

Housing

Table 2.1 Median Home Value (2000)

Amherst	\$177,000
County	\$142,400

Table 2.2 Median Rent (2000)

Amherst	\$687
County	\$631
Median family income	\$61,237

Chart 2.1

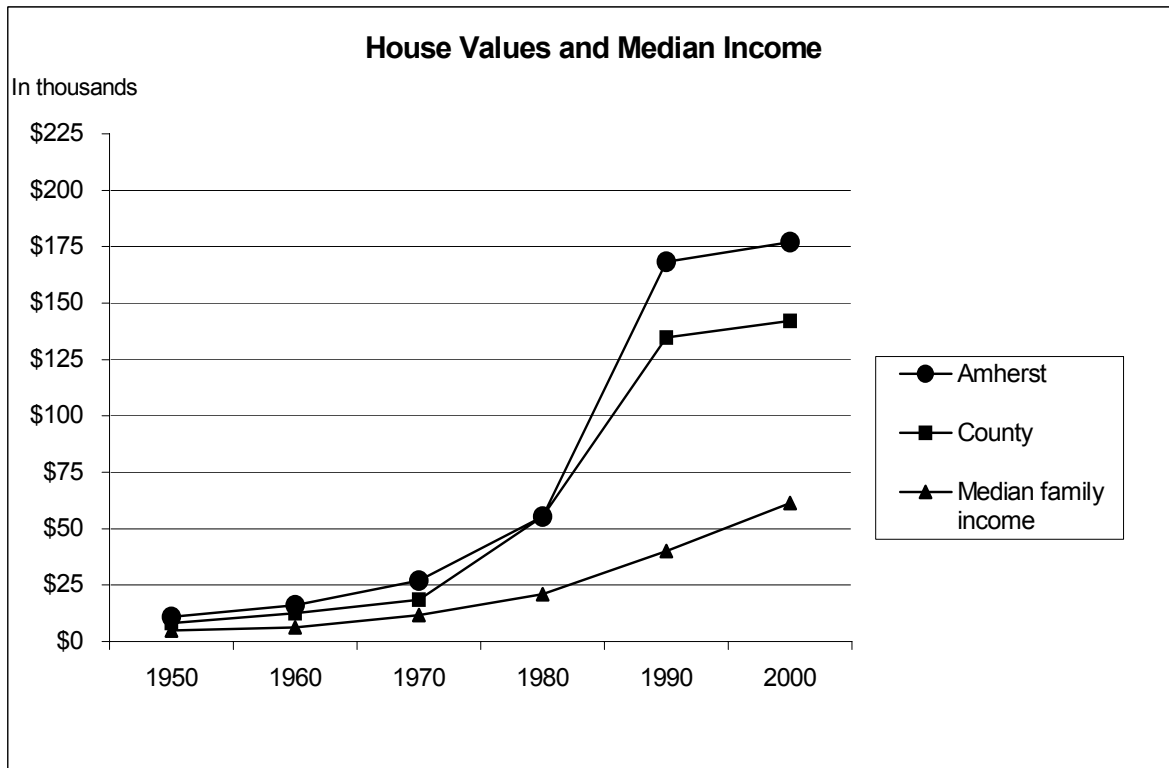


Table 2.3 House Value by Number of Owner-Occupied Units (2000)		
	Number	Percent
Less than \$50,000	16	.5
\$50,000 – 99,999	117	3.3
\$100,000 – 149,999	991	28.0
\$150,000 – 199,999	1,122	31.7
\$200,000 – 299,999	857	24.2
\$300,000 - \$499,999	390	11.0
\$500,000 – 999,999	47	1.3
\$1,000,000 or more	-	-
Total Units	3,540	100.0

Table 2.4 Contract Rent by Number of Renter-Occupied Units (2000)		
	Number	Percent
Less than \$200	258	5.2
\$200 – 299	131	2.6
\$300 – 499	502	10.0
\$500 – 749	1,878	37.6
\$750 – 999	1,104	22.1
\$1000 – 1499	718	14.4
\$1500 or more	224	4.5
No cash rent	184	3.7
Total Units	4,999	100.0

Table 2.5 Tenure and Vacancy in Amherst (2000)		
	Number	Percent
Occupied housing units	9,174	97.3
Owner-occupied	4,131	45.0
Renter-occupied	5,043	55.0
Vacant housing units	253	2.7
For seasonal, recreational use	62	.7
Total housing units	9,427	100.0
Rental vacancy rate		1.7
Homeowner vacancy rate		.4

