

2025 Housing Report
City of Mt. Pleasant, Michigan

August 2025

Prepared By:

Manuela Powidayko, Director of Planning and Community Development
Yuyang Ding, Planning and Community Development Intern

Mt. Pleasant
[meet here]

GOALS

In 2019, the City of Mt. Pleasant published its Housing Report. The report examined the City's housing stock, computing data on dwelling types, number of units, and occupancy types. It also analyzed trends in owner-occupancy, identified gaps in the market, and provided potential strategies to address them.

Since then, the city has made great progress on the report goals despite experiencing the impacts of the COVID-19 pandemic. In 2023, the City Commission approved the PILOT Program and selected a developer who plans to build 48 affordable units within the City's Downtown area (Mill Street Landing). The project has received approval from the Planning Commission, and the developer continues to seek funding through MSHDA's LIHTC Program. City officials also discussed the Neighborhood Enterprise Zones and continues to identify opportunities for its implementation, while supporting developers in applying for State and other housing incentives. As such, Habitat for Humanity received funding from the MSHDA MI Neighborhood Program and is building an attainable new modular home in Mt. Pleasant, which will be sold to a family. Through MEDC's RRC Program, the city was able to announce priority sites for redevelopment, which led to the purchase of 200 E Broadway by a local developer and the sale of Michigan & Pine vacant parcel to a Michigan developer, all of which will lead to more housing units downtown. Last, city staff, in collaboration with the Housing Commission, Listening Ear and Habitat, are working together to bring more housing options into the inner neighborhoods: an effort to bring greater affordability to the community's workforce, young families, and seniors and reach the State's goals for housing production.

Today, after the release of the Census in 2020, and new demographic trends and housing data from EMCOG, the city can see how the community's housing needs have changed. Therefore, a new housing report is needed to assess the current housing stock.

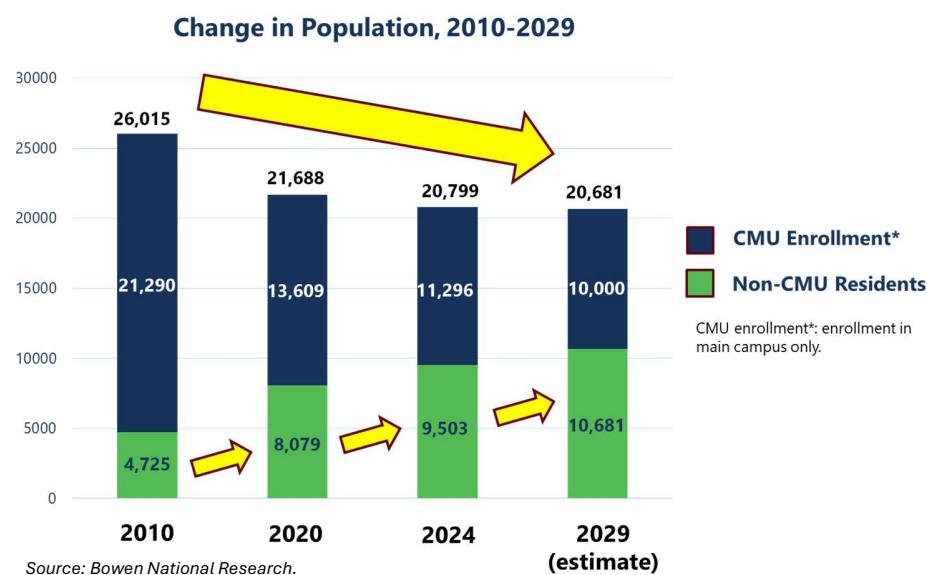
Building on the findings of the 2019 Housing Report, the 2025 Housing Report has been developed and updated to help decision-makers, developers, real estate agents, and residents better understand the current housing conditions, challenges, and opportunities. Aligned with the goals outlined in the City's 2050 Master Plan, the report also serves as a guide for future developments and policies. It first introduces the current context, discusses housing options and housing prices, then explores the neighborhood opportunities, and concludes with recommendations to address these findings.

CONTEXT

Over the past decade, the city's population has declined, largely due to the reduction of 8,600 students in Central Michigan University (CMU) campus. In 2010, the city's overall population reached its peak with 26,016 residents. By 2024, the city's total population had dropped to 20,799. However, by 2029, the city's population is projected to remain roughly the same, with approximately 20,681 residents.

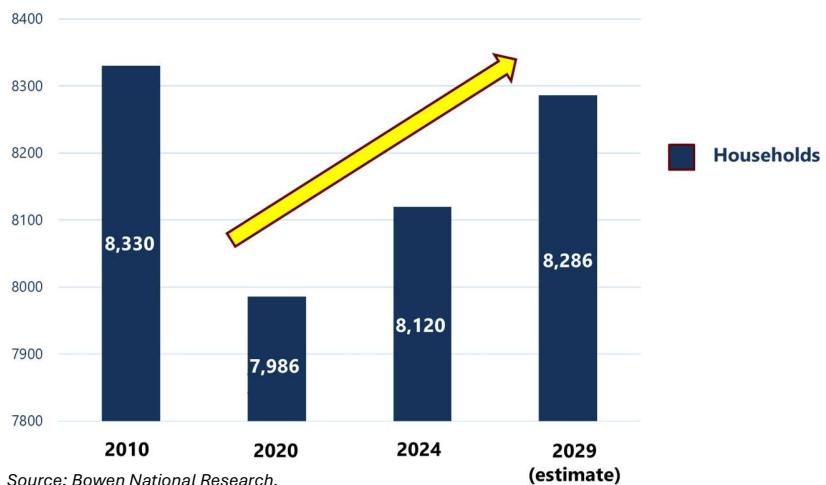
Although the city's population count is expected to remain steady in the next 5 years, **non-CMU residents** and the **total number of households** have shown consistent growth:

- Mt. Pleasant is moving towards having more than half of its population as long-term residents. In 2010 only 20% of the population were non-CMU residents whereas in 2024, that number grew to 45% and is expected to continue to grow by 2029 to 51%.



