

# 2022 Yellow Springs Cost-of-Living Report III

*Addendum for the Yellow Springs Council*

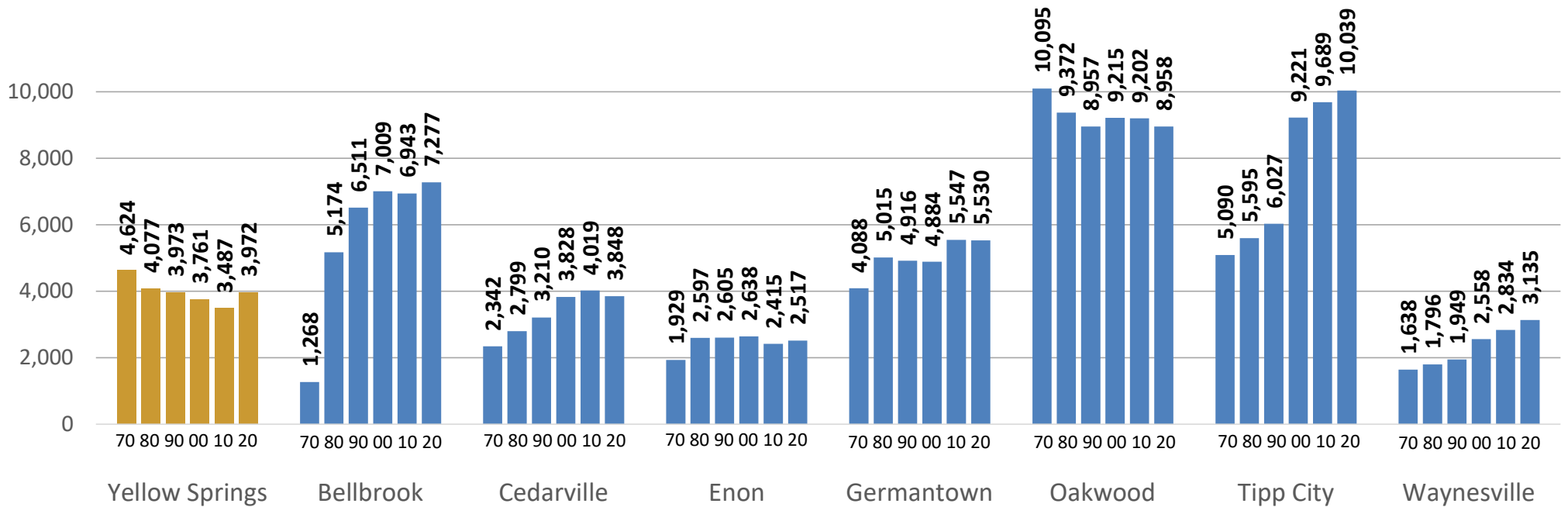


