

MIDDLETOWN

POPULATION
16,920

HOUSEHOLDS
7,237

MEDIAN HOUSEHOLD INCOME
\$97,650

59% OWN

41% RENT



HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price **\$725,000**

Monthly housing payment **\$5,661**

5 YEAR COMPARISON

2019 **\$402,282**

2024 **\$5,661**

↑ **80% INCREASE**

► AVERAGE 2-BEDROOM RENT

Rental payment **\$2,430**

5 YEAR COMPARISON

2019 **\$1,969**

2024 **\$2,430**

↑ **23% INCREASE**

\$226,456

Income needed to afford this

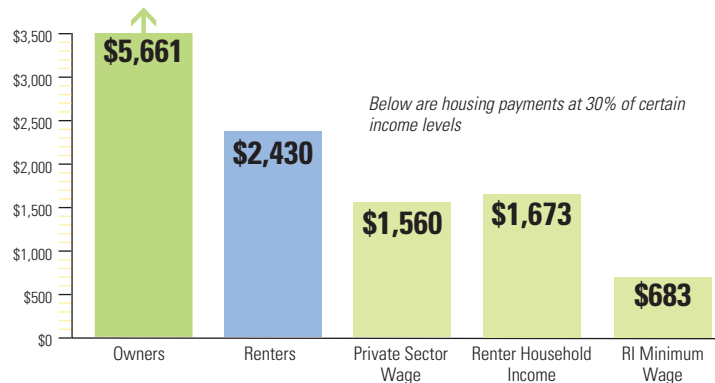
\$97,200

Income needed to afford this



AFFORDABILITY GAP

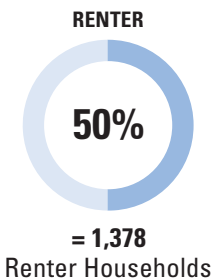
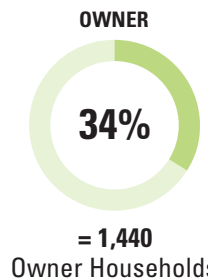
► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS



2,818 HOUSEHOLDS ARE COST BURDENED



A household is considered burdened if it spends 30% or more of its income on housing costs.



CURRENT HOUSING & DEVELOPMENT

► HOUSING STOCK

Total **8,255**

Single family **61%**

Two or more **39%**

► INFRASTRUCTURE

REGION: Southeast

Public Water

○ Nearly Full ○ Partial ○ None

Public Sewer

○ Nearly Full ○ Partial ○ None

► MULTIFAMILY BY RIGHT

Permitted right in one or more zones

○ Yes ○ No

► RESIDENTIAL DEVELOPMENT ORDINANCES

ADU AHTF AR CP FZ
G/VC ID IZ MU TOD

► 2024 BUILDING PERMITS: Total **136** Single family **12** Two or more **118** ADU **6**

► LOW AND MODERATE INCOME HOUSING RI General Law: 45-53-3(9)

Number of households below HUD 80% area median income: **2,885**



CURRENT **6.13%** % of year-round housing stock

460* # of long-term affordable homes
*108 vouchers



Elderly **21%**



Family **58%**



Special Needs **20%**

ADDED UNITS

Ownership **0**

Rental **0**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

101