- The number of households within the city limits is expected to recover to 2010 numbers by 2029. In 2010 there were 8,330 households in the city limits. That number declined to 7,986 in 2020, but since then, it has continued to grow. In 2024, there were 8,120 households in the city and by 2029, the number is projected to be 8,286.

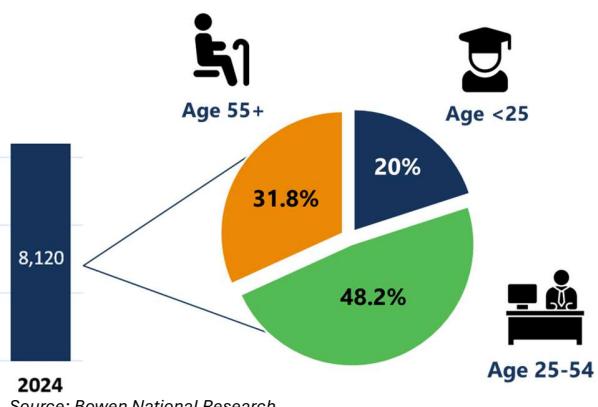
Change in Households, 2010-2029



To assess the city's housing needs, we must look at household counts to determine how many housing units are necessary to accommodate the city's population. In theory, the city is already built to accommodate the number of households we had in 2010 and if population composition (CMU vs. Non-CMU students) would have remained the same, the city would unlikely be experiencing the same level of lacking housing options and affordability. However, the increase of long-term residents and decrease in CMU-students has brought to the surface the current housing miss-match. **While students are experiencing an increase in rental prices due to higher student housing vacancy rates, long-term residents have been unable to find inventory that matches their needs.**

Moving forward, it is important to inform the community of the city's new population composition in an effort to bring the correct housing inventory that will meet the current and future residents' needs. When breaking down the "who", we can see that in 2024, Mt. Pleasant's households were broken down by 20% students (under 25 years), 48% workforce (25-54 years), and 32% seniors (over 55 years). **By 2029, the total number of households is expected to increase by 166 in Mt. Pleasant, driven by growth in the workforce and senior households, alongside the decrease in student households.**

Household Heads by Age



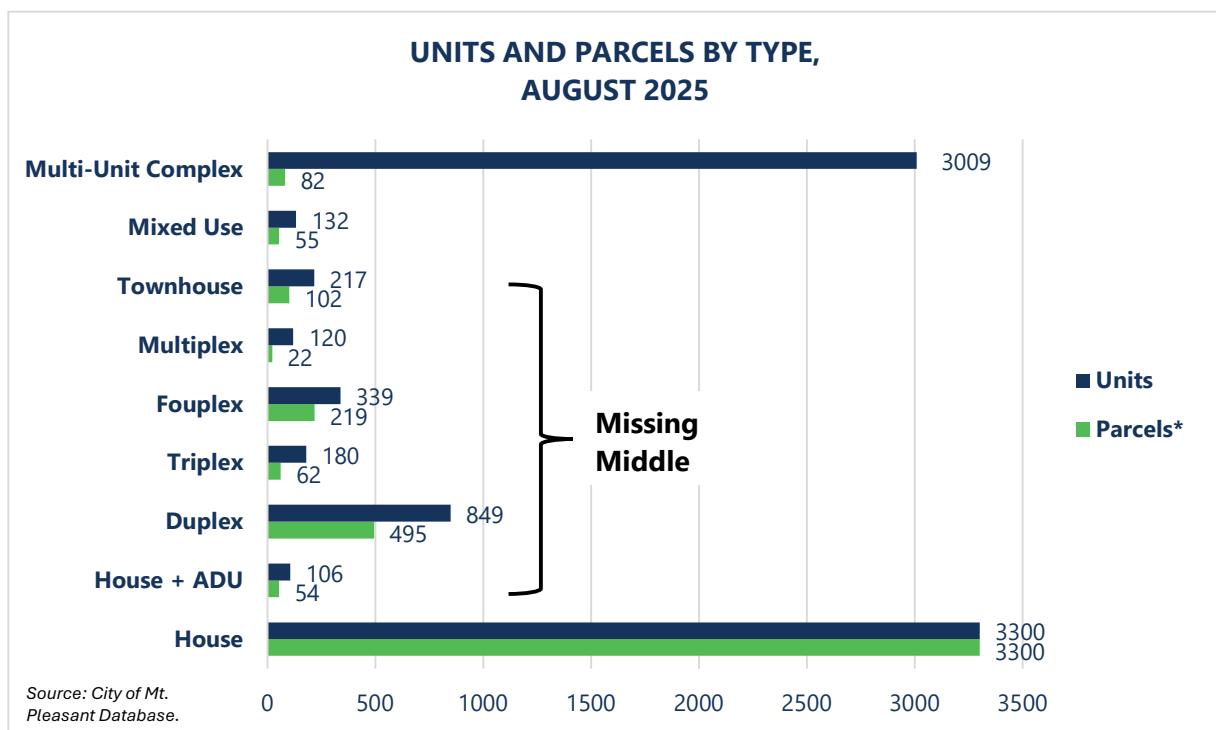
On a regional scale, East Michigan Council of Governments (EMCOG) found that "the overall region (East Central: Arenac, Gratiot, Bay, Isabella, Clare, Midland, Gladwin, and Saginaw Counties) have experienced household growth between 2010 and 2024 and growth is projected to continue through 2029, adding nearly 2,100 households between 2024 and 2029." Among all these Counties, Isabella has the largest projected growth (2.3% household increase). They also reported how Isabella County has already seen a 1.8% household growth between 2020 and 2024, and so the 2.3% increase will be in addition to that already experienced growth. This growth can continue to be reflected in Mt. Pleasant, however, if there is no inventory that matches the needs of these new residents, nor construction activity to fill these housing gaps, this growth will have to go elsewhere.

