



Quick Facts: Housing



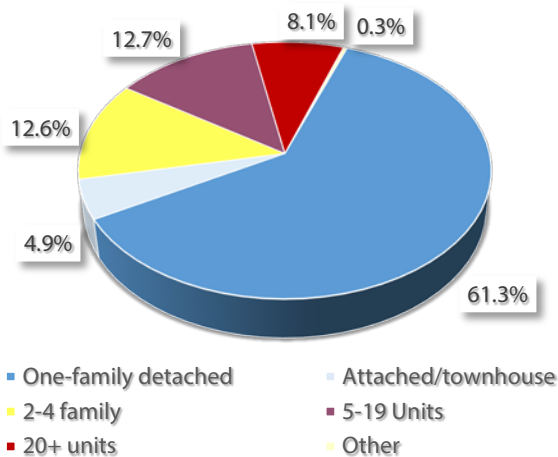
LENOX HOUSING STATS

- **Total Units: 2,938**
- **Vacant: 24%**
- **Seasonal % Vacant: 80%**
- **Occupied: 76%**
- **Homeownership Rate: 67%**



Housing Types in Lenox (2013)

(Source: American Community Survey)



Lenox has ...

- **Fairly new housing stock** compared with most of Berkshire County. The median year built for housing units in Lenox is 1967 (and 1953 for the county as a whole).
- **Fairly expensive housing.** The upper-quartile value of year-round homes in Lenox is over \$400,000, and the upper-quartile year-round rent is almost \$1,000.
- **Remarkably small households.** The town's average household size overall is 2.09 people, with a range of 1.58 people per renter household and 2.39 per homeowner household. Lenox's average renter household is the smallest for mid-county communities.
- **Renters comprised primarily of older (over 55) households.** Lenox has by far the largest percentage of "older" renter households of all towns in its area: **59.5%**. There are very few families in rental housing in Lenox.
- **Many unaffordably housed residents.** Over 34 percent of Lenox households (735) pay more than 30 percent of their monthly income for housing: principal, interest, taxes and insurance for homeowners, and rent and basic utilities for renters. This is known as **housing cost burden**.
- **Low- and moderate-income residents with high housing costs and other housing problems,** e.g., substandard housing or overcrowded housing. Approximately 46 percent of Lenox households (1,025) have incomes at or below 80 percent of the median for Berkshire County. Of them, 63 percent are housing cost burdened.
- **A small inventory of subsidized housing,** though Lenox and several surrounding communities have done more to create affordable housing than many towns in Central and Eastern Massachusetts. Today, 7.2 percent of Lenox's year-round units are deed restricted and priced for lower-income renters. **The town has no subsidized units for homebuyers.**

New Housing Construction Permits

(Source: Mass. State Data Center)

