
Housing Tenure





Year Householder Moved into Unit





Net New Units

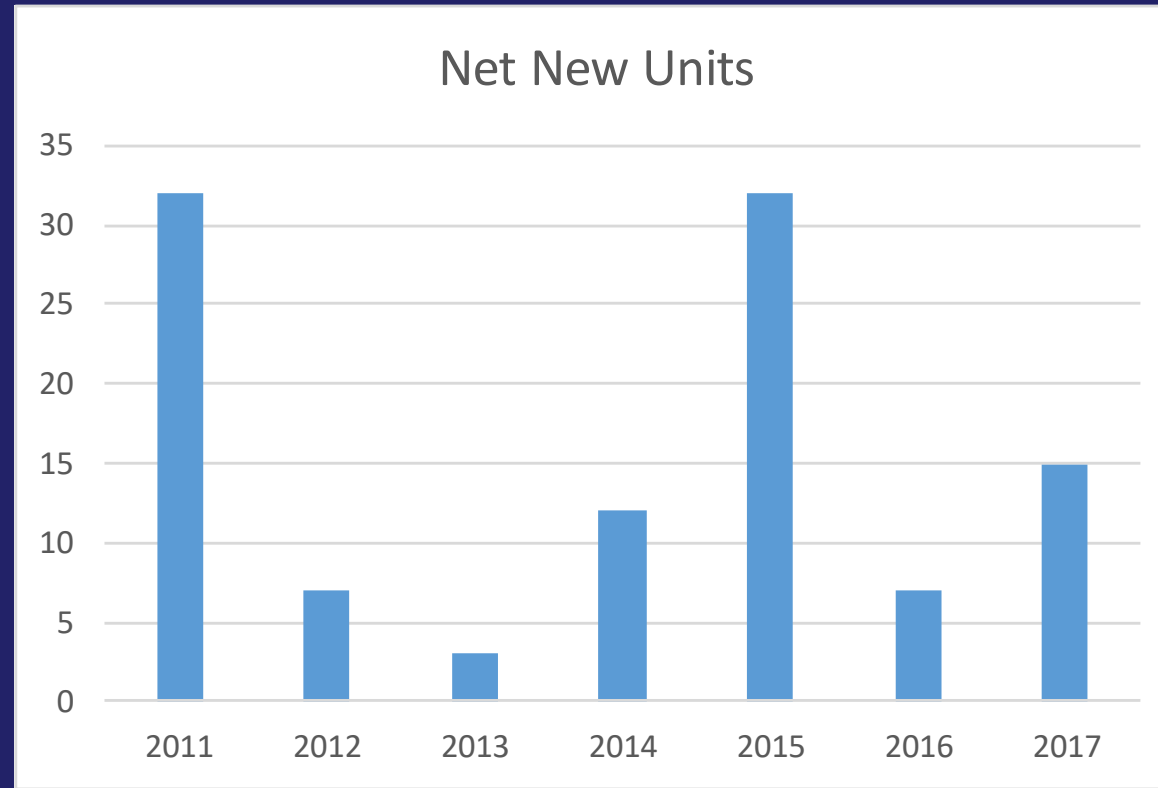
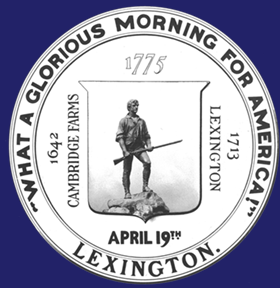


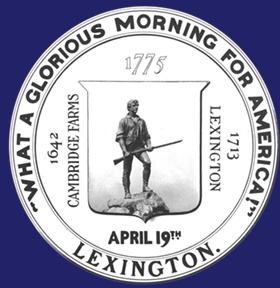
Figure represents number of net new units constructed year-to-year from 2011 to 2017.