As such, the city could lose the opportunity to attract these residents to live within the city limits and therefore contribute to the city's tax base. While living elsewhere, residents may still come to the city to access jobs, city parks and services. As the cost for infrastructure and maintenance rises, it could be harder to upkeep the city's current amount and quality of services and infrastructure. **With the correct housing inventory, the city has a better chance of attracting its own and the region's workforce. And with a greater workforce, the city has a better chance of attracting more employers and higher-paying jobs.**

HOUSING OPTIONS

Today, there are approximately 8,252 housing units in the city (not including on-campus housing, short- or long-term care facilities, or homeless shelters). A detailed breakdown of housing types by building type, occupancy, neighborhood, and other characteristics can be found in the Appendix.

Among these housing units, 40% are detached single-family houses, 36% are multi-unit complexes (apartments), 10% are duplexes, and 24% consist of other dwelling types, including houses with accessory dwelling units, triplexes, fourplexes, other multiplexes, townhouses, and mixed-use buildings.



*Some condominiums have each unit as an individual parcel.

While the City offers a variety of housing types, the overall supply and diversity of housing remain limited, especially missing middle housing. Residents face limited options due to the following factors:

1. Lack of housing availability

- *For-sale housing (March 2025)*: There were 39 available for-sale units in Mt. Pleasant, with a median price of \$220,000 and an average year built of 1948. The availability rate was 1.2% and the Months' Supply of Inventory (MSI) was 2.5.¹ In a healthy, well-balanced for-sale market, the rate should be 2%-3%, and MSI should be 4-6 months.
- *Rental housing (May 2025)*: Among 982 market-rate conventional multi-family units in Isabella County, 38 were available, yielding a vacancy rate of 3.9%. Among 4,474 non-conventional units, only 26 were available, yielding a vacancy rate of 0.6%.² In a healthy rental market, the vacancy rate should be 4%-6%.

2. Aging housing stock

Housing in the City is relatively older and in poor condition. 61% of owner-occupied units were built before 1970, which is higher than the average for Isabella County (36%) and the State of Michigan (47%). 3.4% of renter-occupied units lack complete plumbing or a kitchen,

¹ Months' Supply of Inventory (MSI): the amount of time it would take to sell all the homes on the market, assuming no new homes are listed. From January 2022 to March 2025, 609 homes were sold in 39 months in Mt. Pleasant, resulting MSI equals to about 2.5 months.

² Unlike conventional rentals, non-conventional units offer alternative housing arrangements outside the typical apartment or single-family lease model, including accessory dwelling units, shared housing, rooming units, and short-term leases.

which is also higher than the average for Isabella County (2.4%) and the State of Michigan (1.9%).

3. A competitive seller's market

A lack of housing options and a low vacancy rate led to the current seller's market in the city, resulting in homebuyers competing with each other and paying more money to get a home of the same quality when in a normal, healthy market. At the same time, higher-income earners may still be able to buy, but more households may need to rent. Without enough rental inventory for the workforce, families and seniors, long-term renter residents may experience higher levels of housing cost burden. This gap also increases the need for non-conventional rental options to provide flexibility and affordability for diverse household needs, especially family households.

In addition, there are 15,817 jobs within the city limits, but only 2,166 employees both live and work in the city. In contrast, 12,118 employees live outside of the city and commute to work. **In other words, for every 2 people who live and work in Mt. Pleasant, 12 people live in and commute from elsewhere. By providing sufficient, diverse, and affordable housing options, the City can better attract and retain these workers, ensuring long-term economic vitality and sustainability.**

Over the next 5 years, the city may experience a housing gap of at least 962 rental units and 567 for-sale units, while Isabella County anticipates up to 1,936 rental units and 2,695 for-sale units.

What is Missing Middle Housing?

The term "Missing Middle Housing" was coined by the founder of Opticos Design to describe "a range of multi-unit or clustered housing types—compatible in scale with detached single-family homes—that help meet the growing demand for walkable urban living."

According to Opticos: *These building types, such as duplexes, fourplexes and bungalow courts, provide diverse housing options to support walkable communities, locally-serving retail, and public transportation options. We call them "Missing" because they have typically been illegal to build since the mid-1940s and "Middle" because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form and scale, as well as number of units and often, affordability. Missing Middle Housing helps solve the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.*



Copyright © 2015
Opticos Design, Inc.

HOUSING AFFORDABILITY

The median household income (MHI) in the city in 2025 is \$46,168, reflecting the combined income of all members of a household, regardless of the number of people living there. In the City, the average household size is about 2.5 people. Because housing affordability is typically assessed by comparing housing costs to household income, both the income level and household size directly influence whether housing is considered affordable for owners and renters alike. Therefore, the report advocates for:

1. Affordable housing for households with <80% MHI

Affordable housing is defined as housing for which a household spends no more than 30% of its gross income on total housing costs, including rent/mortgage, utilities, taxes, and insurance. A household is considered cost-burdened if it spends more than 30% of its income on housing and severely cost-burdened if it spends more than 50%.

As of August 2025, the average rent for a one-bedroom apartment in Mt. Pleasant is about \$918 per month. This means that a household must earn at least \$36,720 per year (80% of the MHI) to afford the rent. Based on the 2024 household income distribution, over 40% of households earn less than this amount.



