

# Town of West Windsor

## HOUSING SNAPSHOT



West Windsor is home to **442** households. Nearly **95%** own their homes, while just over **5%** are renters. West Windsor has seen a greater decline in the number of households (**-8%**) over the last 10 years when compared to Windsor County as a whole (**-1.5%**).

The population of West Windsor decreased by over **40** people from 2018 to 2022. During that time the median age increased considerably from **42** to **55** years of age.

The most common **household size** in West Windsor is **2 people**, with over 60% of households falling in this category. Only 7 households are comprised of 5 or more people.



Nearly **10%** of households in West Windsor are individuals 65 years of age or older **living alone**.



Of the total housing units in West Windsor, **44%** are reportedly used as **seasonal** or **vacation** homes. The average percentage for the MARC region is 27%.

From 2000-2010 West Windsor saw a 0.94% increase in the **number of occupied housing units**. There was a **2.6%** increase from 2010-2020.

The majority of the housing units in town are **single family (81%)**, there were **15 mobile homes** as of 2022, and there were **144 multifamily units**.

A considerable portion (23%) of homes in West Windsor were built **prior to 1940**; approximately 14% of homes were built after 2000.

The **median rent** for West Windsor has increased by about 16% in the five years from 2018-2022, to a high of **\$1,313 in 2022**.



West Windsor's median income (**\$99,700**) is slightly higher than the county's (\$69,492.00). Approximately 50% of the residents make \$100,000 or more.



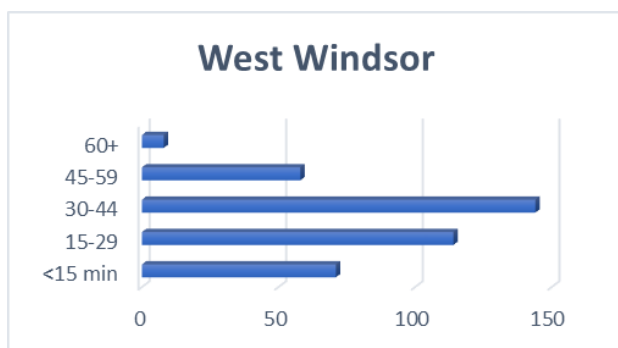
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In 2022, **19% of West Windsor's residents were burdened by the cost of housing**, meaning that 30% or more of their income was going to cover housing costs; this includes rent or mortgage, utilities, taxes and insurance.

On average **4 homes** per year sell in West Windsor, with the peak of home sales at 38 occurring in both 2019 and 2020.

In West Windsor, the cost of owning a car is **\$19,716**, which is **32% 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.



Most of West Windsor's residents spend **30 to 45 minutes per day** commuting. Only 72 residents both live and work in West Windsor.

To meet the increasing need for housing, the Keys to the Valley initiative ([www.keystothevalley.com](http://www.keystothevalley.com)), projects that West Windsor will need **67 new owner-occupied homes by 2030**. That is a 32% increase from 2010 to 2030.

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In 2021, West Windsor had a housing **affordability index of 3.0**. 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 below this limit** are likely to be affordable for the average resident looking to buy a home.

### Rate of Change in Housing Stock West Windsor



The rate of change has fluctuated over the past four decades from a low of 0.94 from 2000-2010 to a high of 2.59% from 2010-2020.

The **average wage** of the **154** employees working in West Windsor in 2022 was **\$55,299**.