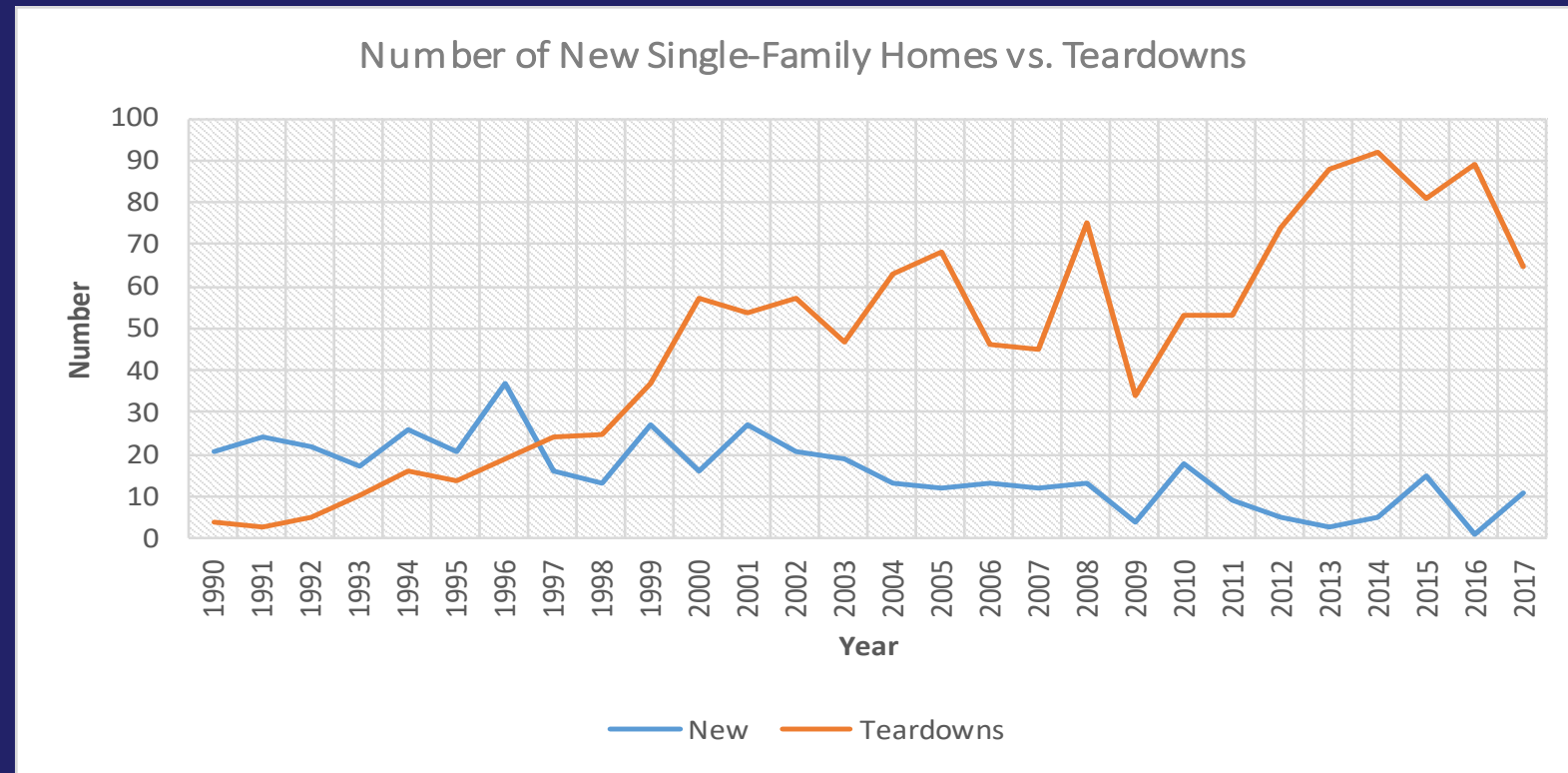
Net New Units in 2018

Building Permit data indicates that in 2018 there was a net loss of 2 units in Town.

More units were torn down than constructed.

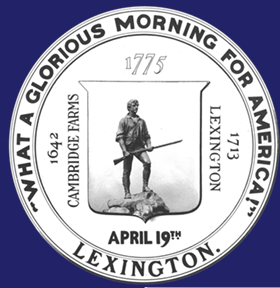


New Single-Family Homes vs. Teardowns



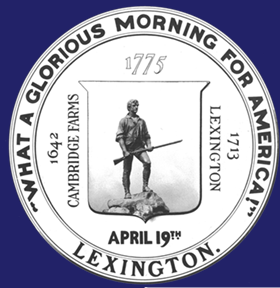
Blue Line = new homes that were built without tearing down an existing home.

Orange Line = new homes that were built after an existing home was torn down.



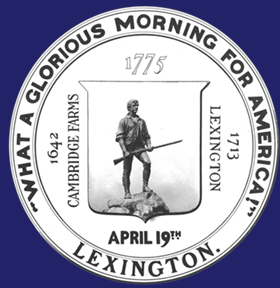
Median List Price vs. Sale Price

Municipality	List Price	Sale Price	Zillow Home Value
LEXINGTON	\$1,488,000	\$989,600	\$1,025,500
Arlington	\$722,000	\$643,200	\$754,500
Concord	\$1,249,000	\$1,060,200	\$932,100
Lincoln	No Data	No Data	\$1,103,700
Wellesley	\$1,812,000	\$1,218,600	\$1,289,000
Middlesex County	\$559,900	\$502,300	\$551,100
Massachusetts	\$439,900	\$369,600	\$407,800



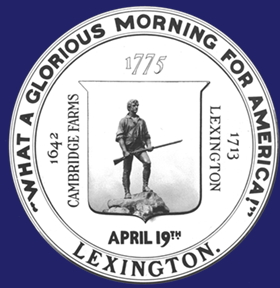
Median Gross Rent

Municipality	2010	2017	% Change
LEXINGTON	\$1,861	\$1,998	7.36%
Arlington	\$1,268	\$1,593	25.63%
Concord	\$1,519	\$2,006	32.06%
Lincoln	\$2,000	\$2,275	13.75%
Wellesley	\$1,237	\$1,768	42.92%
Middlesex County	\$1,213	\$1,455	19.95%
Massachusetts	\$1,006	\$1,173	16.60%



Summary

- Town predominantly owner-occupied & single-family
- Over 60% of residents moved into unit since 2000
- Net new units low in recent years (<0 in 2018)
- Teardowns are primary form of housing development
- Median list price exceeds median sale price
- Median gross rent is high but comparable



Upcoming Presentations

- *Transportation Conditions & Trends*
 - April 4th, 2019 at 7:00 PM
- *Economic Development Conditions & Trends*
 - April 23rd, 2019 at 7:00 PM

<https://www.lexingtonma.gov/planning-office/pages/comprehensive-plan>