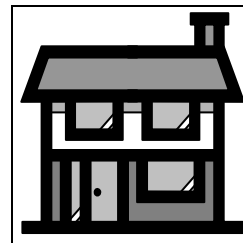


4. Housing

According to the 2000 Census, Sullivan County has a total of 44,730 dwelling units, representing an increase of 6.97%, or 2,916 units, from the 1990 figures. The towns experiencing the greatest percent increase in the number of dwelling units were Neversink (25.80%), Thompson (11.13%) and Liberty (7.73%). During the same period, the total number of year-round owner and renter occupied units in the County increased. The number of owner occupied units went from 16,882 in 1990 to 18,834 in 2000 and the number of renter occupied units went from 7,694 in 1990 to 8,827 in 2000. This data is directly correlated to the overall trend of population growth that took place since 1990 and it is clear that more people decided to purchase homes rather than rent them during this period. With large developments such as the Kohl's Distribution Center, the need for middle-income rental housing is becoming more apparent. This need will likely continue to grow during this decade.



Recently, the County received a \$600,000 Community Development Block Grant (CDBG) to help revitalize some of the neighborhoods in the Village of Monticello by rehabilitating vacant units and attracting more first-time homeowners to the area. The Village also received a \$400,000 HOME Grant for similar purposes. These efforts are well underway and a healthy improvement is expected to occur. To go along with these efforts, the Main Street revitalization projects mentioned earlier, as well as the increase in business and employment generated from the newly designated Empire Zone, are already greatly increasing the demand for housing in the County.

The median housing value in the County in 2000 was \$93,300. Since 2000, the County has experienced a considerable appreciation in its real estate market with prices increasing over 20% since 2001. The housing boom can be attributed to a sudden increase in the second home market coupled with greatly increasing demand for housing from people who commute to Orange County and other areas in the New York metropolitan region. New housing construction has increased sharply in the past year and this trend is anticipated to continue. As more and more people are priced out of the Orange County real estate market, they are looking to Sullivan County as an attractive and affordable alternative. In terms of rents, the median rent is \$545, an increase of 39.7% over the 1990 median rent of \$390 but still modest in comparison with regional rents. Within the County, median rents for the year 2000 ranged from \$494 in the Town of Delaware to \$700 in the Town of Mamakating.

A recent and ever growing phenomenon in the County is the development of high-end "second homes" with prices well over \$500,000 and many new homes over \$1,000,000. These homes cater to executives from throughout the New York metropolitan area as well as actors, national media, and other performers. The County's scenic beauty and close proximity to the New York City area are the primary factors influencing this new trend in housing development in the County. These high-end second homes contribute to the area tax base while placing little burden on area schools. The result, an enhanced tax base.

Total Housing Units and Housing Unit Change, 1980 - 2000 Sullivan County, New York

Municipality	Number of Housing Units			1980 - 2000 Change		1990 - 2000 Change	
	1980	1990	2000	Number	Percent	Number	Percent
Sullivan County	45,860	41,814	44,730	-1,130	-2.5%	2,916	7.0%
Bethel Town	4,425	3,693	3,641	-784	-17.7%	-52	-1.4%
<i>Smallwood CDP</i>	NA	NA	1,012	NA	NA	NA	NA
Callicoon Town	1,562	1,648	1,797	235	15.0%	149	9.0%
<i>Jeffersonville Village</i>	280	253	206	-74	-26.4%	-47	-18.6%
Cochecton Town	817	889	955	138	16.9%	66	7.4%
Delaware Town	1,171	1,244	1,337	166	14.2%	93	7.5%
<i>Callicoon CDP</i>	NA	NA	106	NA	NA	NA	NA
Fallsburg Town	7,420	6,322	6,661	-759	-10.2%	339	5.4%
<i>South Fallsburg CDP</i>	NA	1,335	1,181	NA	NA	-154	-11.5%
<i>Woodridge Village</i>	608	476	473	-135	-22.2%	-3	-0.6%
Forestburgh Town	477	465	500	23	4.8%	35	7.5%
Fremont Town	843	1,084	1,182	339	40.2%	98	9.0%
Highland Town	1,271	1,521	1,558	287	22.6%	37	2.4%
Liberty Town	5,208	4,966	5,350	142	2.7%	384	7.7%
<i>Liberty Village</i>	2,007	1,827	2,071	64	3.2%	244	13.4%
Lumberland Town	1,079	1,276	1,419	340	31.5%	143	11.2%
Mamakating Town	5,178	5,391	5,629	451	8.7%	238	4.4%
<i>Bloomingburg Village</i>	183	149	181	-2	-1.1%	32	21.5%
<i>Wurtsboro Village</i>	483	461	542	59	12.2%	81	17.6%
Neversink Town	1,413	1,558	1,960	547	38.7%	402	25.8%
Rockland Town	2,232	2,428	2,475	243	10.9%	47	1.9%
<i>Livingston Manor CDP</i>	NA	529	609	NA	NA	80	15.1%
<i>Roscoe CDP</i>	NA	NA	314	NA	NA	NA	NA
Thompson Town	11,824	8,331	9,258	-2,566	-21.7%	927	11.1%
<i>Monticello Village</i>	3,593	3,043	3,758	165	4.6%	715	23.5%
<i>Rock Hill CDP</i>	NA	NA	1,023	NA	NA	NA	NA
Tusten Town	943	998	1,008	65	6.9%	10	1.0%
<i>Narrowsburg CDP</i>	NA	NA	254	NA	NA	NA	NA

