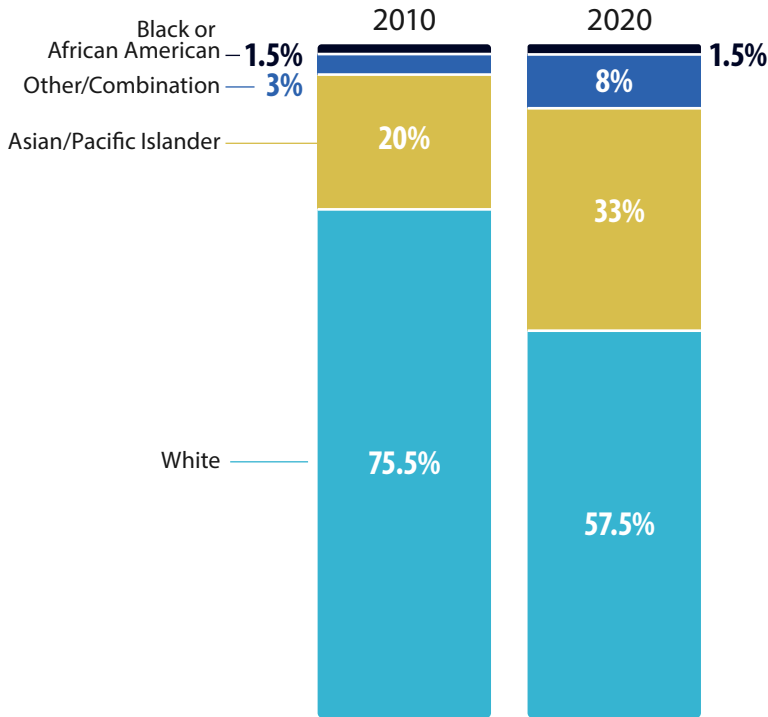


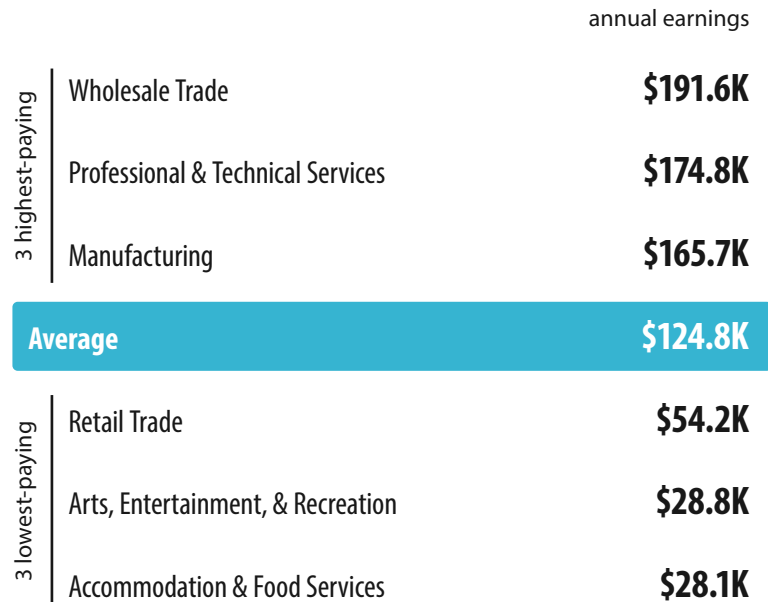
LEXINGTON HAS DIVERSE HOUSING NEEDS

LEXINGTON HAS GROWN MORE DIVERSE



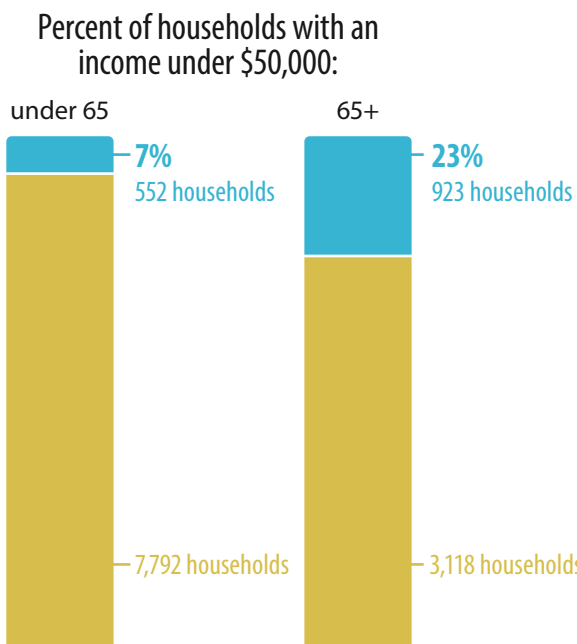
Source: Decennial Census 2010 & 2020 (Table PL94-171)

