

Town of Windsor

HOUSING SNAPSHOT



Windsor is home to **1,694** households. Nearly **95%** own their homes, while just over **5%** are renters. A considerable portion of households are renters (**39%**) while the majority own their homes (**61%**). Windsor has seen a significant increase in the number of households (17%) over the last 10 years when compared Windsor County as a whole (-1.5%).

The population of Windsor increased by over **130** people from 2018 to 2022. During that time the median age increased slightly from **41 to 44** years of age.

The most common **household size** in Windsor is **1 person**, and the next most common size is 2 people. One and two-individual households make up 80% of households in town. 83 households are comprised of 5 or more people.

14% of households in Windsor are individuals 65 years of age or older **living alone**.



Of the total housing units in Windsor, **4%** are reportedly used as **seasonal** or **vacation** homes. The average percentage for the MARC region is 27%.

From 2000-2010 Windsor saw a 0.18% decrease in the **number of occupied housing units**. There was a **0.56%** increase from 2010-2020.

The majority of the housing units in town are **single family** (943), there are 38 mobile homes, and the remaining 654 are multifamily units. Compared to other MARC towns, Windsor has a **high number of 5-9 unit buildings (232)**.

A considerable portion (46%) of homes in Windsor were built **prior to 1940**; approximately 6% of homes were built after 2000.

The **median rent** for Windsor has increased by about 18% in the five years from 2018-2022, to a high of **\$1,005 in 2022**.



Windsor's median income (**\$49,070**) is slightly higher than the county's (\$69,492.00). The majority (53%) of the residents make \$50,000 or less.



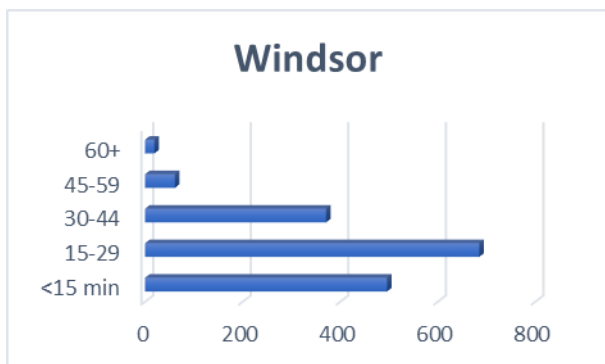
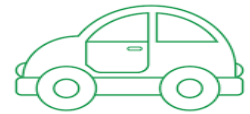
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In 2022, **37% of Windsor's residents were burdened by the cost of housing**, meaning that 30% or more of their income was going to cover housing costs; this includes rent or mortgage, utilities, taxes and insurance. In addition, **18%** of households received some kind of **state assistance**. This is slightly higher than the state rate of nearly 15%.

On average **32 homes** per year sell in Windsor, with the peak of home sales at 42 occurring in 2021.

In Windsor, the cost of owning a car is **\$15,716**, which is **more than double what is considered affordable**. Windsor County as a whole's cost of owning a car is \$17,537 which is approximately 68% higher than affordable.



Most of Windsor's residents spend **less than 30 minutes per day** commuting. **611** residents both live and work in Windsor.

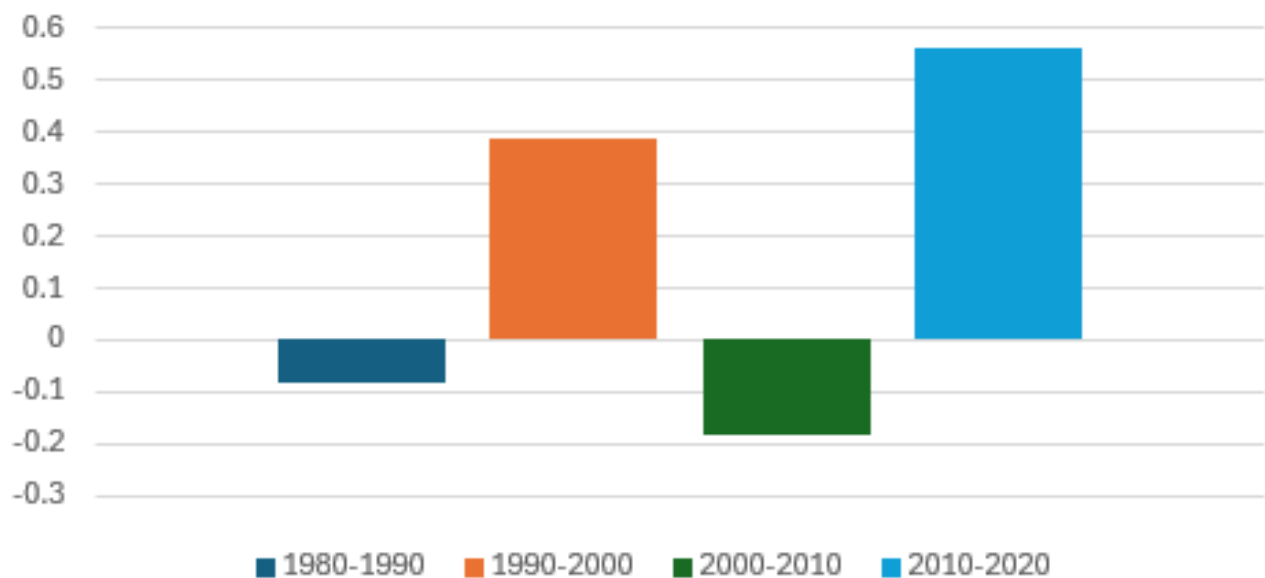
To meet the increasing need for housing, the Keys to the Valley initiative (www.keystothevalley.com), projects that Windsor will need **130 new owner-occupied homes by 2030**. That is a 14% increase from 2010 to 2030.

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In 2021, Windsor had a housing **affordability index** of **4.0**. An affordability index of 3.67 is the price to income ratio when it takes exactly 30% of a household's income to cover monthly housing payments. **Towns with median prices above this limit** are likely to be largely unaffordable for the average resident looking to buy a home

Rate of Change in Housing Stock Windsor



The rate of change has fluctuated over the past four decades from a high of 0.56% from 2010-2020 to a low of -0.18% from 2000-2010.

The **average wage** of the **1604** employees working in Windsor in 2022 was **\$55,591**.

