



Village of Groton, NY

**VILLAGE-WIDE
HOUSING
CONDITIONS SURVEY
2025**

December 4, 2025

Contents

Introduction.....	Page 1
Funding Acknowledgement.....	Page 1
Community Profile.....	Page 2
Housing Stock Profile.....	Page 2
Conditions Survey Description....	Page 4
Results and Analysis.....	Page 6
Funding Sources.....	Page 9
Summary of Key Findings.....	Page 10

Attachments

- Attachment 1: Template Conditions Survey
- Attachment 2: Housing Conditions Map
- Attachment 3: Census Data



**Homes and
Community Renewal**

Funding was provided by the Community Development Block Grant Program through the NYS Office of Community Renewal / Housing Trust Fund Corporation. Program administered locally by the Village of Groton.

Prepared for: Village of Groton, 308 Main Street, Groton, NY 13073

Prepared by: Thoma Development Consultants, 34 Tompkins Street, Cortland, NY 13045

Introduction

The Village of Groton is located in northeastern Tompkins County, about 20 minutes west of the City of Cortland and 25 minutes northeast of the City of Ithaca. The population of the Village of Groton is just over 2,100 residents. In its early days, Groton was home to the Standard Typewriter Company which manufactured the Corona Typewriter, earning Groton the title of the “Typewriter Capital of the World.” When the company closed in the early 1980’s, Groton quickly became a bedroom community for residents that work in larger nearby cities.

The Village is easily accessed by NYS Route 38 which runs from north to south from the northern Finger Lakes through the Southern Tier Region. Roughly 2,700 vehicles, on average, travel Route 38 through Groton each day. NYS Route 222 connects the Village of Groton to the City of Cortland and carries an average annual daily traffic count of over 2,400 vehicles per day.

In the past 20 years, the Village has administered several housing rehabilitation programs to address a range of housing needs in the community. Those programs rehabilitated dozens of homes for low-to-moderate-income persons. The Village’s most recent housing program funds were awarded in 2024 from the NYS Community Development Block Grant program. To better quantify and document overall housing conditions, the Village also applied for and was awarded a CDBG Community Planning grant from the NYS Office of Community Renewal in 2024 to conduct a community-wide housing conditions survey. This housing conditions survey will help the Village to focus its resources and prioritize its housing needs. The following report will also assist the Village in justifying future federal and state grant applications for housing assistance and support findings in the Village's 2025 Comprehensive Plan.

In February of 2025, the Village issued a request for proposals and hired Thoma Development Consultants of Cortland, NY to complete the housing conditions survey. Thoma Development is a community development consulting firm employing program managers with specific experience with the CDBG program, professional land use planners, and housing rehabilitation specialists. Thoma has over 40 years of housing rehabilitation experience and Thoma staff have completed several housing conditions surveys for communities across New York State.

This report presents data representing the condition of over 650 residential housing structures located within the Village of Groton. The report also includes maps of the village-wide housing conditions, indicating general locations and concentrations of substandard / dilapidated housing as well as an analysis of notable individual housing characteristics and statistics.

Funding Acknowledgement

The Village of Groton was awarded a CDBG Community Planning grant through the 2024 Consolidated Funding Application round from the NYS Office of Community Renewal / Housing Trust Fund Corporation. Grant program funds were utilized to fund the completion of this community-wide housing conditions survey.

Community Population and Income Profile

Population - The population of the Village of Groton decreased by over 10% between the years 2010 and 2025. The current population of the Village is about 2,100. Comparatively, Tompkins County, where Groton is located, experienced a 3% population increase between 2010 and 2025. The County's population increase is an outlier when compared to most counties across that state where populations have decreased. The population decrease in the village is characteristic of many small upstate New York communities as the Baby Boomer generation has moved into retirement and many have moved out of state.

About 35% of the Groton population is over the age of 60 according to the 2023 American Community Survey (ACS). The median age of residents in Groton is 46 years old compared to 33 in Tompkins County. The overall trend points toward an aging population with recent major increases in the age group of 60 to 64 years old.

Income - The US Census Bureau defines household income as the combined income of all persons residing together in a single home regardless of their relationship to each other. This is likely to be a more accurate indicator of income than "family income" which would take into consideration only those individuals that are related and residing together. According to the 2023 American Community Survey, the median household income in the Village was \$57,347. The median household income for the Village in 2018 was reported as \$52,321. This is roughly only a 9% increase in household income over five years. The rate of increase of the median household income in the Village of Groton has not kept pace with the increase of the median income of Tompkins County, which increased from \$58,626 to \$71,948, roughly a 20% increase over the same period. The Village's median household income is still behind the statewide median which was estimated at about \$84,000 in 2025.

Housing Stock Profile

General Housing Profile - There are 1,082 housing units in the Village of Groton according to the 2023 American Community Survey (this statistic has a large margin of error). The Census estimates that 58% of all housing units are single-family (one-unit) homes. Through completion of the 2025 housing conditions survey, Thoma Development Consultants determined that there are 588 single-family homes, 49 two-unit homes, and the remaining units are in structures containing three or more units or they are located in mixed-use downtown buildings. These numbers were identified during the field survey based on

exterior inspections alone, so there is likely only a small margin of error. According to the 2021 ACS, 63% of occupied housing units are owner occupied and 37% are rentals.

