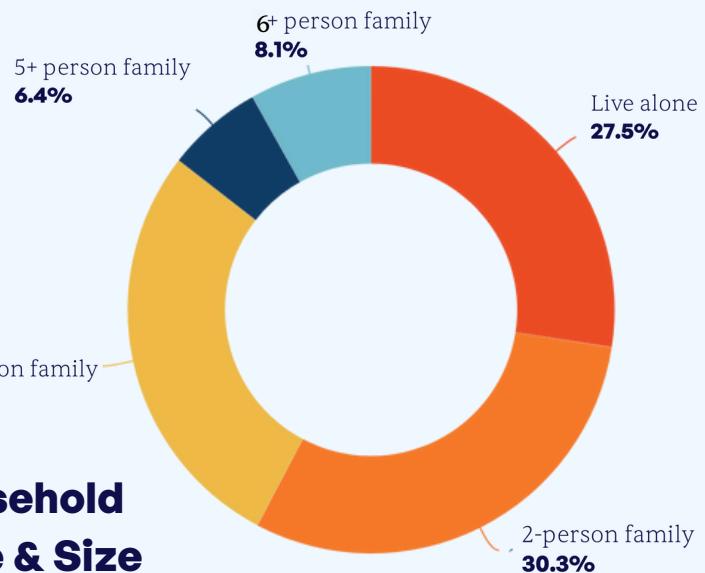


# Housing Needs in Eastern Connecticut

## New London, Tolland, and Windham Counties

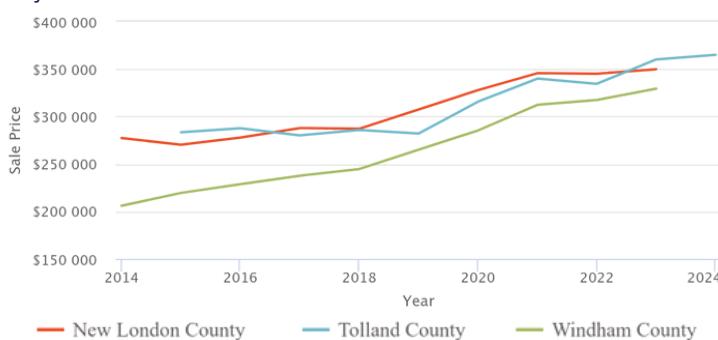
**Everyone in eastern Connecticut should be able to find an affordable home when they need one. Yet even for those working multiple jobs and earning the area median income, it's not easy. Why?**

Household composition has changed, but the type of homes we build has not changed in response. As a result, there is a gap between the homes we have and the homes residents need. Meanwhile, although the overall population has been declining, the number of households is actually growing. As a result, the region requires more housing even though there are fewer people.



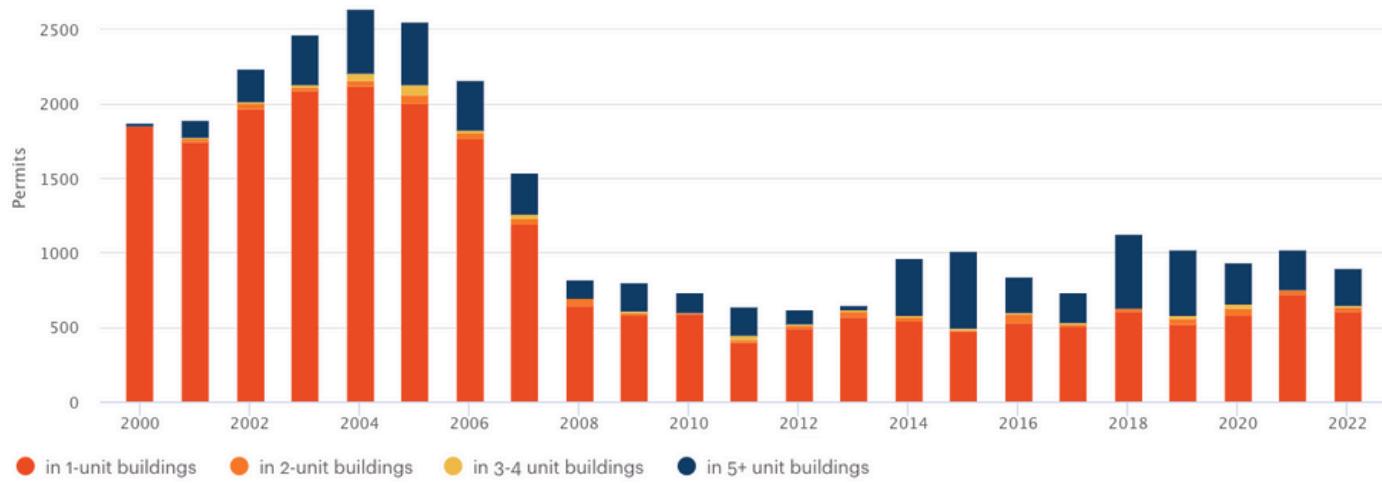
## Median Single-Family Home Sale Price

Adjusted for Inflation



Over the last 20 years, single-family home prices have increased significantly in the region, while the number of homes built annually has decreased. When communities do permit new homes, they are most often single-family homes or, less often, homes in multifamily buildings with five or more units. Homes in buildings with two to four units, are generally missing. In some communities, zoning prohibits the construction of multifamily housing.