LEXINGTON INDUSTRIES PAY A WIDE RANGE OF WAGES



Source: MA Department of Economic Research for 2022

MORE SENIOR HOUSEHOLDS HAVE LOW INCOMES

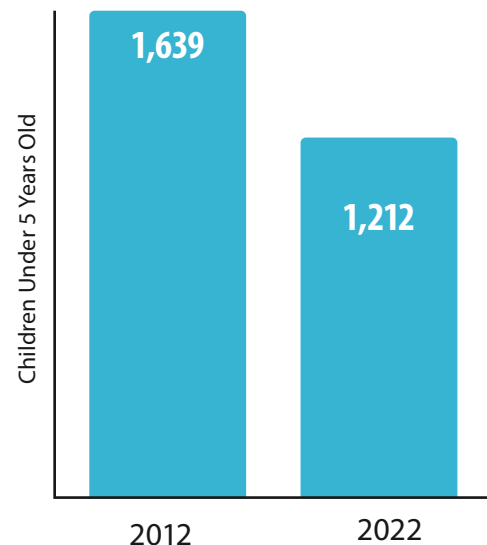


Senior households (headed by someone 65 years or older) make up **1/3** of Lexington's total households, but make up **2/3** of Lexington's households with an income under \$50,000.

Source: American Community Survey, Table B19037, Year 2022

THERE ARE FEWER YOUNG CHILDREN

Lexington is mirroring the state's downward trend in numbers of children under age 5.



Source: American Community Survey, Table S0101

LEXINGTON HOUSING COSTS ARE INCREASINGLY OUT OF REACH

MANY HOUSEHOLDS ARE COST-BURDENED BY HOUSING



More than 2 in 5 (42%) households that **rent** their home spend over 30% of their income on housing.



More than 1 in 5 (22%) households that **own** their home spend over 30% of their income on housing.

Source: HUD CHAS Data, 2016-2020

BUYING IS TOO EXPENSIVE FOR CURRENT RESIDENTS

Lexington Median Income **\$206,323**

Income Needed to...

Rent a One-Bedroom Home **\$96,000**

Median Monthly Rent: \$2,400

Rent a Two-Bedroom Home **\$128,000**

Median Monthly Rent: \$3,200

Rent a Three-Bedroom Home **\$140,000**

Median Monthly Rent: \$3,500

Buy a Condo **\$229,964**

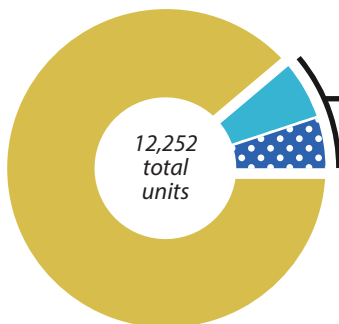
2022 Median Price: \$850,000 (20% down, \$300 condo fee, 6.5% interest)

Buy a Single-Family Home **\$384,643**

2022 Median Price: \$1,500,000 (20% down, 6.5% interest)

Sources: Lexington Median income from 2022 ACS (Table S1901), Median Rents (July 2023) from Zillow Observed Rent Index, Sales prices from Warren Group, Affordability Calculator from EOHL

LEXINGTON EXCEEDS THE STATE MINIMUM FOR AFFORDABLE HOUSING

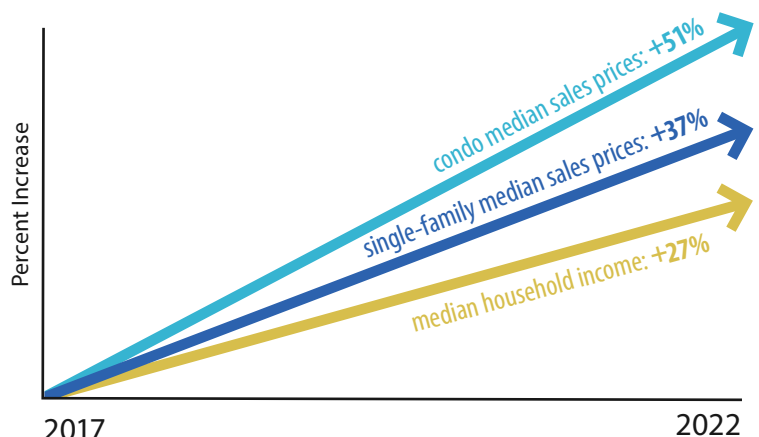


11% of Lexington's housing units are on the Subsidized Housing Inventory. Of the 1,354 restricted units, **nearly half** charge market rents but are in developments that include affordable units.

All municipalities in Massachusetts need to have at least 10% of their housing considered affordable as defined by the state.

Source: EOHL

SINGLE-FAMILY HOME SALE PRICES ARE RISING FASTER THAN INCOME



Sources: Median Household Income: American Community Survey, Table S1901
Median Prices: Warren Group