Housing Diversity – In addition to market rate housing, there are two main options for community-style senior living in the Village of Groton. Center Village Court I is an affordable housing development that offers 60 one-bedroom apartments. To be eligible to live in this senior community, a resident must either be 62 years of age or older or meet certain disability criteria if under 62. The units are rent limited based on 30% of the tenants adjusted income (very low income) and income limits apply. These apartments are regulated by USDA Rural Development. The Center Village Court Apartments are at capacity and there is currently a waitlist of eligible tenants that are seeking an apartment.

The Schoolhouse Gardens Apartments is located on Main Street in Groton, in the original Groton High School building. This independent senior living apartment complex offers 28 one and two-bedroom accommodations for seniors over the age of 62 and adults with disabilities. Schoolhouse Gardens is also a rent-subsidized affordable housing community. This facility is popular with senior residents and there is currently a waitlist for tenants.

Age and Style of Housing - The census indicates that 537 housing units, or 66% of the occupied housing units in the Village, were constructed prior to 1939. Those older homes are typically the most vulnerable to housing deterioration and will need major structural repairs and modernization of heating, electrical, and plumbing systems. Over 88% of the Village housing stock was constructed prior to 1980. According to the Census, there have been only 31 housing units built in the Village since 2000.

The Village of Groton housing stock consists of a mix of architectural styles including Victorian, Colonial Revival, Craftsman, and some pockets of more modern 70's/80's split level and ranch homes. It is important to note that there are no townhome or condo developments within the Village.

There are also neighborhoods including Spring Street, Linderman Ave., and West Cortland Street with many homes that were construct by the Smith Corona Typewriter Company around 1915. The Smith Corona homes were constructed by the Smith Corona Building and Improvement Company for corporate employees and tend to be smaller in size with a simple design aesthetic. These homes were mostly balloon-frame construction and in their original state, were poorly insulated and many have experienced foundation problems.

Housing Values - The median value of a single-family home in the Village of Groton is about \$153,000 according to the 2023 ACS. According to real property listing and sales data from 2023 and 2024, the median listing price for homes in Groton has fluctuated between \$159,000 and \$230,000. The average home sale price over the last year has been roughly \$225,000 according to real estate transaction records. This data represents a steep incline in home values in Groton since 2020. This data was collected during a period when the housing market had peaked but sales were leveling off, so it is likely that the listing and sales figures reported at the lower end of the median are more accurate. Traditionally, the housing market in Groton has been balanced, with supply and demand being about equal.

Housing Cost Burden – To ensure affordability, it is widely accepted that a household should spend no more than 30% of its gross income on housing costs. When housing expenses exceed this threshold, the household is considered "cost burdened" and may struggle to cover home maintenance and other necessary or desired living expenses. Basic housing costs include mortgage payments or rent, property taxes, and insurance. According to the 2023 ACS, 35% of renters are cost burdened by housing expenses, paying more than 30% of the household's gross income for rent. The rate is slightly lower for homeowners with a mortgage with 25% of owners that are cost burdened by basic housing expenses. The rate of cost burdened homeowners is typically indicative of the population segment that will be living in substandard housing conditions because the demographic is the most likely to struggle with long term maintenance and home repairs. These households often qualify for housing rehabilitation assistance through state and federal grant programs such as the Community Development Block Grant Program.

Conditions Survey Description

Objective - The purpose of the Housing Conditions Survey was to identify all substandard housing conditions within the Village of Groton. This study will provide the village leadership with the data required to prioritize housing issues and target potential housing solutions. Specifically, the study will provide the supporting information and statistics needed for the Village to document the need for housing rehabilitation when it applies for state and federal grant funding from programs such as the CDBG Housing Rehabilitation program, AHC, and the HOME Program.

Survey Method – The Village of Groton Housing Conditions Study focused on assessing the exterior conditions of all housing, including single-family, two-unit, and multi-family housing throughout the entire village. Housing conditions were assessed on all streets and in all neighborhoods. Thoma Development Consultants used tax assessment data to map the location of all residential structures in the village categorized as single-family, two-family, three-family, and multi-unit residential apartments with more than three units. The village-wide housing location map was then divided into distinct walkable neighborhoods to assist with traversing the community and assessing residential housing structures during the in-person exterior housing inspections.

During the summer of 2025, staff from Thoma Development Consultants, including CDBG Program Managers and housing rehabilitation specialists, completed exterior housing inspections of every residential structure within the Village. To assess the condition of each property, inspectors utilized the definition of "standard" and "substandard" conditions that are delineated by the New York State Office of Community Renewal's CDBG Housing Rehabilitation program guidelines. The condition of each housing structure was classified as "standard," "moderately substandard," or "severely substandard" based on the number of housing components that contain "minor," "major," or "critical" defects. If a structure is so defective that it cannot be economically rehabilitated, the structure was classified as dilapidated.

The following definitions, consistent with the CDBG program, were utilized to classify the condition of each residential structure.

