

NEW MARLBOROUGH HOUSING NEEDS ASSESSMENT

In 2020 the committee secured a grant through the 2020 District Local Technical Assistance (DLTA) program to fund a housing needs assessment created by the Berkshire Regional Planning Commission (BRPC).

The complete Housing Needs Assessment is available in pdf format in its entirety here:

[Town of New Marlborough 2020 Housing Needs Assessment](#)

It's a fascinating read and we encourage you to make your way through it. One of the key findings of the study illustrates the profound demographic shift that took place as the population in New Marlborough grew older between 2010 and 2018 and younger residents did not move in. This paints a rather bleak picture in terms of the long term outlook for our town. The median age increased from 48.9 to 56 years, and the oldest age cohort grew in population by 18%. Furthermore, all three of the younger age cohorts declined in population by at least 25%, with the largest decrease coming in the 0-19 cohort, which declined 42%.

The following two tables show the past 8 years and then project the next 22.

New Marlborough Population Distribution by Age (2010-2018)

Age Cohort	Total Population 2010	% of Total Population 2010	TTL Population 2018	% of Total Population 2018	% Change
0-19	326	22%	189	14%	-42%
20-34	151	10%	113	9%	-25%
35-54	457	30%	331	25%	-28%
55-64	255	17%	275	21%	8%
65+	299	20%	404	31%	35%
Total Pop	1509	100%	1312	100%	-13%
Median Age	47.6		56.0		18%

New Marlborough Population Projection (2018-2040)

Age Cohort	2018Population	% of Total Population 2018	2040 Population Projection	% of Total Population 2040	% Change
0-19	189	14%	95	8%	-50%
20-34	113	9%	69	6%	-39%
35-54	331	25%	223	18%	-33%

55-64	275	21%	213	18%	-23%
65+	404	31%	608	50%	50%
Total Pop	1312		1208		-8%

As of the 2018 American Community Survey, the population of New Marlborough was 1,312. New Marlborough's population increased steadily between 1960 and 2010, growing by 39% over that period. However, between 2010 and 2018 the municipality experienced a 13% decrease in population. New Marlborough is one of the smaller communities in the Southern Berkshires, especially when compared to neighbors Sheffield and Great Barrington.

Table 2.1 New Marlborough and Nearby Municipalities: Population Change (1960 - 2018)

Town/County	1960	1970	1980	1990	2000	2010	2018
New Marlborough	1,083	1,031	1,160	1,233	1,494	1,509	1,312
Great Barrington	6,624	7,537	7,405	7,841	7,515	7,104	6,894
Monterey	480	600	818	774	936	961	753
Otis	473	820	963	1,067	1,364	1,612	1,420
Sandisfield	536	547	720	667	824	915	972
Sheffield	2,138	2,374	2,743	2,903	3,335	3,257	3,170
Tyringham	197	234	344	365	346	327	452
Berkshire County	142,135	149,402	145,110	139,352	134,953	131,219	126,348

Source: United States Decennial Census; 2018 American Community Survey Table DP05

The population in New Marlborough grew older between 2010 and 2018, with the median age increasing from 48.9 to 56 years, and the oldest age cohort growing in population by 18%. Furthermore, all three of the younger age cohorts declined in population by at least 25%, with the largest decrease coming in the 0-19 cohort, which declined 42%.