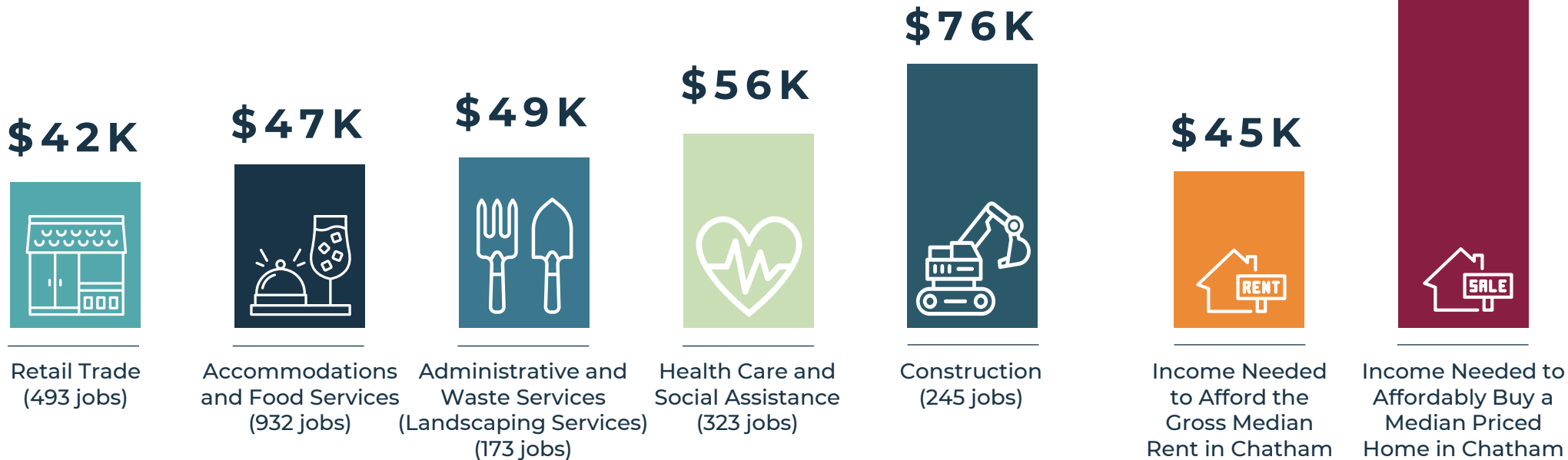


**\$252K**

# AVERAGE ANNUAL WAGES FOR TOP INDUSTRIES IN CHATHAM

The average annual wages across the top industries in Chatham as determined by employment are significantly less than the estimated income needed to affordably buy a median priced home unless there are multiple earners in a household.