Structural Housing Components:

Primary Components – Foundation, exterior wall structure, roof structure, floor structure, columns, joists, and partitions.

Mechanical Components – windows, doors, plumbing, heating, electrical, wells and water mains, septic systems or waste lines, gas lines.

Secondary Components – Siding material, trim and fascia and soffit, roofing material, porches and exterior stairs and railings, chimneys, flooring material, ceilings, lighting, ventilation, interior stairs and railings.

Degree of Component Deficiency:

Critical Defects – Component is badly deteriorated, sinking, leaning, non-operative or nonfunctioning, out of plumb, or unsafe to an extent requiring complete replacement.

Major Defects – Component is badly deteriorated and in need of major repair or replacement.

Minor Defects – Component is worn, loose, or cracked and in need of repair.

Sound – Component needs no more than normal maintenance.

Overall Housing Condition:

Standard – Having no critical or major structural defects and the appearance does not create a blighting influence. Requires no more than normal maintenance.

Substandard – Housing units that have one or more major and/or critical structural defects but can still be repaired at a reasonable cost. The degree of substandard is either moderate or severe according to the number of defects and the degree of the deficiency.

Moderately Substandard – Housing structure has less than three major defects and can be restored to a standard condition for a reasonable cost.

Severely Substandard – Housing structure has three or more major defects or at least one critical defect and can be restored to a standard condition for a reasonable cost.

Dilapidated – Units are substandard to a degree requiring demolition or where three or more critical deficiencies are present that cannot be repaired to a standard condition for a reasonable cost.

To collect the data on village-wide housing conditions, the inspectors walked the full length of every road within the village and observed the condition of each individual housing structure. Conditions were assessed in person by qualified representatives from Thoma Development Consultants and the data points were recorded instantaneously to an electronic database.

Once the field survey was complete, the resulting data was reviewed for any inconsistencies and recording duplications. The final conditions data was then geolocated to village address point data utilizing BatchGeo and Google Maps. This tied the conditions data from the field observations to a base map layer of the village so that the location of all substandard housing conditions could be mapped. To maintain privacy, the housing locations indicated on the map are approximate and specific locations and individual property addresses are not tied to the map. See “Attachment 2: Housing Conditions Map.”

Results and Analysis

Thoma Development Consultants completed in-person exterior conditions assessments for every residential structure within the Village of Groton in 2025. This included 588 single-family homes, 49 two-unit structures, and 21 structures that contained three or more units. In total, 658 residential structures were assessed, all containing a total of about 766 housing units. 89% of residential structures were single family homes, 8% of structures contained two residential units, and only about 3% of structures contained three or more housing units. The field survey covered all village neighborhoods including some relatively newer development nearest the Village limits.

Substandard Rate in Housing Structures - The overall substandard rate for residential structures in the Village of Groton is 30% (200 substandard housing structures). 127 structures are in moderately substandard condition (19 %), 70 structures are severely substandard (11%), and 3 structures are dilapidated (<1%). It should be noted that there were several housing structures in the Village that were severely substandard, but were actively being rehabilitated or were slated for renovations under the Village’s 2024 CDBG housing rehabilitation program.

VILLAGE OF GROTON HOUSING CONDITIONS SURVEY 2025

Exterior Housing Conditions 30% Substandard Rate for Structures 33% Substandard Rate for Units					
	Single-Family Structures	Two-Unit Structures	Three-Unit or More	All Structures	All Housing Units
Standard Condition	422 (72%)	24 (49%)	12 (57%)	458 (70%)	517 (67%)
Substandard or Dilapidated	166 (28%)	25 (51%)	9 (43%)	200 (30%)	249 (33%)
Total # of Structures or Units	588	49	21	658 Total Structures	766 Total Units
Breakdown of Substandard Structures and Units					
Moderately Substandard	107 (18%)	14 (29%)	6 (29%)	127 (19%)	156 (20%)
Severely Substandard	56 (10%)	11 (22%)	3 (14%)	70 (11%)	90 (12%)
Dilapidated	3 (<1%)	0 (0%)	0 (<1%)	3 (<1%)	3 (<1%)