Source: Apartment.com; US Census.

2. Attainable housing for households with 80%-120% MHI

Attainable housing is defined as housing affordable to middle-income households, typically earning 80%-120% MHI.

As of August 2025, the average house price in Mt. Pleasant is about \$220,000. To afford the house, a household must earn at least \$62,840 per year (136% of the MHI), paying over \$1,571 per month for mortgage, utilities, taxes, and insurance. Based on the 2024 household income distribution, over 60% of households earn less than this amount. Furthermore, as the required income exceeds the upper limit of the middle-income range, housing prices in the city are not attainable for most households.

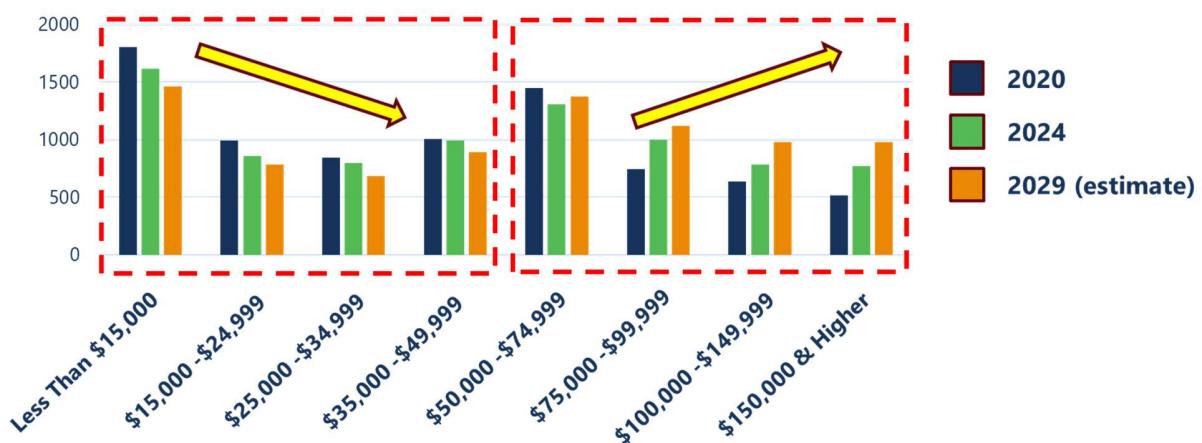
Current MP For-Sale Housing Costs



Source: US Census; & Zillow.

On the positive side, the chart above shows that from 2020 to 2029, household income distribution has become, and will continue to become, more balanced, with fewer households at the lower end and more households at the upper end. However, housing remains unaffordable for many households.

Distribution of Households by Income



Source: Bowen National Research.

NEIGHBORHOOD OPPORTUNITIES

To explore housing opportunities in the city, the report used the City's Geographic Information System to identify:

1. Vacant parcels for new developments in each neighborhood

The city has 186 vacant parcels totaling 232.4 acres, with the potential to accommodate 3,383 housing units under the current zoning code and district designation. The West neighborhood contains the highest number of vacant parcels (46 parcels), while the Central Business District (CBD) has the fewest (11 parcels). By area, the Southwest holds the largest share of vacant land (111.9 acres), compared to just 1.5 acres in the CBD. In terms of housing opportunities, the Southeast could support approximately 1,135 new units, whereas South Central could develop only about 94 units (see Tables in the Appendix).

2. Rezoning-eligible parcels for more housing diversity

Based on the Future Land Use (FLU) Map, 191 parcels in the city (including parcels without dwelling units today) are eligible for a rezoning (meaning the zoning map district designation for these parcels do not currently match the FLU designation). If rezoned, these parcels add to the potential to accommodate extra housing units in the future by (1) making rules more predictable and contextual, and (2) having requirements that enable greater diversity of housing.

Despite these current opportunities, the city has experienced a history of opposition to housing construction and rezoning efforts. Without housing developments, the city will be unable to meet its current and future needs. To understand these issues better, the city has partnered with CMU on several student-led projects since the release of the 2019 Housing Report, which are summarized below:

- Increasing Owner-Occupied Housing in Mt. Pleasant: Residents expressed dissatisfaction with neighborhood amenities and suggested improvements such as adding more sidewalks and installing better street lighting to enhance quality of life.
- Mt. Pleasant Rental Property Owner Focus Groups Technical Report: Property owners concerned that families may be reluctant to purchase a home in areas predominantly surrounded by student rentals.
- 2025 Neighborhood Mental Mapping: CMU students surveyed residents, asking them to draw mental maps of their neighborhoods to represent their subjective representation of the city's neighborhoods, according to their personal experiences and perceptions. The results revealed the following trends:

1. Nameless neighborhoods

Most of the city's neighborhoods have blur neighborhood boundaries and do not have unique names; instead, they are identified by directional references (north, south, east, west) and largely divided by busy streets (e.g., Mission St., High St., etc.). The absence of distinctive names reduces a sense of belonging. It can also create challenges in marketing neighborhoods for potential residents and developers. Establishing formal neighborhood names could strengthen local identity, foster community engagement, and create a clearer image for investment and development.

2. Exclusive neighborhoods

City features such as parks, commercial buildings, and vacant parcels are often perceived not being a part of a neighborhood, but instead, are identified as buffers or edges. Such perception may create resistance to future efforts aimed at promoting a mix of uses, walkable neighborhoods (where services can be accessed by foot), and a more efficient and sustainable land use through infill development and the redevelopment of vacant parcels.

RECOMMENDATIONS

In conclusion, this report calls for increasing both housing production and housing quality to expand the city's housing supply with more options, improve residents' living experiences, and ensure affordability for both present and future residents.