Table 2.6 Tenure and Vacancy as a Percent of Hampshire County (Housing Units - 2000)	
Vacant	9.5%
Occupied	16.4%
Owner occupied	11.4%
Renter occupied	25.7%
Total Units	16.1%

Table 2.7 Units in Housing Structure (2000)		
	Number	Percent
Single family	4,683	49.7
Detached	4,148	44.0
Attached	535	5.7
Multifamily	4,739	50.3
2 units	579	6.1
3 or 4 units	1,052	11.2
5 or more	3,108	32.9
Other	4	0.0
Total Units	9,426	100.0

Chart 2.2

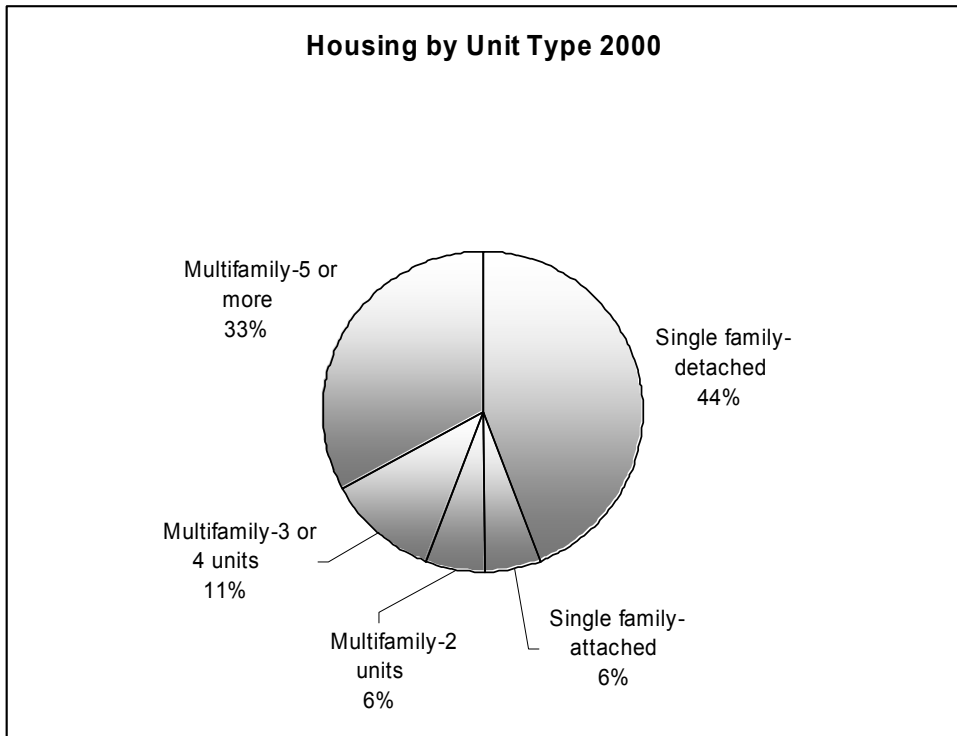


Table 2.8 Percentage Change in Units in Housing Structure	
	1990-2000
Single family	10.7%
Multi-family	7.3%
2 units	12.6%
3 or 4 units	13.5%
5 or more units	4.5%
Total change	6.9%

Table 2.9 Age of Housing by Number of Units		
	Number	Percent
1939 or earlier	1,777	18.9
1940 - 1959	1,107	11.7
1960 - 1969	1,797	19.1
1970 - 1979	2,468	26.2
1980 - 1989	1,428	15.1
1990 – March 2000	849	9.0

Table 2.10 Units in Owner-Occupied Housing Structure (2000)	
Single family	3,772
Detached	3,536
Attached	236
Multifamily	356
2 units	119
3 or more units	237

Table 2.11 Housing Production by Units (1)			
Year	Total Units	Single Family	Multi-family *
1981	70	40	30
1982	47	25	22
1983	69	59	10
1984	98	73	25
1985	216	112	104
1986	199	118	81
1987	155	56	99
1988	78	55	23
1989	212	53	159
1990	130	25	105
1991	40	24	16
1992	41	36	5
1993	110	51	59
1994	51	44	7
1995	63	38	25
1996	52	39	13
1997	118	32	86
1998	36	24	12
1999	38	29	9
2000	52	37	15

(1) For the years 1981 to 1991 there will be discrepancies between this data and the data in the appendix table 2.12 because all types of residential units were counted for this table.

(*) Multi-family includes apartments, conversions, duplexes, mixed-use units, and assisted living units.

Chart 2.3