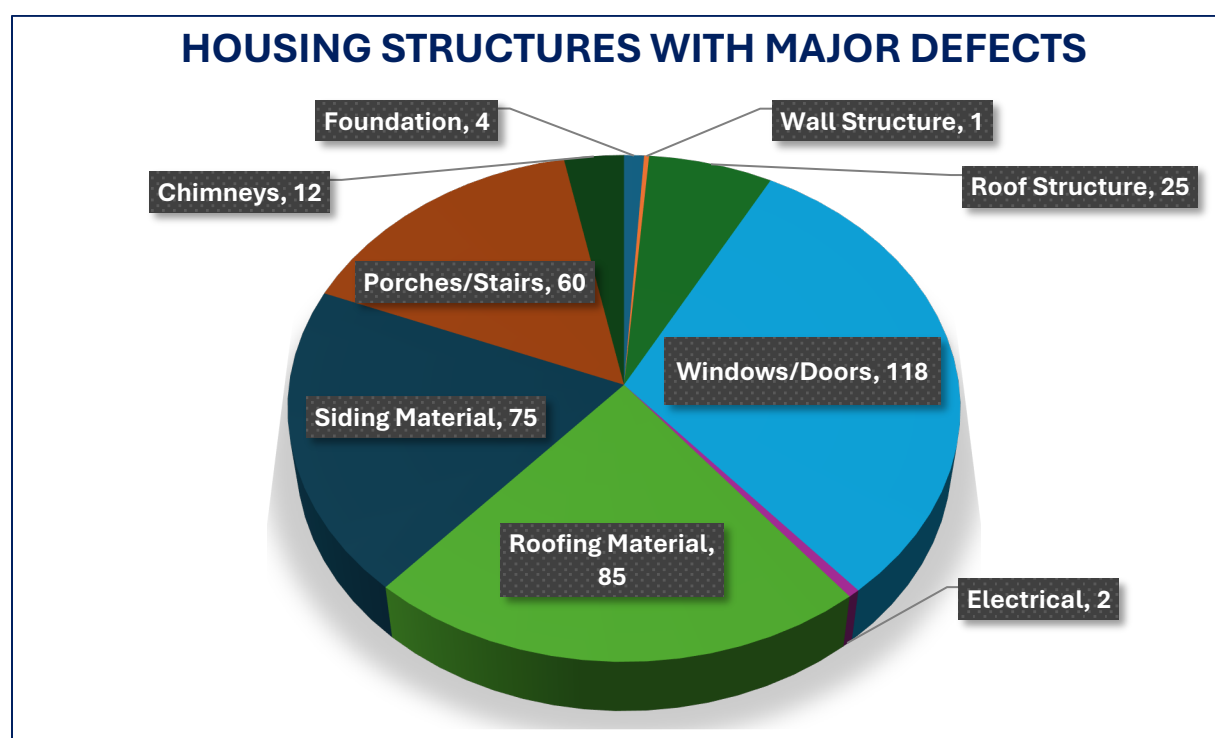
Substandard Rate in Housing Units – Of the 426 housing structures that were inspected, 588 units were in single-family structures, 98 units were in two-unit structures, and 80 units were in structures with three or more units for a total of 766 housing units that were observed. The substandard rate in the universe of housing units is 33%, with 249 of the 766 housing units located within substandard structures. The substandard rate for housing units is slightly higher than the rate for structures because the substandard rate of structures with two or more units is significantly higher than that of single-family homes in Groton. A significant 51% of the two-unit structures are in substandard condition.

Substandard Rate by Housing Type – The housing conditions study assessed the exterior condition of all housing structures in the Village of Groton, except for those located in mixed-use buildings and the larger housing developments at School House Gardens Apartments and Center Village Court Apartments. The substandard condition rate for structures containing two residential units is significantly higher than the substandard rate for single-family homes. The single-family substandard rate is 28% (166 out of 588 structures) and the substandard rate for two-unit structures is 51% (25 out of 49). The condition of structures with three or more units appears to be slightly better, with a substandard rate of 43%.

Concentrations of Substandard Housing – Substandard property conditions were observed village-wide. This is common for most communities in upstate New York. The

greatest concentration of standard condition housing was documented in the eastern portion of the village. This includes the eastern extents of Elm Street, Elm Street Extension, and Carpenter Avenue where homes tend to be more recently constructed. Otherwise, substandard housing conditions are spread evenly throughout the Village, with slight noticeable concentrations in the core of village, both east and west of State Route 38. Because substandard housing conditions are largely distributed evenly throughout the community, the village would be best served by focusing housing rehabilitation efforts village-wide, as opposed to targeting a specific area.

Common Housing Component Defects - The presence or absence of “major” housing defects largely dictates the substandard classification of a housing structure in Groton. Within the group of 200 substandard housing structures that were identified as part of this conditions survey, there were 382 major exterior defects and 14 critical defects. The most prevalent of the major defects within the village’s housing stock are windows and doors (118 properties or 18% of surveyed residential structures), defective roofing material (85 properties or 13% of surveyed residential structures), defective siding materials (75 properties or 11% of surveyed residential structures), and defective porches and stairs (60 properties or 9% of surveyed residential structures). The most prevalent critical defects within the village are critically defective roofing materials and critically defective siding materials which were present on only four housing structures. Other housing component defects such as defective foundations, electrical service, wall structures, and chimneys were observed at much lower rates than the previously mentioned components. The chart below represents the prevalence of all major housing component defects which were observed in the Village of Groton during the 2025 housing conditions survey.



State and Federal Funding Sources

There are several federal and state funding sources that could provide grant assistance to the Village of Groton to assist Groton residents with housing rehabilitation efforts. Funding is typically available on an annual basis, through programs administered by the State of New York, to rehabilitate single-family owner-occupied structures and multi-family income properties. With a substandard housing rate of 30%, there is a clear demonstrated need for housing rehabilitation assistance in Groton. This study provides the supporting documentation and data for the Village to develop competitive grant funding applications to several different funding sources for housing assistance. The most accessible and common programs that municipalities access for housing rehabilitation assistance are summarized below.