1. Housing production

The report highlights vacant and rezoning-eligible parcels within the city for potential housing developments. In addition, the city should pursue the following strategies:

a. Financial support

- Explore state-funded programs such as the MSHDA MI Neighborhood Program and the Employer-Assisted Housing Fund to incentivize greater-scale of housing-unit production, especially for the workforce.
- Leverage financial tools, including Tax Increment Financing (TIF), Neighborhood Enterprise Zones (NEZ), and Payment in Lieu of Taxes (PILOT) to fill development's financial gaps for affordable units.

b. Zoning reform & policy review

- Pilot zoning reform based on the American Planning Association recommendations and city's master plan, to promote more efficient and sustainable land use and accommodate additional housing.
- Streamline the development approval process to expedite project timelines and reduce administrative barriers, overall helping incentivize market-rate housing production.

2. Housing quality

To address the housing quality issues mentioned in the report, the City should continue to pursue the following strategies:

a. Financial support

- Continue to apply for funding assistant such as MSHDA's Neighborhood Enhancement (NEP) Program and the CDBG Housing Improving Local Livability (CHILL) Program to subsidize the improvement of the existing housing stock.
- Promote the State's downpayment assistance programs, mortgage credit certificates and rate relief mortgages to save lower-income homebuyers with purchasing costs, enabling those funds to go towards home improvements.

b. Property maintenance

- Continue to educate and enforce the International Property Maintenance Code (IPMC) through regular code inspections to ensure homeowners and landlords are maintaining and improving their properties.
- Conduct annual rental license inspections to ensure compliance and uphold housing quality standards.