JAMES A. MCKEE ASSOCIATION (JAMA)  
P.O. BOX 263 YELLOW SPRINGS, OH 45387



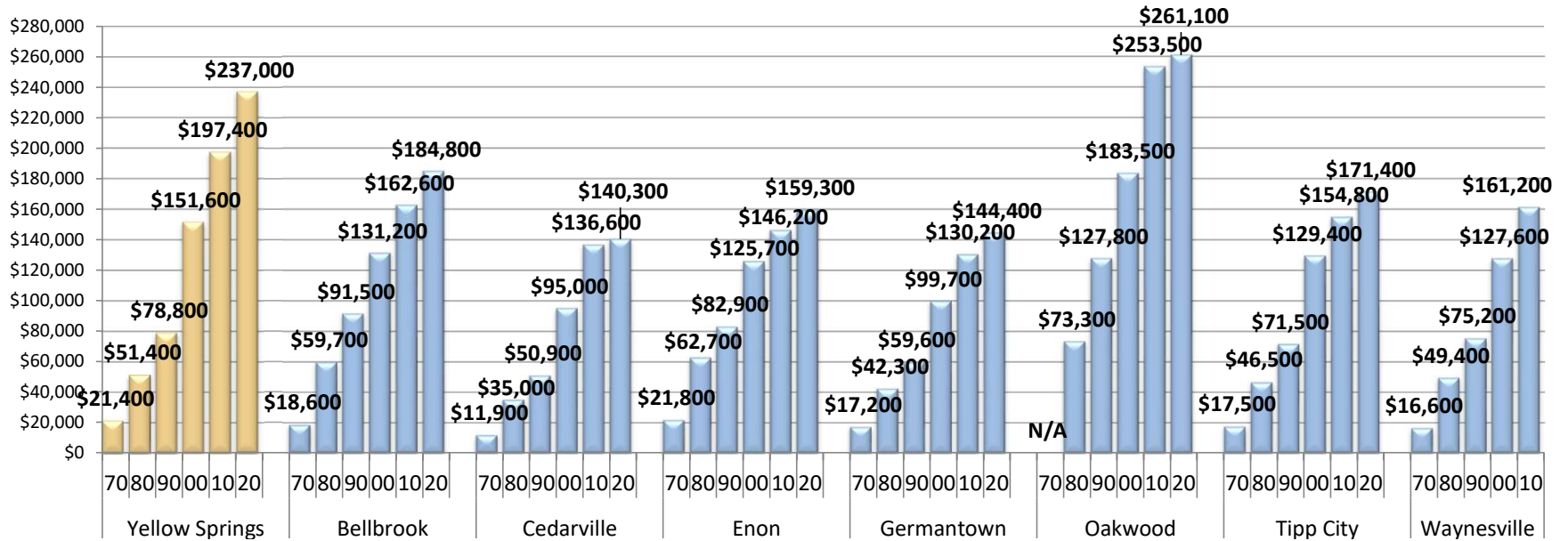
# Change in Total Population – Local Comparison