Note:

NA - Not Available

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Gross Housing Density, 1990 & 2000 Sullivan County, New York

Municipality	Square Miles	1990		2000	
		Total Dwelling Units	Gross Density	Total Dwelling Units	Gross Density
Sullivan County	1,011.3	41,814	41.4	44,730	44.2
Bethel Town	93.5	3,693	39.5	3,641	38.9
Callicoon Town	49.6	1,648	33.2	1,797	36.2
Cochecton Town	38.1	889	23.4	955	25.1
Delaware Town	35.1	1,244	35.5	1,337	38.1
Fallsburg Town	79.2	6,322	79.8	6,661	84.1
Forestburgh Town	56.7	465	8.2	500	8.8
Fremont Town	51.4	1,084	21.1	1,182	23.0
Highland Town	50.6	1,521	30.1	1,558	30.8
Liberty Town	81.9	4,966	60.6	5,350	65.3
Lumberland Town	50.4	1,276	25.3	1,419	28.1
Mamakating Town	100.0	5,391	53.9	5,629	56.3
Neversink Town	86.9	1,558	17.9	1,960	22.6
Rockland Town	97.3	2,428	25.0	2,475	25.4
Thompson Town	90.5	8,331	92.1	9,258	102.3
Tusten Town	50.2	993	19.8	1,008	20.1

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Household and Family Population by Municipality, 1990 & 2000 Sullivan County, New York

Municipality	Number of Households			Number of Families		
	1990	2000	Percent Change	1990	2000	Percent Change
Sullivan County	24,576	27,661	12.6%	17,090	18,324	7.2%
Bethel Town	1,330	1,649	24.0%	956	1,101	15.2%
<i>Smallwood CDP</i>	NA	259	NA	NA	149	NA
Callicoon Town	1,107	1,222	10.4%	782	812	3.8%
<i>Jeffersonville Village</i>	213	162	-23.9%	128	92	-28.1%
Cochecton Town	504	555	10.1%	355	377	6.2%
Delaware Town	888	956	7.7%	605	658	8.8%
<i>Callicoon CDP</i>	NA	94	NA	NA	61	NA
Fallsburg Town	3,247	3,761	15.8%	2,226	2,480	11.4%
<i>South Fallsburg CDP</i>	690	670	-2.9%	466	425	-8.7%
<i>Woodridge Village</i>	331	351	6.0%	207	228	10.2%
Forestburgh Town	223	327	46.6%	165	222	34.5%
Fremont Town	499	563	12.8%	345	394	14.2%
Highland Town	820	951	16.0%	576	647	12.3%
Liberty Town	3,594	3,711	3.3%	2,368	2,262	-4.5%
<i>Liberty Village</i>	1,573	1,646	4.6%	972	893	-8.1%
Lumberland Town	576	781	35.6%	433	538	24.2%
Mamakating Town	3,565	4,153	16.5%	2,653	2,936	10.7%
<i>Bloomingburg Village</i>	122	146	19.7%	86	94	9.3%
<i>Wurtsboro Village</i>	393	479	21.9%	287	330	15.0%
Neversink Town	1,087	1,346	23.8%	817	1,008	23.4%
Rockland Town	1,503	1,560	3.8%	1,103	1,041	-5.6%
<i>Livingston Manor CDP</i>	529	515	-2.6%	383	330	-13.8%
<i>Roscoe CDP</i>	NA	261	NA	NA	157	NA
Thompson Town	5,133	5,543	8.0%	3,367	3,481	3.4%
<i>Monticello Village</i>	2,549	2,554	0.2%	1,529	1,461	-4.5%
<i>Rock Hill CDP</i>	NA	439	NA	NA	304	NA
Tusten Town	500	583	16.6%	339	367	8.3%
<i>Narrowsburg CDP</i>	NA	189	NA	NA	118	NA