APPENDIX

EXAMPLES OF BUILDING TYPES FROM OTHER CITIES



A pocket neighborhood in Seattle, Washington



An urban townhome in Vancouver, Canada

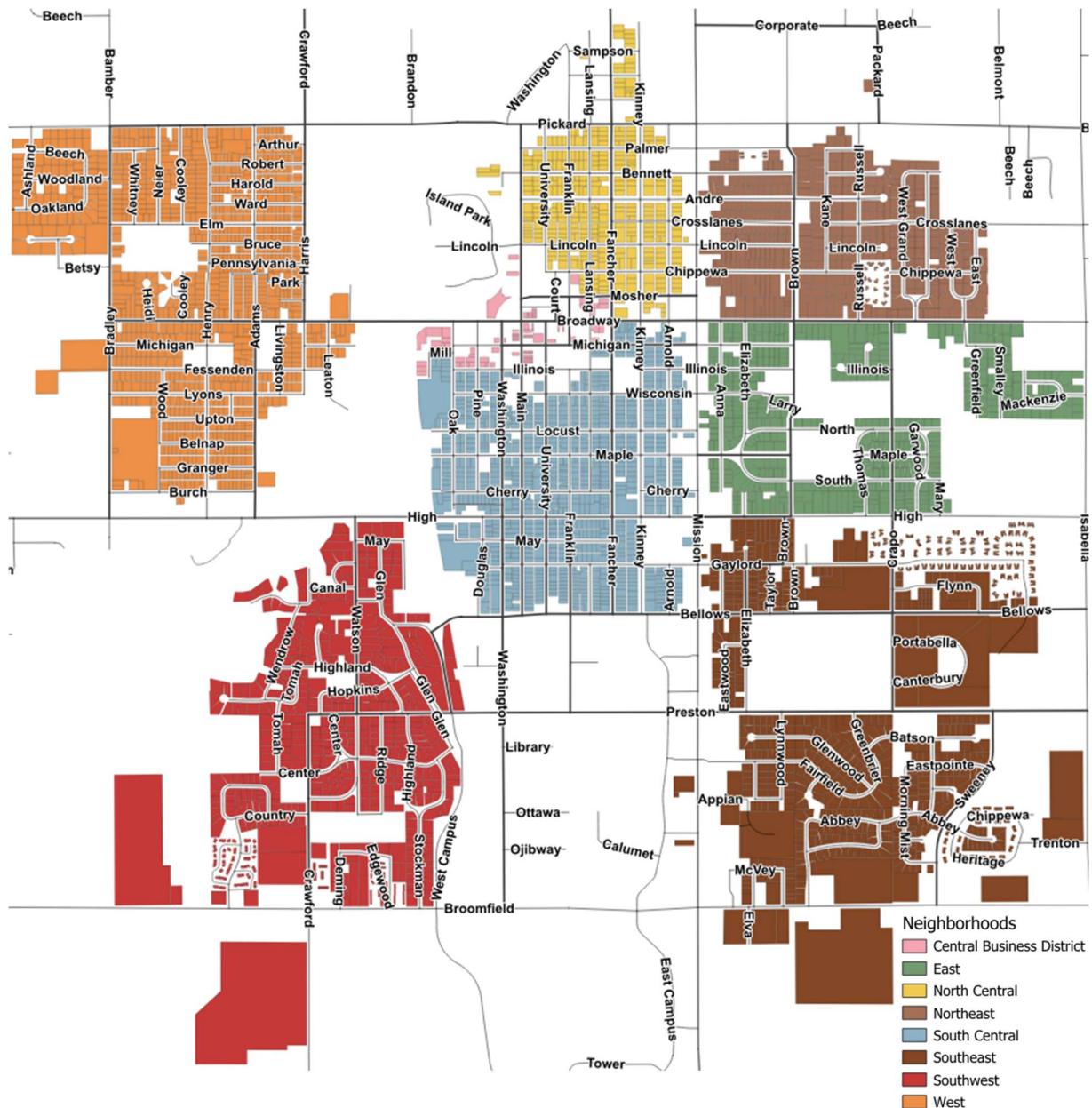


A mixed-use building in Ann Arbor, Michigan



A live/work building in Atlanta, Georgia

CITY NEIGHBORHOODS, RESIDENTIAL ONLY



CITY OF MT. PLEASANT HOUSING UNITS BY TYPE BY NEIGHBORHOOD, AUGUST 2025

	CBD*	East	North Central	North east	South Central	South east	South west	West	Total
House	18	401	278	391	549	442	391	830	3,300
House + ADU	-	8	24	10	52	2	-	10	106
Duplex	16	44	52	42	270	151	82	192	849
Triplex	9	3	36	6	120	-	3	3	180
Fourplex	4	-	20	32	76	183	16	8	339
Multiplex	6	-	11	8	63	17	15	-	120
Townhouse	-	-	-	3	43	80	91	-	217
Mixed-use	92	2	3	9	15	6	-	5	132
Multi-Unit Complex	114	-	-	22	219	1,784	728	164	3,009
Total Units	259	458	424	501	1,407	2,665	1,326	1,212	8,252
% Missing Middle	14%	10%	28%	18%	41%	16%	16%	17%	21%
% House	7%	88%	66%	78%	39%	17%	29%	68%	40%
% Rooming	1%	0%	1%	0%	18%	0%	1%	0%	3%
Average Year Built	<1902	1957	1908	1960	1916	1987	1972	1951	1944
% Principal Residence Exemption	3%	79%	52%	68%	25%	23%	30%	48%	35%
% Principal Residence Exemption, Houses Only	44%	83%	69%	82%	55%	87%	91%	63%	74%
Est. Population**	653	1,154	1,069	1,263	3,546	6,717	3,342	3,055	20,799

*Central Business District

**Calculated using an average household size multiplied by the number of dwelling units per district. Does not include individuals living in institutional settings, including students residing in on-campus housing.

**CITY OF MT. PLEASANT HOUSING UNITS BY TYPE BY NEIGHBORHOOD, AUGUST 2025,
CONT'D**

	CBD	East	North Central	North east	South Central	South east	South west	West	Total
Parcel*	70	430	337	437	805	785	585	942	4,391
Parcel Area (acres)	11.0	119.0	67.0	128.9	155.5	309.9	273.4	234.9	1299.6
Population Density (acres)**	59.3	9.7	16.0	9.8	22.8	21.7	12.2	13.0	16.0
Unit Density (acres)***	23.5	3.8	6.3	3.9	9.0	8.6	4.9	5.2	6.3
% Dwelling Units	3%	6%	5%	6%	17%	32%	16%	15%	100%
Units with a Principal Residence Exemption	9	363	220	339	353	603	399	586	2,863
Houses with a Principal Residence Exemption	8	339	201	326	319	386	354	524	2,457
Rooming Buildings	2	-	2	1	179	3	5	2	194
Rooming Units	3	-	3	1	254	3	7	2	273
Missing Middle Units	35	47	119	91	572	431	207	203	1,705
Vacant Parcel (count)	11	12	16	24	22	35	20	46	186
Vacant Area (acres)	1.5	14.3	4.4	20.0	3.7	27.6	111.9	49.0	232.4
Development Potential****	121	133	153	623	94	1135	685	439	3,383
Rezoning-Eligible Parcels*****	24	3	16	8	42	32	32	34	191

*Parcels with dwelling units.

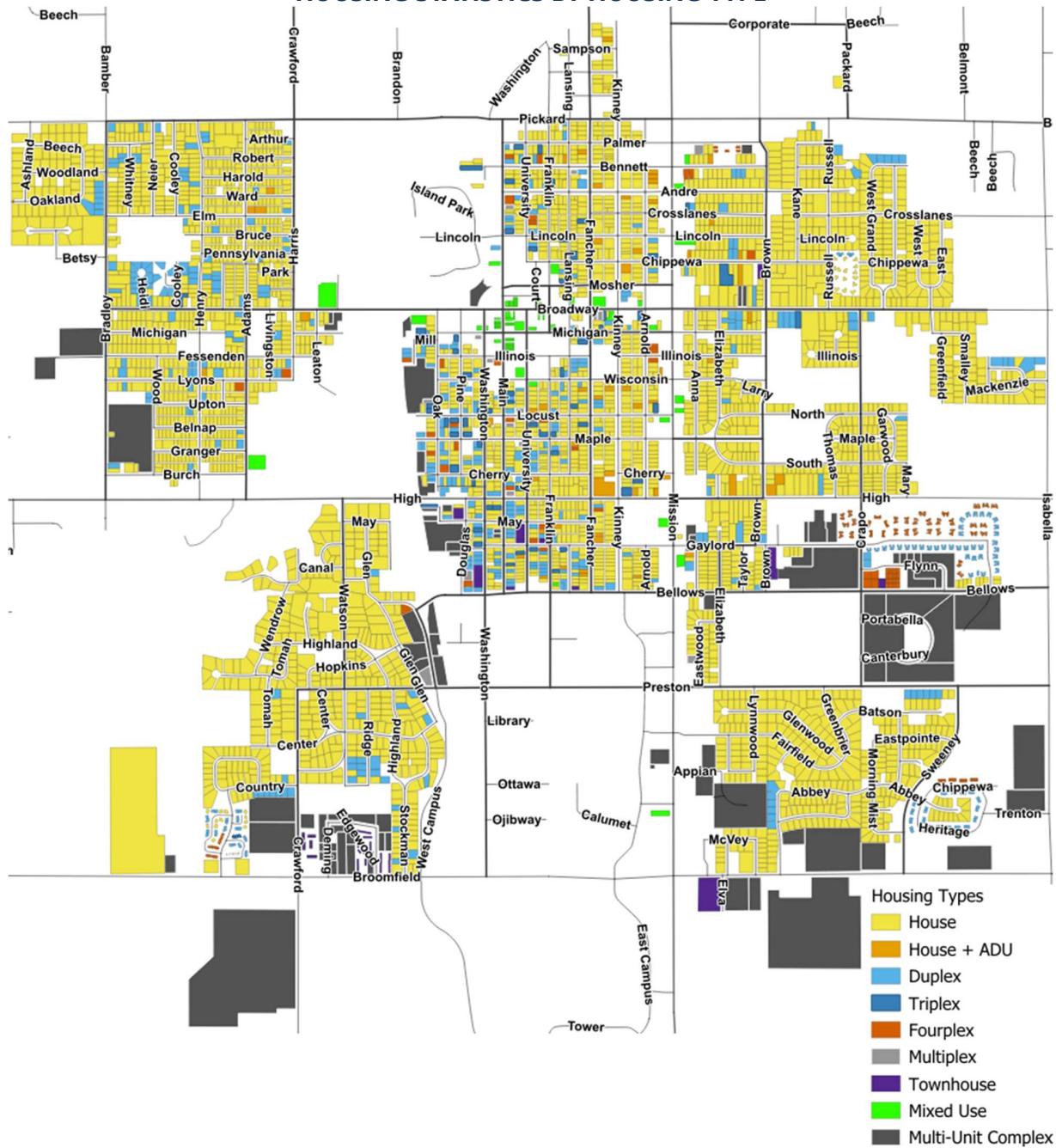
**Population Density = Population ÷ Dwelling Parcel Area