Comparison Community Population 1970-2020

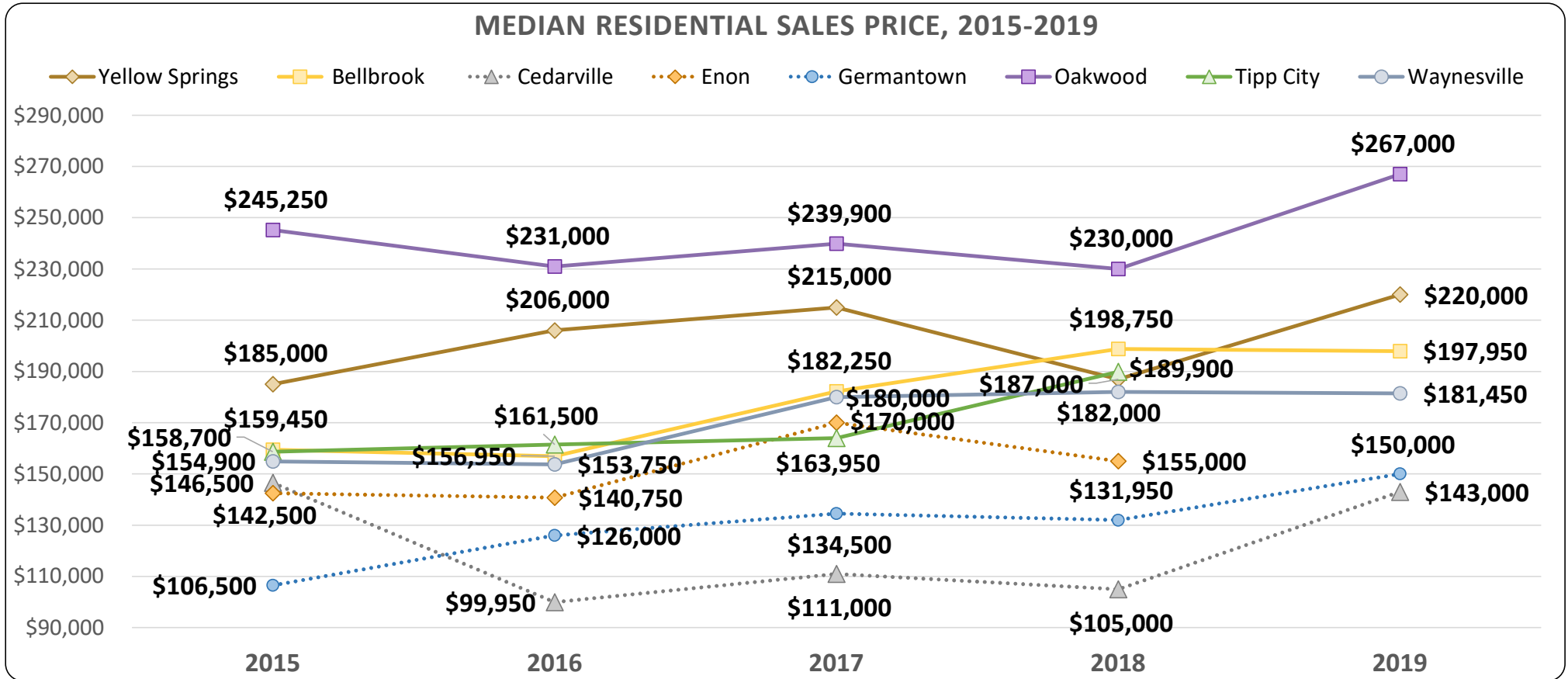


# Change in Median Housing Value – Local Comparison

Occupied Housing Units Median