Community Development Block Grant (CDBG) – The CDBG program is administered by the NYS Office of Community Renewal (OCR). This program funding is passed from the federal government, by the U.S. Department of Housing and Urban Development, to New York State and the Housing Trust Fund Corporation. The funding is accessed on a competitive basis through New York Homes and Community Renewal's Community Development Online submission portal. Applications are typically due during summer or early fall. The CDBG program is a versatile housing rehabilitation program that can provide a community with up to \$750,000 each funding round to rehabilitate single-family owner-occupied homes and income properties with one to seven units without triggering federal prevailing wage rates. Funding applications can focus on housing conditions community-wide, or the Village could choose to focus on a target area with a concentration of substandard housing. The CDBG program can assist homes that are occupied by low-to-moderate income households earning an income below 80% of the area median for Tompkins County.

Affordable Home Ownership Development Program – The grant funds provided by this program are state funds administered through the Affordable Housing Corporation (AHC). These funds can assist individuals or families earning between 100% and 166% of the HUD Low Income Limits. Grants are available for up to \$75,000 per housing unit with long-term resale restrictions. The AHC provides grants for three types of projects: 1) a program for improvement to existing, owner-occupied one- to four-family homes and condominiums, 2) homebuyer assistance funding for acquisition and repair of existing homes which are for sale and will be owner occupied, and 3) new construction of one- to four-family homes.

NYS HOME Program – The federal funding for the NYS HOME Program is administered by the New York State Office of Community Renewal. These grant funds are derived from the federally funded HOME Investment Partnership Program and are allocated to improve safe and affordable housing for low-income residents. Like other housing programs, the HOME Program can fund activities for acquisition, housing rehabilitation, and construction of homes for low-income homebuyers and owners. To be eligible for funding, a participating household's income must be below 80% of the area median income. Income property programs must primarily serve households that are below 60% of the median income. The

HOME Program can provide up to \$750,000 in grant funding to a municipality and individual housing units can receive up to \$65,000 under current program regulations.

RESTORE Program – This New York State funded grant program is intended solely to make emergency repairs to one- to four-unit homes that are owned and occupied by senior citizen homeowners that are age sixty and over. The purpose of the program is to lessen the cost burden of emergency repairs so that elderly homeowners can continue to age in place and maintain independent living in their own homes. To be eligible for assistance, the household income is limited to households earning less than 100% of the area median income. Individual awards are capped at \$20,000 per housing structure to complete the emergency repairs. The 2024 program funding round award limit was \$200,000 per municipality.

Summary of Key Findings

- **The overall substandard housing rate is 30% (200 / 658 structures)**
- **The substandard rate for single-family homes is 28% (166 / 588 structures)**
- **The substandard rate for two-unit homes is 51% (25 / 49 structures)**
- **There are 200 housing structures and 249 housing units in the Village that need rehabilitation**

Attachment 1: Template Conditions Survey

HOUSING INSPECTION REPORT EXTERIOR

Date: _____

Address of Inspected Unit: Street: _____

City: _____ County: _____ State: _____ ZIP: _____

Number of Housing Units: _____

PRIMARY STRUCTURAL COMPONENTS:

DEGREE OF DEFICIENCY*

<u>Component</u>	<u>Critical</u>	<u>Major</u>	<u>Minor</u>	<u>Sound</u>
Foundation	_____	_____	_____	_____
Exterior Wall Structure	_____	_____	_____	_____
Roof Structure	_____	_____	_____	_____

MECHANICAL STRUCTURAL COMPONENTS:

DEGREE OF DEFICIENCY*

<u>Component</u>	<u>Critical</u>	<u>Major</u>	<u>Minor</u>	<u>Sound</u>
Windows and Doors	_____	_____	_____	_____
Electrical	_____	_____	_____	_____

SECONDARY STRUCTURAL COMPONENTS:

DEGREE OF DEFICIENCY*

<u>Component</u>	<u>Critical</u>	<u>Major</u>	<u>Minor</u>	<u>Sound</u>
Roofing Material	_____	_____	_____	_____
Siding Material	_____	_____	_____	_____
Porches & Exterior Stairs	_____	_____	_____	_____
Chimneys	_____	_____	_____	_____

STRUCTURAL CONDITION (Based upon Definition of Substandard):

☐ Severely Substandard ☐ Moderately Substandard ☐ Dilapidated
(3 or more Major defects (1 or 2 Major defects)
OR 1 Critical defect)