***Unit Density = Dwelling Units ÷ Dwelling Parcel Area

****Development potential for vacant parcels under current zoning code.

*****Parcels eligible for residential rezoning per FLU Map.

HOUSING STATISTICS BY HOUSING TYPE



HOUSING STATISTICS BY HOUSING TYPE

House

Single, detached unit on a single lot.

3,300 dwelling units (40% of all units)
2,457 dwelling units with a Principal Residence
Exemption (74%)
121 rooming dwelling units (4%)
Average year built: 1948



House + Accessory Dwelling Unit (ADU)

Single, detached unit with a second single, detached unit on a single lot.

106 dwelling units (1% of all units)
37 dwelling units with a Principal Residence
Exemption (35%)
10 rooming dwelling units (9%)
Average year built: 1918



Duplex

Two attached units (either stacked or side-by-side) on a single lot.

849 dwelling units (10% of all units)
202 dwelling units with a Principal Residence
Exemption (24%)
124 rooming dwelling units (15%)
Average year built: 1961



Triplex

Three attached units (either stacked or side-by-side) on a single lot.

180 dwelling units (2% of all units)
9 dwelling units with a Principal Residence
Exemption (5%)
3 rooming dwelling units (2%)
Average year built: 1906



Fourplex

Four attached units (either stacked or side-by-side) on a single lot, typically with a common entrance.

339 dwelling units (4% of all units)
132 dwelling units with a Principal Residence
Exemption (39%)
4 rooming dwelling units (1%)
Average year built: 1986



Multiplex

More than 4 attached units (either stacked or side-by-side) on a single lot.

120 dwelling units (1% of all units)
4 dwelling units with a Principal Residence
Exemption (3%)
No rooming dwelling units
Average year built: 1925



Townhouse

Attached units (over 4 units) placed side-by-side with individual entrances.

217 dwelling units (3% of all units)
No dwelling units with a Principal Residence Exemption
No rooming dwelling units
Average year built: 1984



Mixed Use

One or more attached units co-located with a non-residential use on a single lot.

132 dwelling units (2% of all units)
4 dwelling units with a Principal Residence Exemption (3%)
2 rooming dwelling units (2%)
Average year built: <1918



Multi-Unit Complex

Large parcels with four or more buildings, attached or detached, either on a single lot or with common shared grounds and typically not fronting on a public street

3,009 dwelling units (36% of all units)
4 dwelling units with a Principal Residence Exemption (0.1%)
7 rooming dwelling units (0.2%)
Average year built: insufficient data



HOUSING STATISTICS BY NEIGHBORHOOD



Central Business District

Population estimate: 652

Population density: 59.3 people per acre

Unit density: 23.5 units per acre

259 dwelling units (3% of all units)

9 dwelling units with a Principal Residence Exemption (3%)

8 houses with a Principal Residence Exemption (44% of houses)

3 rooming units (1%)

35 missing middle units (14%)

92 mixed-use units (36%)

Average year built: < 1902

70 dwelling parcels totaling 11.0 acres

11 vacant parcels totaling 1.5 acres

Vacant parcel development potential: 121 units

24 parcels eligible for rezoning



East

Population estimate: 1,164

Population density: 9.8 people per acre

Unit density: 3.8 units per acre

460 dwelling units (6% of all units)

363 dwelling units with a Principal Residence Exemption (79%)

339 houses with a Principal Residence Exemption (83% of houses)

No rooming units

47 missing middle units (10%)

Average year built: 1957

430 dwelling parcels totaling 119.0 acres

12 vacant parcels totaling 14.3 acres

Vacant parcel development potential: 133 units

3 parcels eligible for rezoning



North Central

Population estimate: 1,068

Population density: 15.9 people per acre

Unit density: 6.3 units per acre

424 dwelling units (5% of all units)

220 dwelling units with a Principal Residence Exemption (52%)

201 houses with a Principal Residence Exemption (69% of houses)

3 rooming units (1%)

119 missing middle units (28%)

Average year built: 1908

337 dwelling parcels totaling 67.0 acres

16 vacant parcels totaling 4.4 acres

Vacant parcel development potential: 153 units

16 parcels eligible for rezoning



Northeast

Population estimate: 1,262

Population density: 9.8 people per acre

Unit density: 3.9 units per acre

525 dwelling units (6% of all units)