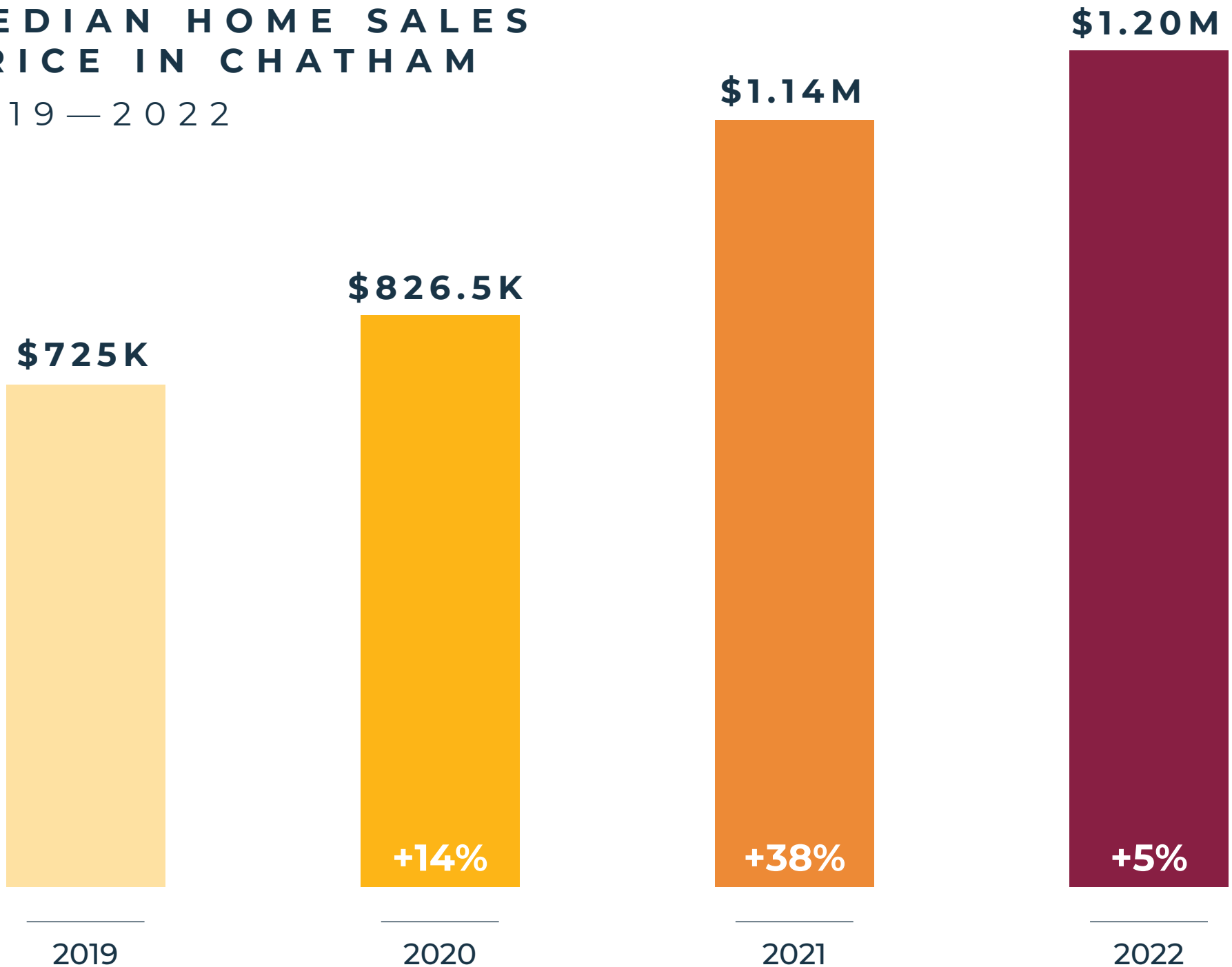


Values have been rounded. Data sources: 2021 American Community Survey, Cape Cod and Islands Association of Realtors, Crane/EPR, 2021 ES-202 Monthly Employment and Wages from the MA Dept of Unemployment Assistance Economic Research Division. This estimate assumes affordably buying or renting means housing costs do not exceed 30% of income. Estimates assumed a 10% down payment and a 4.125% 30-year loan and used the NerdWallet mortgage calculator to estimate the monthly principal and interest payment. Estimates used the FY22 property tax rate of \$4.62/\$1,000, an insurance rate of \$4/\$1000, and a mortgage insurance rate of \$45/\$100,000.

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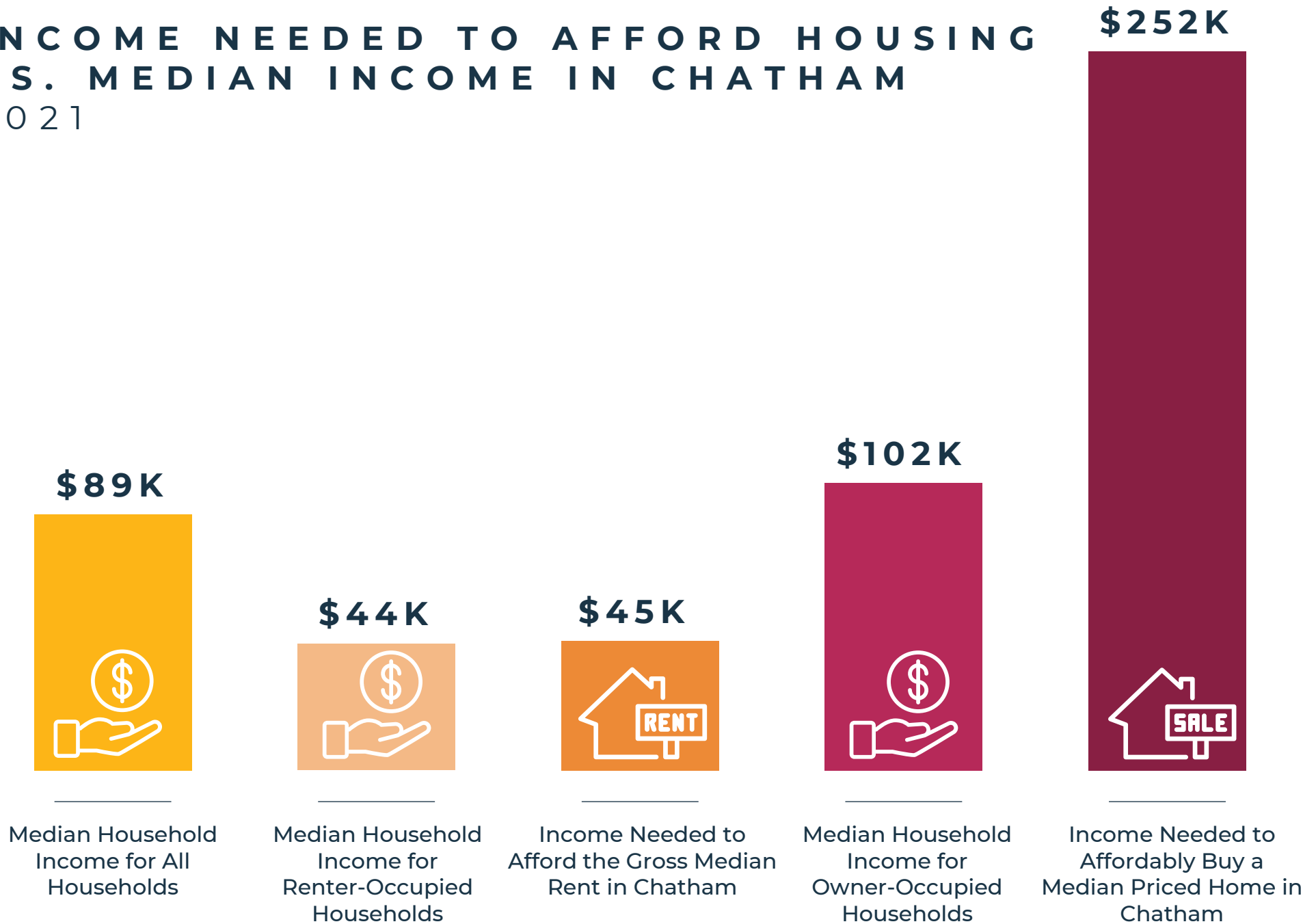
# MEDIAN HOME SALES PRICE IN CHATHAM