Note:

NA - Not Available

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Population, Housing Units, Area and Density, 2000 Sullivan County, New York

	Population	Housing Units	Area in Square Miles			Density per Square Mile of Land Area	
			Total Area	Water Area	Land Area	Population	Housing Units
Sullivan County	73,966	44,730	996.9	27.1	969.7	76.3	46.1
Bethel Town	4,362	3,641	90.0	4.6	85.4	51.1	42.6
<i>Smallwood CDP</i>	566	1,012	1.7	0.1	1.6	365.5	653.5
Callicoon Town	3,052	1,797	49.0	0.3	48.7	62.7	36.9
<i>Jeffersonville Village</i>	420	206	0.4	0.0	0.4	1,028.2	504.3
Cochecton Town	1,328	955	37.4	0.7	36.7	36.2	26.1
Delaware Town	2,719	1,337	35.3	0.6	34.7	78.3	38.5
<i>Callicoon CDP</i>	216	106	0.5	0.1	0.4	565.1	277.3
Fallsburg Town	12,234	6,661	79.0	1.4	77.6	157.6	85.8
<i>South Fallsburg CDP</i>	2,061	1,181	6.1	0.1	6.0	343.7	197.0
<i>Woodridge Village</i>	902	473	1.6	0.1	1.5	583.9	306.2
Forestburgh Town	833	500	56.8	1.6	55.2	15.1	9.1
Fremont Town	1,391	1,182	51.2	0.9	50.3	27.6	23.5
Highland Town	2,404	1,558	51.7	1.7	50.0	48.1	31.2
Liberty Town	9,632	5,350	80.7	1.1	79.6	121.0	67.2
<i>Liberty Village</i>	3,975	2,071	2.4	0.0	2.4	1,660.3	865.0
Lumberland Town	1,939	1,419	49.6	2.6	47.0	41.2	30.2
Mamakating Town	11,002	5,629	98.3	2.3	95.9	114.7	58.7
<i>Bloomingsburg Village</i>	353	181	0.3	0.0	0.3	1,113.7	571.0
<i>Wurtsboro Village</i>	1,234	542	1.3	0.0	1.3	975.5	428.5
Neversink Town	3,553	1,960	86.4	3.5	82.9	42.8	23.6
Rockland Town	3,913	2,475	95.3	1.0	94.3	41.5	26.2
<i>Livingston Manor CDP</i>	1,355	619	3.1	0.0	3.1	437.6	199.9
<i>Roscoe CDP</i>	597	314	0.7	0.0	0.7	801.6	421.6
Thompson Town	14,189	9,258	87.4	3.3	84.1	168.7	110.1
<i>Monticello Village</i>	6,512	3,758	4.1	0.0	4.1	1,601.5	924.2
<i>Rock Hill CDP</i>	1,056	1,023	4.6	0.9	3.7	283.1	274.2
Tusten Town	1,415	1,008	48.8	1.6	47.3	29.9	21.3
<i>Narrowsburg CDP</i>	414	254	1.5	0.1	1.4	300.7	184.5

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Dynamics of Household Size, 1980 - 2000