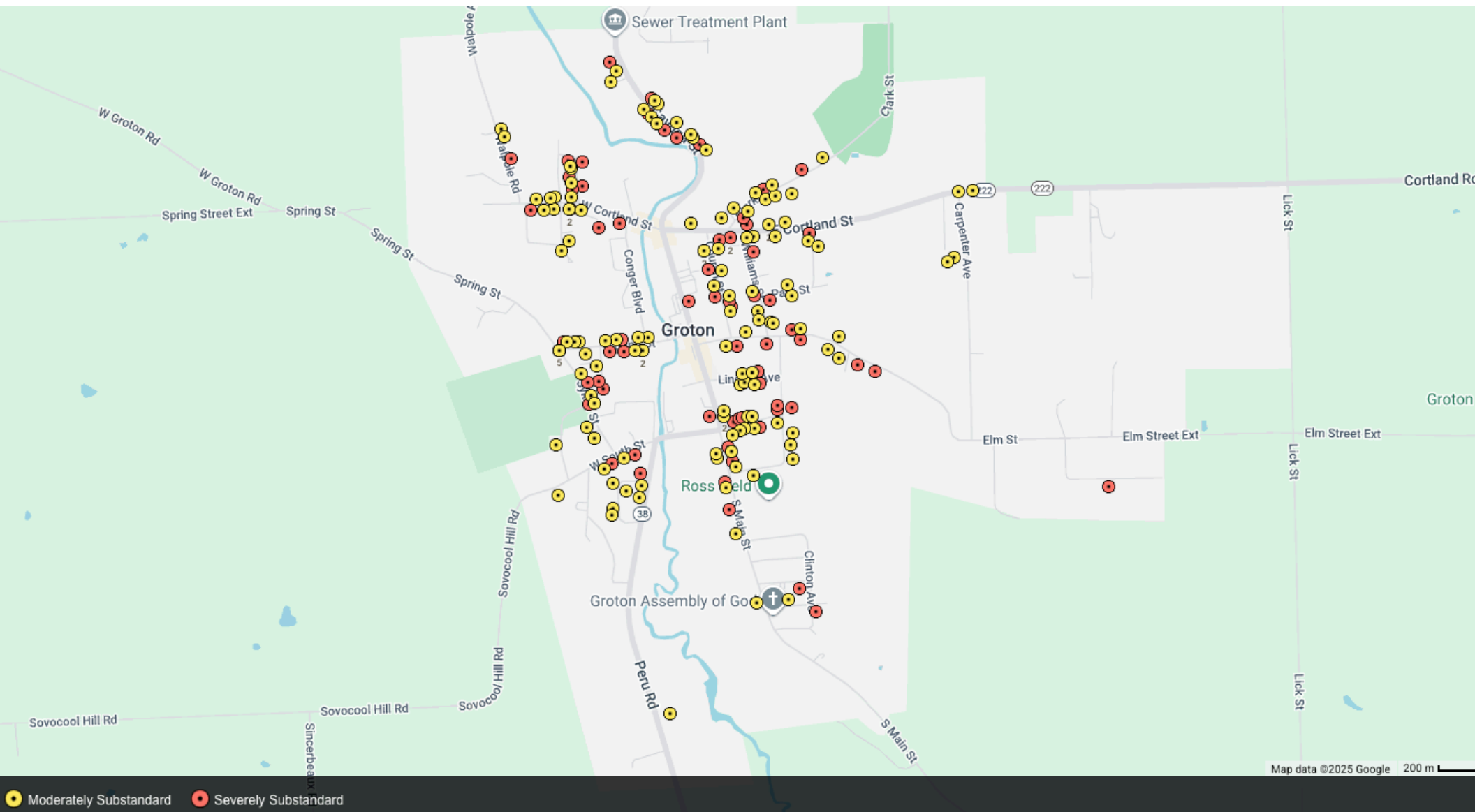
☐ Standard

TYPE OF HOUSING: ☐ Small ☐ Medium ☐ Large ☐ Mobile Home

POSSIBLE SAMPLE PROPERTY: ☐ Yes ☐ No

*Per Definition of Substandard

Attachment 2: Housing Conditions Map



Attachment 3: Census Data

Table: ACSST5Y2023.S2504

	Groton village, New York			
	Occupied housing units		Percent occupied housing units	
Label	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	998	±197	998	±197
UNITS IN STRUCTURE				
1, detached	578	±145	57.9%	±7.3
1, attached	0	±13	0.0%	±3.9
2 apartments	61	±40	6.1%	±4.1
3 or 4 apartments	137	±65	13.7%	±5.6
5 to 9 apartments	50	±43	5.0%	±4.2
10 or more apartments	146	±66	14.6%	±6.0
Mobile home or other type of housing	26	±19	2.6%	±1.8
YEAR STRUCTURE BUILT				
2020 or later	5	±9	0.5%	±0.9
2010 to 2019	14	±13	1.4%	±1.3
2000 to 2009	12	±16	1.2%	±1.6
1980 to 1999	97	±48	9.7%	±3.9
1960 to 1979	225	±89	22.5%	±7.3
1940 to 1959	108	±53	10.8%	±4.7
1939 or earlier	537	±120	53.8%	±7.5
ROOMS				
1 room	15	±25	1.5%	±2.4
2 or 3 rooms	206	±69	20.6%	±6.4
4 or 5 rooms	249	±110	24.9%	±8.4
6 or 7 rooms	293	±87	29.4%	±7.2
8 or more rooms	235	±75	23.5%	±6.0
BEDROOMS				
No bedroom	15	±25	1.5%	±2.4
1 bedroom	227	±71	22.7%	±6.4
2 or 3 bedrooms	578	±158	57.9%	±8.7