2019 — 2022



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# INCOME NEEDED TO AFFORD HOUSING VS. MEDIAN INCOME IN CHATHAM 2021



Values have been rounded. Data sources: 2021 American Community Survey, Cape Cod and Islands Association of Realtors, Crane/EPR, 2021 ES-202 Monthly Employment and Wages from the MA Dept of Unemployment Assistance Economic Research Division. This estimate assumes affordably buying or renting means housing costs do not exceed 30% of income. Estimates assumed a 10% down payment and a 4.125% 30-year loan and used the NerdWallet mortgage calculator to estimate the monthly principal and interest payment. Estimates used the FY22 property tax rate of \$4.62/\$1,000, an insurance rate of \$4/\$1000, and a mortgage insurance rate of \$45/\$100,000.

# HOW MANY EARNERS? CHATHAM

Using average annual wages for Chatham's top employment sectors, this is the number of wage earners per industry needed to affordably buy or rent at median values.

TO OWN  
\$1,140,000\*










\$121/hr  
\$252,000/yr

TO RENT  
\$1,130^



\$22/hr  
\$45,000/yr

RANK	SECTOR	TO OWN	TO RENT
1	<b>Accommodations &amp; Food Services</b> 27.4% OF ALL EMPLOYMENT	5.4 \$22/HR 	1.0 \$22/HR 
2	<b>Retail Trade</b> 14.5% OF ALL EMPLOYMENT	6.0 \$20/HR 	1.1 \$20/HR 
3	<b>Health Care &amp; Social Assistance</b> 9.5% OF ALL EMPLOYMENT	4.5 \$27/HR 	0.8 \$27/HR 
4	<b>Construction</b> 7.2% OF ALL EMPLOYMENT	3.3 \$36/HR 	0.6 \$36/HR 
5	<b>Administrative &amp; Waste Services</b> 5.1% OF ALL EMPLOYMENT	5.1 \$24/HR 	0.9 \$24/HR 

Numbers have been rounded. Sources: American Community Survey, 2021 ES-202 Monthly Employment and Wages from the MA Dept of Unemployment Assistance Economic Research Division, Cape Cod & Islands Association of Realtors, and Crane/EPR. \*\$1,140,000 was the median sales price in 2021 from the Cape Cod & Islands Association of Realtors for all homes. Estimates assumed a 10% down payment and a 4.125% 30-year loan and used the NerdWallet mortgage calculator to estimate the monthly principal and interest payment. Estimates used the FY22 property tax rate of \$4.62/\$1,000, an insurance rate of \$4/\$1,000, and a mortgage insurance rate of \$45/\$100,000. ^Median gross rent is from 2021 American Community Survey 5-year Estimates data (\$1,132 rounded to \$1,130). This estimate assumes affordably buying or renting means housing costs should not exceed 30% of income.