## Housing Permits Issued



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The Center for Housing Opportunity Eastern Connecticut (CHO-EC) is a collective impact partnership between The Housing Collective, Partnership for Strong Communities, LISC CT, Community Foundation of Eastern Connecticut, Connecticut College, Eastern Connecticut State University, and United Way of Southeastern Connecticut. The data presented here comes from the Eastern CT Housing Needs Assessment, an October, 2024 CHO-EC report with Regional Plan Association. Scan the code to learn more or visit [cho.thehousingcollective.org](http://cho.thehousingcollective.org).



# SPRAGUE, CT

## Housing Needs in Eastern Connecticut

The median cost of housing in Sprague is lower than the national and state median costs. The median household income in Sprague is **\$78,399**. For this income, monthly housing payments (including rent or mortgage plus taxes and insurance) should not exceed **\$1,602**. In terms of purchasing power, a household can afford a house that costs **\$224,310** with a 20% downpayment, 5% interest, and no other debts. In Sprague, the median home sales price in 2024 was **\$297,881**, higher than many households can afford. 11% of households are cost burdened (they pay more than 30% of their incomes on housing) and 12% are severely cost burdened (paying more than 50% on housing). Additionally, transportation costs are high, creating an additional financial burden.

**1,171**

Households

**51%**

 1-2 person  
households

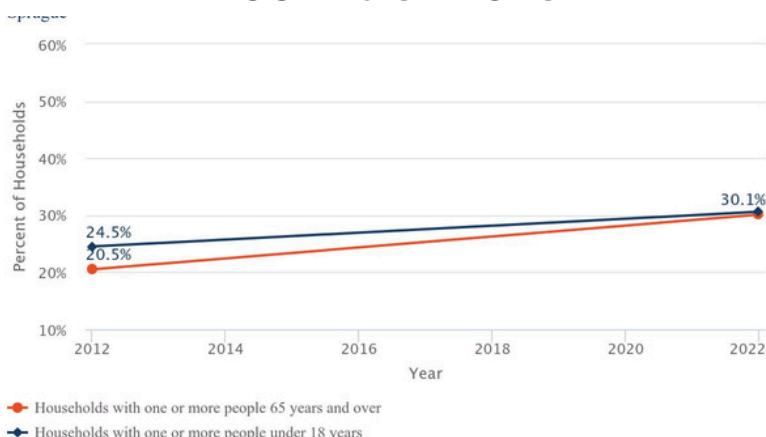
**5.6%**

 Rise in folks over  
the age of 65 since  
2012

**\$15K**

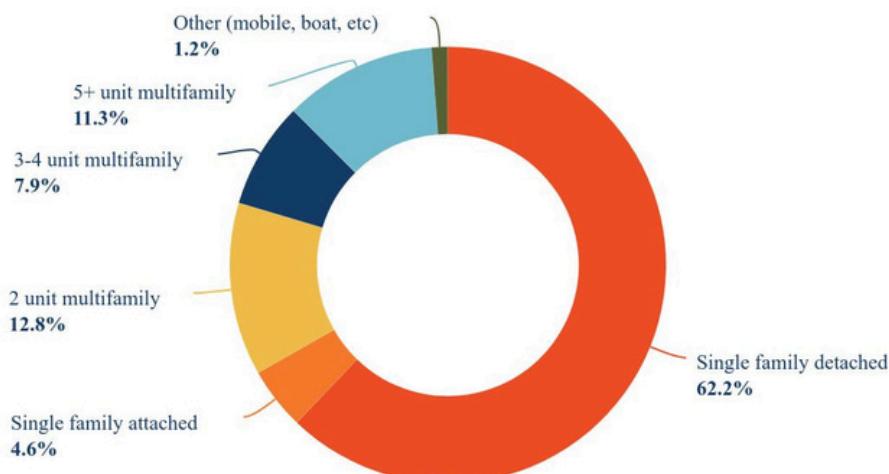
 Average yearly  
transportation  
cost

### % HOUSEHOLDS WITH YOUTH & SENIORS



US Census, American Communities Survey 2018-2022

### HOUSING UNIT TYPES



### HOUSING BY NUMBER OF BEDROOMS

