

## Town of Weathersfield

# HOUSING SNAPSHOT



Weathersfield is home to **1,177** households. Just over **90%** own their homes, while approximately **8%** are renters. Weathersfield has seen a greater decline in the number of households (**-7.2%**) over the last 10 years when compared to Windsor County as a whole (**-1.5%**).

The population of Weathersfield grew by nearly **75** people from 2018 to 2022. During that time the median age increased slightly from **48 to 52** years of age.

The most common **household size** in Weathersfield is **2 people**, with over 60% of households falling in this category. Over 30 households are comprised of 5 or more people.



**12%** of households in Weathersfield are individuals 65 years of age or older **living alone**.



Of the total housing units in Weathersfield, **12%** are reportedly used as **seasonal** or **vacation** homes. The average percentage for the MARC region is 27%.

From 2000-2010 Weathersfield saw a 0.74% increase in the **number of occupied housing units**. There was a **0.14%** decrease from 2010-2020.

The majority of the housing units in town are **single family (85%)**, there were **184 mobile homes** as of 2022, and there were **31 multifamily units**.

The majority (54%) of homes in Weathersfield were built **prior to 1980**; approximately 22% of homes were built after 2000.

The **median rent** for Weathersfield was about \$1,030 in 2020\*. Average rent in the MARC region was \$1,080.  
*\*Current data unavailable.*



Weathersfield's median income (**\$73,278**) is slightly higher than the county's (\$69,492.00). The majority of households make under \$75,000.



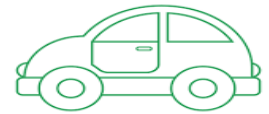
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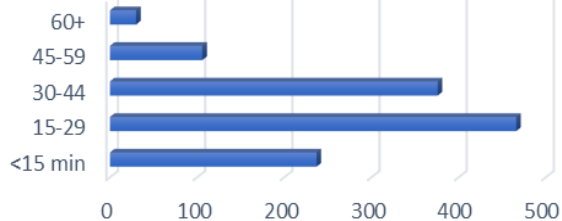
In 2022, **25% of Weathersfield's residents were burdened by the cost of housing**, meaning that 30% or more of their income was going to cover housing costs; this includes rent or mortgage, utilities, taxes and insurance.

On average **35 homes** per year sell in Weathersfield, with the peak of home sales at 62 occurring in 2020.

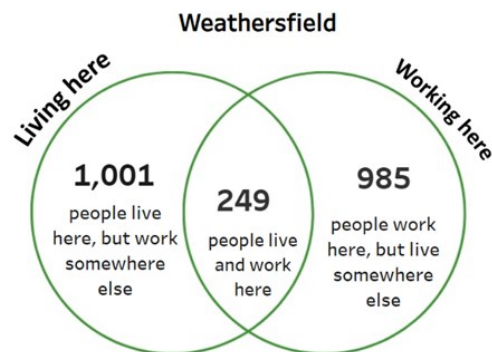
In Weathersfield, the cost of owning a car is **\$19,095**, which is **74% higher than what is considered affordable**. Windsor County as a whole's cost of owning a car is \$17,537 which is approximately 68% higher than affordable.



### Weathersfield



Most of Weathersfield's residents spend less than **30 minutes per day** commuting. **249 residents** both live and work in Weathersfield.



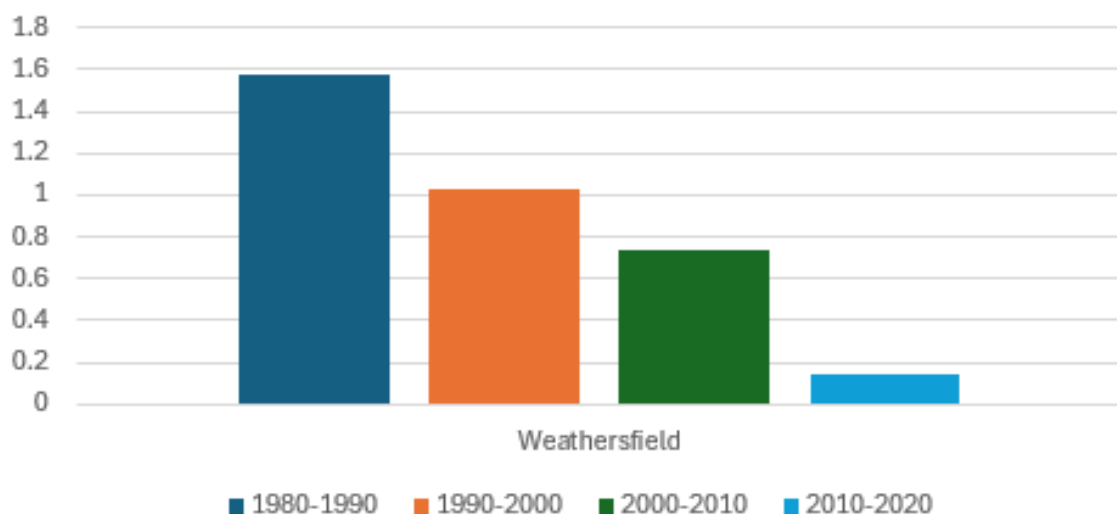
To meet the increasing need for housing, the Keys to the Valley initiative ([www.keystothevalley.com](http://www.keystothevalley.com)), projects that Weathersfield will need **226 new owner-occupied homes by 2030**. That is almost a 21% increase from 2010 to 2030.

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In 2021, Weathersfield had a housing **affordability index of 3.4**. 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 below this limit** are likely to be affordable for the average resident looking to buy a home

### Rate of Change in Housing Stock Weathersfield



The rate of change has decreased over the past four decades from a high of 1.58% from 1980-1990 to a low of 0.14% from 2010-2020.

The **average wage** of the **406** employees working in Weathersfield in 2022 was **\$51,737**.