Table: ACSST5Y2023.S2504

	Groton village, New York			
	Occupied housing units		Percent occupied housing units	
Label	Estimate	Margin of Error	Estimate	Margin of Error
4 or more bedrooms	178	±60	17.8%	±5.1
COMPLETE FACILITIES				
With complete plumbing facilities	998	±197	100.0%	±3.9
With complete kitchen facilities	998	±197	100.0%	±3.9
VEHICLES AVAILABLE				
No vehicle available	153	±67	15.3%	±6.3
1 vehicle available	416	±103	41.7%	±8.0
2 vehicles available	328	±126	32.9%	±8.9
3 or more vehicles available	101	±43	10.1%	±3.8
TELEPHONE SERVICE AVAILABLE				
With telephone service	998	±197	100.0%	±3.9
HOUSE HEATING FUEL				
Utility gas	376	±105	37.7%	±7.3
Bottled, tank, or LP gas	0	±13	0.0%	±3.9
Electricity	591	±130	59.2%	±7.2
Fuel oil, kerosene, etc.	13	±21	1.3%	±2.0
Coal or coke	0	±13	0.0%	±3.9
All other fuels	18	±18	1.8%	±1.6
No fuel used	0	±13	0.0%	±3.9

Table: ACSDP5Y2023.DP04

	Groton village, New York			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	1,082	±203	1,082	(X)
Occupied housing units	998	±197	92.2%	±5.6
Vacant housing units	84	±63	7.8%	±5.6
Homeowner vacancy rate	1.8	±2.8	(X)	(X)
Rental vacancy rate	0.0	±10.3	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	1,082	±203	1,082	(X)
1-unit, detached	637	±155	58.9%	±7.2
1-unit, attached	0	±13	0.0%	±3.6
2 units	61	±40	5.6%	±3.7
3 or 4 units	162	±71	15.0%	±5.6
5 to 9 units	50	±43	4.6%	±3.9
10 to 19 units	19	±28	1.8%	±2.6
20 or more units	127	±64	11.7%	±5.7
Mobile home	26	±19	2.4%	±1.6
Boat, RV, van, etc.	0	±13	0.0%	±3.6
YEAR STRUCTURE BUILT				
Total housing units	1,082	±203	1,082	(X)
Built 2020 or later	5	±9	0.5%	±0.8
Built 2010 to 2019	14	±13	1.3%	±1.2
Built 2000 to 2009	12	±16	1.1%	±1.5
Built 1990 to 1999	45	±37	4.2%	±3.3
Built 1980 to 1989	52	±33	4.8%	±2.6
Built 1970 to 1979	218	±98	20.1%	±7.9
Built 1960 to 1969	26	±26	2.4%	±2.4
Built 1950 to 1959	70	±45	6.5%	±4.0
Built 1940 to 1949	68	±51	6.3%	±4.5
Built 1939 or earlier	572	±123	52.9%	±7.4

Table: ACSDP5Y2023.DP04

	Groton village, New York			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
ROOMS				
Total housing units	1,082	±203	1,082	(X)
1 room	15	±25	1.4%	±2.2
2 rooms	56	±38	5.2%	±3.5
3 rooms	175	±65	16.2%	±5.7
4 rooms	115	±58	10.6%	±4.7
5 rooms	181	±107	16.7%	±8.7
6 rooms	90	±48	8.3%	±4.3
7 rooms	203	±74	18.8%	±5.8
8 rooms	114	±51	10.5%	±4.2
9 rooms or more	133	±54	12.3%	±4.4
Median rooms	5.5	±0.7	(X)	(X)
BEDROOMS				
Total housing units	1,082	±203	1,082	(X)
No bedroom	34	±40	3.1%	±3.6
1 bedroom	250	±75	23.1%	±6.4
2 bedrooms	170	±69	15.7%	±5.2
3 bedrooms	438	±136	40.5%	±8.9
4 bedrooms	149	±47	13.8%	±3.9
5 or more bedrooms	41	±39	3.8%	±3.4
HOUSING TENURE				
Occupied housing units	998	±197	998	(X)
Owner-occupied	630	±155	63.1%	±7.3
Renter-occupied	368	±96	36.9%	±7.3
Average household size of owner-occupied unit	2.00	±0.21	(X)	(X)
Average household size of renter-occupied unit	1.68	±0.30	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				

Table: ACSDP5Y2023.DP04

	Groton village, New York			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Occupied housing units	998	±197	998	(X)
Moved in 2021 or later	102	±51	10.2%	±4.8
Moved in 2018 to 2020	209	±73	20.9%	±6.3
Moved in 2010 to 2017	270	±82	27.1%	±7.0
Moved in 2000 to 2009	147	±85	14.7%	±7.0
Moved in 1990 to 1999	99	±48	9.9%	±4.2
Moved in 1989 and earlier	171	±62	17.1%	±5.3
VEHICLES AVAILABLE				
Occupied housing units	998	±197	998	(X)
No vehicles available	153	±67	15.3%	±6.3
1 vehicle available	416	±103	41.7%	±8.0
2 vehicles available	328	±126	32.9%	±8.9
3 or more vehicles available	101	±43	10.1%	±3.8
HOUSE HEATING FUEL				
Occupied housing units	998	±197	998	(X)
Utility gas	376	±105	37.7%	±7.3
Bottled, tank, or LP gas	0	±13	0.0%	±3.9
Electricity	591	±130	59.2%	±7.2
Fuel oil, kerosene, etc.	13	±21	1.3%	±2.0
Coal or coke	0	±13	0.0%	±3.9
Wood	18	±18	1.8%	±1.6
Solar energy	0	±13	0.0%	±3.9
Other fuel	0	±13	0.0%	±3.9
No fuel used	0	±13	0.0%	±3.9
SELECTED CHARACTERISTICS				
Occupied housing units	998	±197	998	(X)
Lacking complete plumbing facilities	0	±13	0.0%	±3.9
Lacking complete kitchen facilities	0	±13	0.0%	±3.9