Value, 1970-2020 - Local Comparison



# Median Residential Sales, 2015-2019



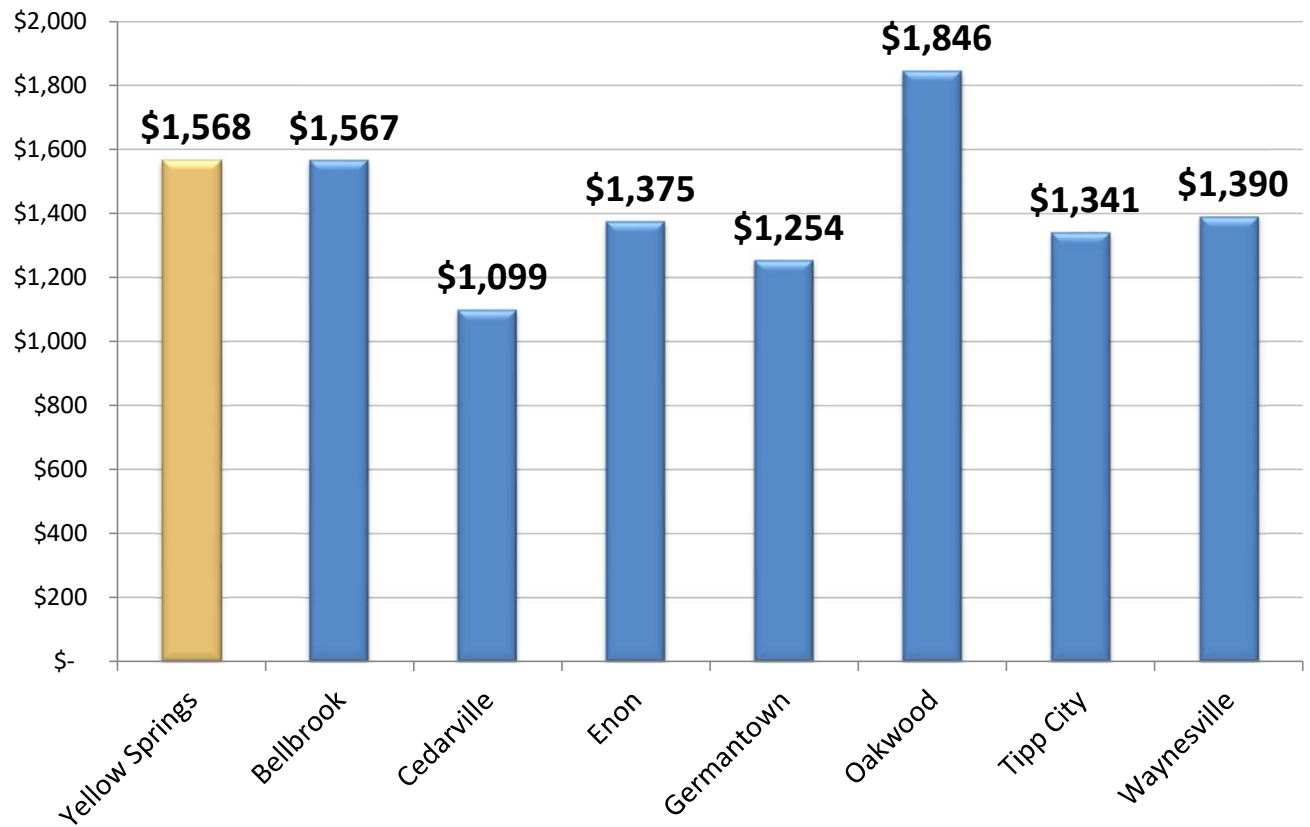
# Median Monthly Homeowner Costs – Local Comparison