339 dwelling units with a Principal Residence Exemption (68%)

326 houses with a Principal Residence Exemption (82% of houses)

1 rooming unit (0%)

91 missing middle units (18%)

Average year built: 1960

437 dwelling parcels totaling 128.9 acres

24 vacant parcels totaling 20.0 acres

Vacant parcel development potential: 623 units

8 parcels eligible for rezoning



South Central

Population estimate: 3,544

Population density: 22.8 people per acre

Unit density: 9.0 units per acre

1,409 dwelling units (17% of all units)

353 dwelling units with a Principal Residence Exemption (25%)

319 houses with a Principal Residence Exemption (55% of houses)

253 rooming units (18%)

572 missing middle units (41%)

Average year built: 1916

805 dwelling parcels totaling 155.5 acres

22 vacant parcels totaling 3.7 acres

Vacant parcel development potential: 94 units

42 parcels eligible for rezoning



Southeast

Population estimate: 6,717

Population density: 21.7 people per acre

Unit density: 8.6 units per acre

2,665 dwelling units (32% of all units)

603 dwelling units with a Principal Residence Exemption (23%)

386 houses with a Principal Residence Exemption (87% of houses)

3 rooming units (0%)

433 missing middle units (16%)

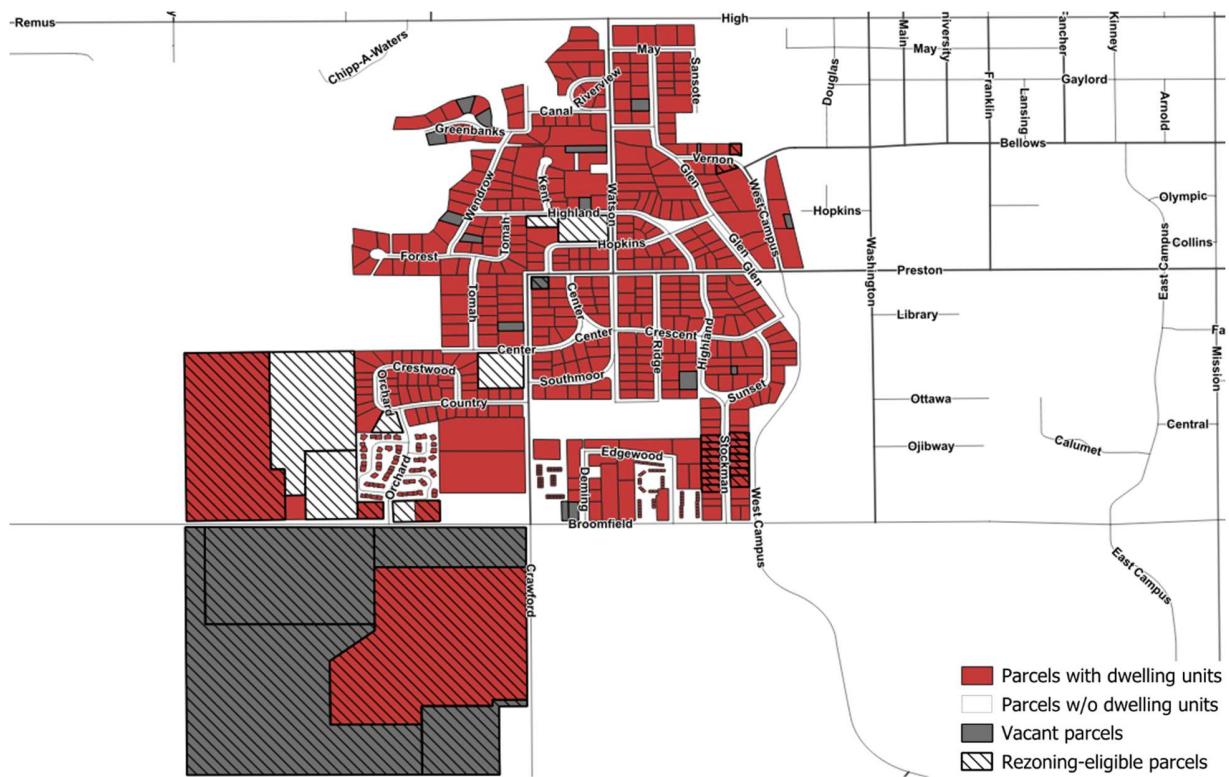
Average year built: 1987

785 dwelling parcels totaling 309.9 acres

35 vacant parcels totaling 27.6 acres

Vacant parcel development potential: 1,135 units

32 parcels eligible for rezoning



Southwest

Population estimate: 3,340

Population density: 12.2 people per acre

Unit density: 4.9 units per acre

1,326 dwelling units (16% of all units)

399 dwelling units with a Principal Residence Exemption (30%)

354 houses with a Principal Residence Exemption (91% of houses)

7 rooming units (1%)

207 missing middle units (16%)

Average year built: 1972

585 dwelling parcels totaling 273.4 acres

20 vacant parcels totaling 111.9 acres

Vacant parcel development potential: 685 units

32 parcels eligible for rezoning



West

Population estimate: 3,053

Population density: 13.0 people per acre

Unit density: 5.2 units per acre

1,212 dwelling units (15% of all units)

586 dwelling units with a Principal Residence Exemption (48%)

524 houses with a Principal Residence Exemption (63% of houses)

1 rooming unit (0%)

203 missing middle units (17%)

Average year built: 1951

942 dwelling parcels totaling 234.9 acres

46 vacant parcels totaling 49.0 acres

Vacant parcel development potential: 439 units

34 parcels eligible for rezoning