Table: ACSDP5Y2023.DP04

	Groton village, New York			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
No telephone service available	0	±13	0.0%	±3.9
OCCUPANTS PER ROOM				
Occupied housing units	998	±197	998	(X)
1.00 or less	993	±197	99.5%	±0.7
1.01 to 1.50	5	±8	0.5%	±0.7
1.51 or more	0	±13	0.0%	±3.9
VALUE				
Owner-occupied units	630	±155	630	(X)
Less than \$50,000	34	±21	5.4%	±3.2
\$50,000 to \$99,999	57	±43	9.0%	±6.0
\$100,000 to \$149,999	201	±76	31.9%	±9.6
\$150,000 to \$199,999	260	±100	41.3%	±10.9
\$200,000 to \$299,999	66	±35	10.5%	±5.3
\$300,000 to \$499,999	6	±10	1.0%	±1.5
\$500,000 to \$999,999	6	±9	1.0%	±1.4
\$1,000,000 or more	0	±13	0.0%	±6.1
Median (dollars)	153,000	±9,413	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	630	±155	630	(X)
Housing units with a mortgage	380	±114	60.3%	±9.4
Housing units without a mortgage	250	±83	39.7%	±9.4
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	380	±114	380	(X)
Less than \$500	0	±13	0.0%	±10.0
\$500 to \$999	64	±33	16.8%	±7.5
\$1,000 to \$1,499	197	±95	51.8%	±15.6
\$1,500 to \$1,999	76	±40	20.0%	±10.7
\$2,000 to \$2,499	17	±14	4.5%	±3.3

Table: ACSDP5Y2023.DP04

	Groton village, New York			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
\$2,500 to \$2,999	20	±20	5.3%	±5.2
\$3,000 or more	6	±9	1.6%	±2.3
Median (dollars)	1,278	±150	(X)	(X)
Housing units without a mortgage	250	±83	250	(X)
Less than \$250	20	±13	8.0%	±5.1
\$250 to \$399	55	±44	22.0%	±15.9
\$400 to \$599	107	±56	42.8%	±15.8
\$600 to \$799	37	±22	14.8%	±8.2
\$800 to \$999	16	±25	6.4%	±9.2
\$1,000 or more	15	±15	6.0%	±5.8
Median (dollars)	488	±70	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP1)				
Housing units with a mortgage (excluding units where SMOCAP1 cannot be computed)	374	±113	374	(X)
Less than 20.0 percent	171	±88	45.7%	±15.2
20.0 to 24.9 percent	73	±51	19.5%	±12.3
25.0 to 29.9 percent	39	±27	10.4%	±7.3
30.0 to 34.9 percent	47	±38	12.6%	±10.0
35.0 percent or more	44	±25	11.8%	±5.9
Not computed	6	±9	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAP1 cannot be computed)	250	±83	250	(X)
Less than 10.0 percent	112	±50	44.8%	±12.8
10.0 to 14.9 percent	79	±46	31.6%	±14.2
15.0 to 19.9 percent	22	±19	8.8%	±7.0
20.0 to 24.9 percent	21	±27	8.4%	±10.4

Table: ACS DP5Y2023.DP04

	Groton village, New York			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
25.0 to 29.9 percent	6	±9	2.4%	±3.7
30.0 to 34.9 percent	6	±9	2.4%	±3.6
35.0 percent or more	4	±7	1.6%	±2.6
Not computed	0	±13	(X)	(X)
GROSS RENT				
Occupied units paying rent	363	±94	363	(X)
Less than \$500	53	±51	14.6%	±13.7
\$500 to \$999	257	±92	70.8%	±14.6
\$1,000 to \$1,499	36	±32	9.9%	±8.6
\$1,500 to \$1,999	3	±6	0.8%	±1.6
\$2,000 to \$2,499	8	±12	2.2%	±3.2
\$2,500 to \$2,999	6	±10	1.7%	±2.9
\$3,000 or more	0	±13	0.0%	±10.4
Median (dollars)	831	±142	(X)	(X)
No rent paid	5	±8	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	359	±95	359	(X)
Less than 15.0 percent	51	±39	14.2%	±10.2
15.0 to 19.9 percent	57	±45	15.9%	±12.0
20.0 to 24.9 percent	50	±51	13.9%	±13.0
25.0 to 29.9 percent	76	±45	21.2%	±11.7
30.0 to 34.9 percent	35	±37	9.7%	±9.2
35.0 percent or more	90	±49	25.1%	±12.6
Not computed	9	±11	(X)	(X)