Selected Monthly Owner Costs include homeowners with and without mortgages who have ongoing monthly costs:

- payments for mortgages, or other debts on the property
- real estate taxes
- fire, hazard, and flood insurance
- utilities (electricity, gas, and water and sewer)
- fuel (oil, coal, kerosene, wood, etc.)
- monthly condominium fees
- mobile home costs (when applicable)

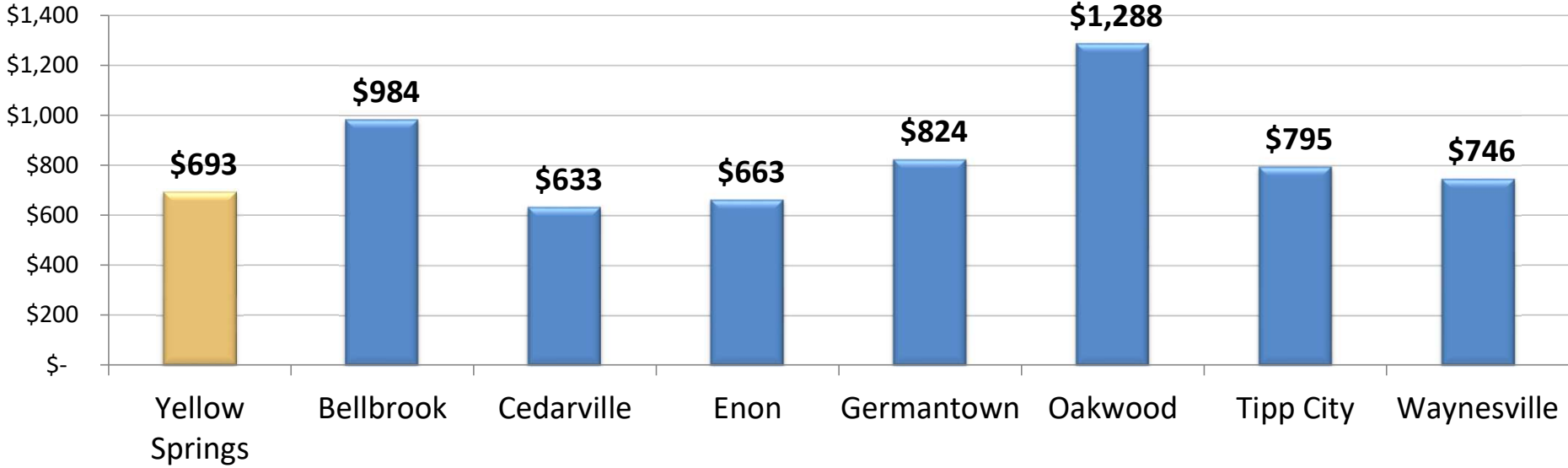
September 2022

### Owner Occupied Housing Units Median Mortgage & Selected Monthly Costs, 2020



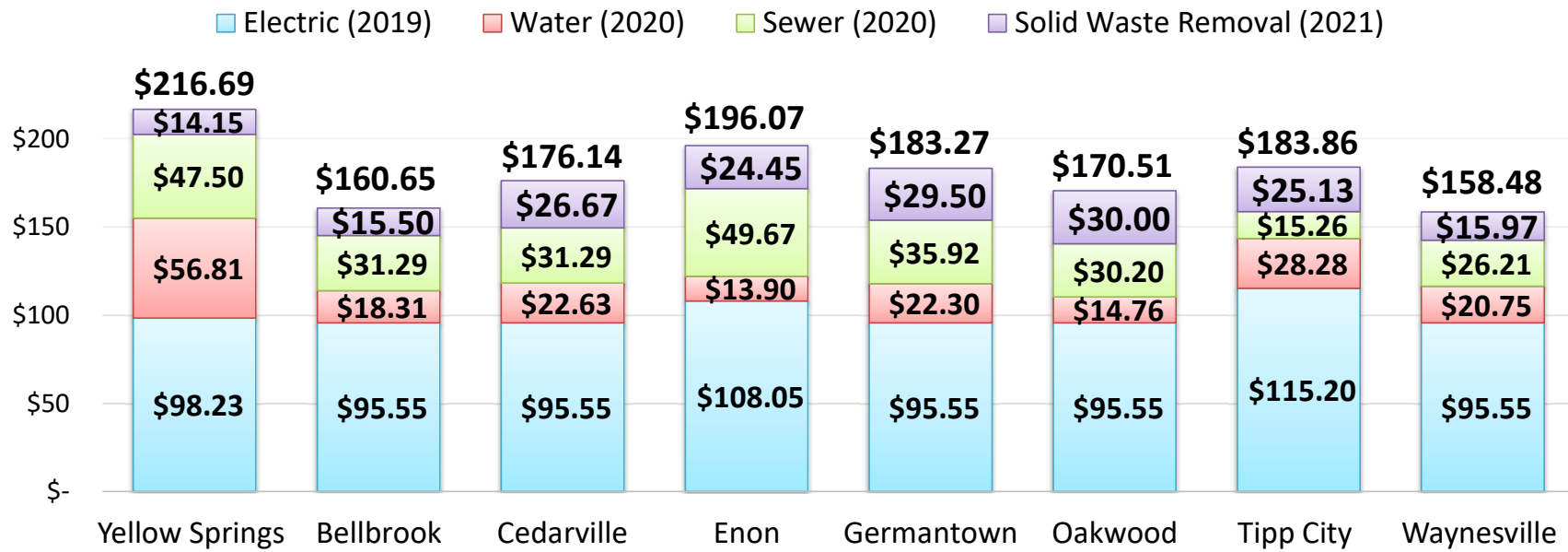
# Median Monthly Rent – Local Comparison

Renter Occupied Housing Units  
Median Monthly Rent, 2020



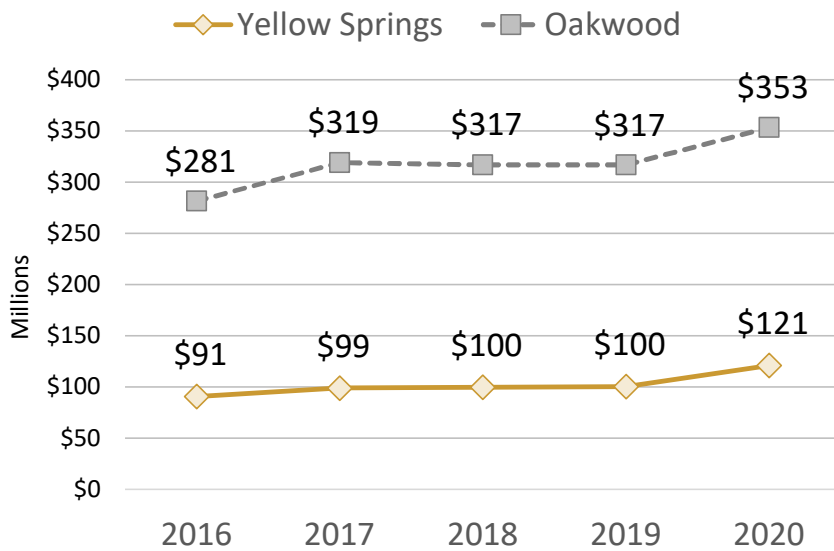
# Utilities – Local Comparison

COMPARISON COMMUNITIES - MONTHLY UTILITY COSTS

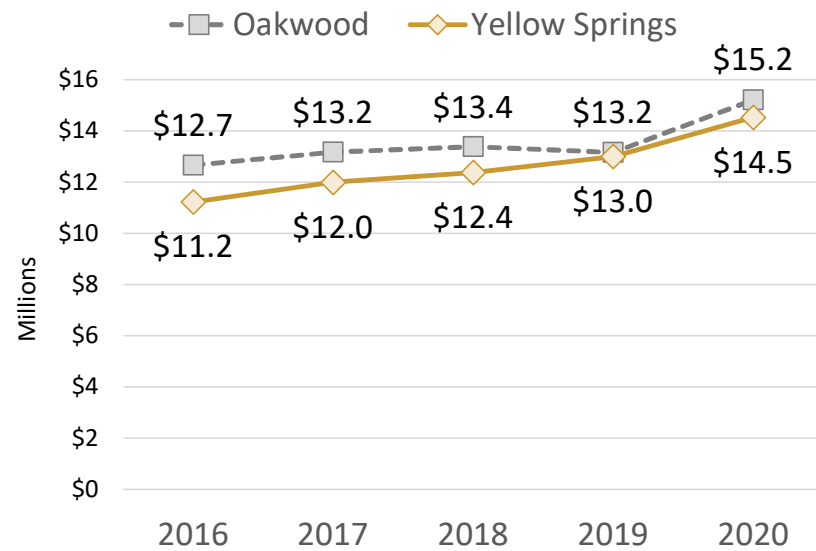


# Real Property Assessed Valuation, 2016-2020

## CLASS 1 – RESIDENTIAL/AGRICULTURAL



## CLASS 2 – COMMERCIAL/INDUSTRIAL

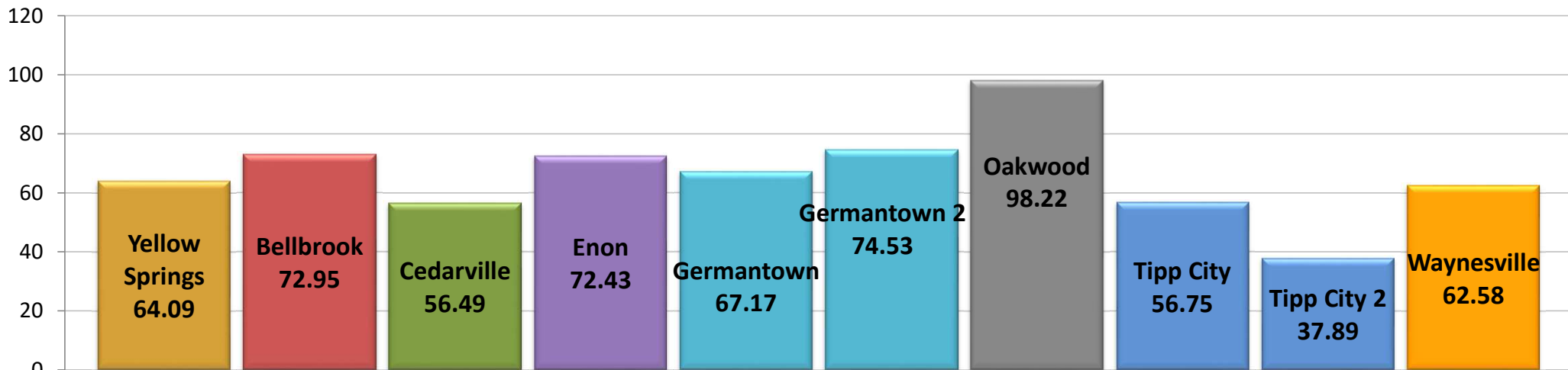




# Property Taxes, Effective Rate – Local Comparison

## Residential Class Effective Millage Rate, 2020

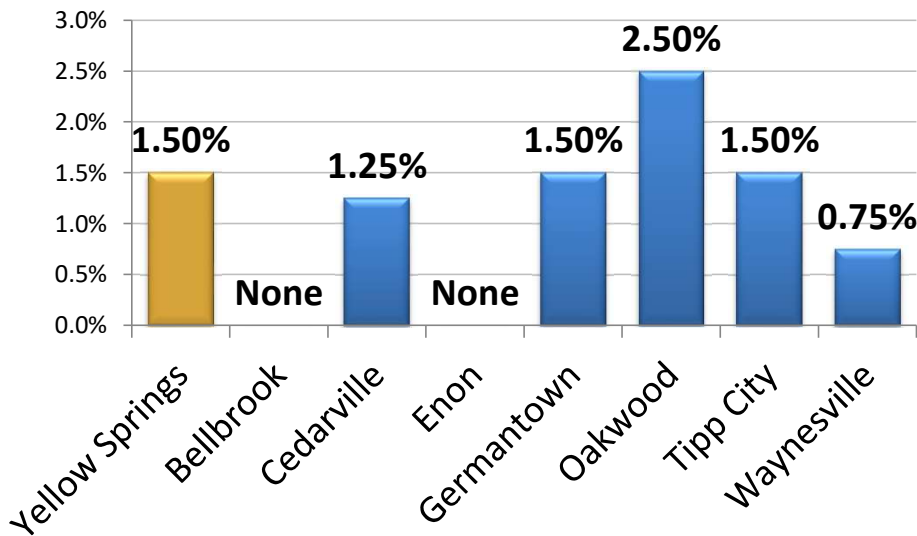
*for Effective Collection Year 2021*



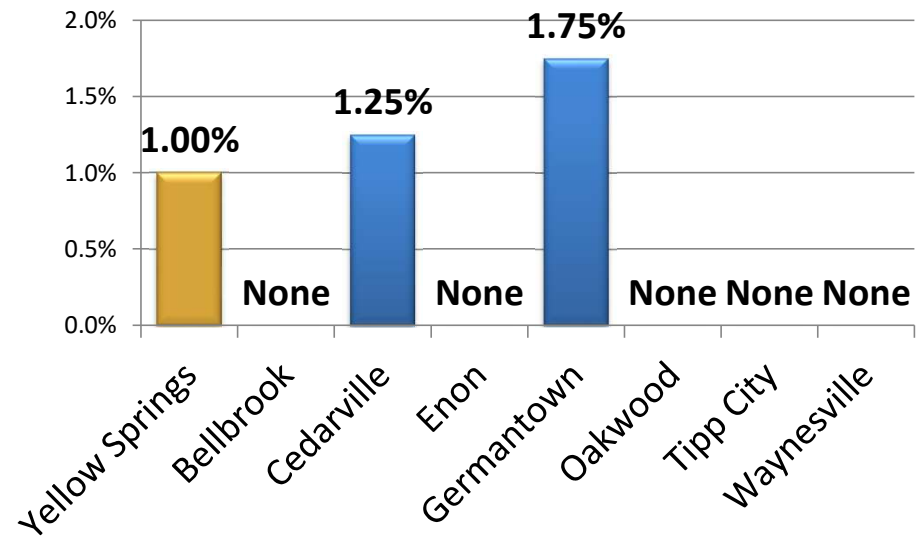
*\*Germantown & Tipp City have multiple taxing districts because of special assessments levied for services, such as street improvement or lighting district levies, payable to either in the township or incorporated portion of the jurisdiction providing the service(s).*

# Municipal & School Income Taxes – Local Comparison

**Municipal Income Tax Rates - Local Comparison**



**School District Income Tax - Local Comparison**



# Median Homeowner Property & Local Income Tax Burden

## Total Annual Property & Personal/School Local Income Tax Burden

for collection year 2021 based on Yellow Springs Median Income & Median Home Value