Sullivan County, New York

Municipality	Average Household Size			1980 - 2000 Change		1990 - 2000 Change	
	1980	1990	2000	Number	Percent	Number	Percent
Sullivan County	2.6	2.6	2.5	-0.1	-4.6%	-0.1	-3.8%
Bethel Town	2.6	2.6	2.5	-0.2	-6.1%	-0.1	-4.3%
<i>Smallwood CDP</i>	NA	NA	2.2	NA	NA	NA	NA
Callicoon Town	2.6	2.5	2.5	-0.2	-5.8%	0.0	-2.0%
<i>Jeffersonville Village</i>	2.2	2.2	2.3	0.1	2.7%	0.1	3.7%
Cochecton Town	2.7	2.6	2.4	-0.3	-10.5%	-0.2	-7.8%
Delaware Town	2.7	2.6	2.4	-0.2	-8.6%	-0.1	-4.7%
<i>Callicoon CDP</i>	NA	NA	2.3	NA	NA	NA	NA
Fallsburg Town	2.6	2.7	2.6	0.0	-0.8%	-0.1	-4.1%
<i>South Fallsburg CDP</i>	NA	2.7	2.8	NA	NA	0.1	2.9%
<i>Woodridge Village</i>	2.5	2.3	2.5	0.0	0.8%	0.2	6.8%
Forestburgh Town	2.8	2.8	2.5	-0.3	-9.6%	-0.2	-8.0%
Fremont Town	2.6	2.7	2.5	-0.2	-6.4%	-0.2	-7.5%
Highland Town	2.5	2.5	2.4	-0.1	-4.4%	-0.1	-3.3%
Liberty Town	2.5	2.6	2.4	-0.1	-3.2%	-0.1	-4.7%
<i>Liberty Village</i>	2.3	2.5	2.3	0.0	0.4%	-0.2	-6.9%
Lumberland Town	2.6	2.5	2.5	-0.1	-2.7%	0.0	0.4%
Mamakating Town	2.8	2.7	2.6	-0.2	-6.7%	-0.1	-3.6%
<i>Bloomingburg Village</i>	2.5	2.6	2.4	-0.1	-2.8%	-0.2	-6.6%
<i>Wurtsboro Village</i>	2.9	2.7	2.6	-0.3	-11.6%	-0.1	-3.4%
Neversink Town	2.9	2.7	2.6	-0.2	-8.0%	-0.1	-2.6%
Rockland Town	2.7	2.7	2.5	-0.3	-9.5%	-0.2	-8.1%
<i>Livingston Manor CDP</i>	NA	2.8	2.6	NA	NA	-0.2	-6.4%
<i>Roscoe CDP</i>	NA	NA	2.3	NA	NA	NA	NA
Thompson Town	2.5	2.5	2.4	-0.1	-3.6%	-0.1	-2.0%
<i>Monticello Village</i>	2.4	2.4	2.4	0.0	0.4%	0.0	-1.2%
<i>Rock Hill CDP</i>	NA	NA	2.4	NA	NA	NA	NA
Tusten Town	2.5	2.3	2.3	-0.2	-9.1%	0.0	-1.7%
<i>Narrowsburg CDP</i>	NA	NA	2.2	NA	NA	NA	NA

Note:

NA - Not Available

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Occupied Housing Units by Tenure, 2000 Sullivan County, New York

Municipality	Occupied Housing Units	Owner Occupied	Percent Owner Occupied	Renter Occupied	Percent Renter Occupied
Sullivan County	27,661	18,834	68.1%	8,827	31.9%
Bethel Town	1,649	1,311	79.5%	338	20.5%
<i>Smallwood CDP</i>	259	221	85.3%	38	14.7%
Callicoon Town	1,222	971	79.5%	251	20.5%
<i>Jeffersonville Village</i>	162	106	65.4%	56	34.6%
Cochecton Town	555	460	82.9%	95	17.1%
Delaware Town	956	727	76.0%	229	24.0%
<i>Callicoon CDP</i>	94	65	69.1%	29	30.9%
Fallsburg Town	3,761	2,213	58.8%	1,548	41.2%
<i>South Fallsburg CDP</i>	670	274	40.9%	396	59.1%
<i>Woodridge Village</i>	351	144	41.0%	207	59.0%
Forestburgh Town	327	271	82.9%	56	17.1%
Fremont Town	563	443	78.7%	120	21.3%
Highland Town	951	787	82.8%	164	17.2%
Liberty Town	3,711	2,213	59.6%	1,498	40.4%
<i>Liberty Village</i>	1,646	710	43.1%	936	56.9%
Lumberland Town	781	643	82.3%	138	17.7%
Mamakating Town	4,153	3,241	78.0%	912	22.0%
<i>Bloomington Village</i>	146	84	57.5%	62	42.5%
<i>Wurtsboro Village</i>	479	308	64.3%	171	35.7%
Neversink Town	1,346	1,088	80.8%	258	19.2%
Rockland Town	1,560	1,096	70.3%	464	29.7%
<i>Livingston Manor CDP</i>	515	273	53.0%	242	47.0%
<i>Roscoe CDP</i>	261	191	73.2%	70	26.8%
Thompson Town	5,543	2,908	52.5%	2,635	47.5%
<i>Monticello Village</i>	2,554	737	28.9%	1,817	71.1%
<i>Rock Hill CDP</i>	439	365	83.1%	74	16.9%
Tusten Town	583	462	79.2%	121	20.8%
<i>Narrowsburg CDP</i>	189	143	75.7%	46	24.3%

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Occupancy Characteristics, 1990 & 2000

Sullivan County, New York

Municipality	Total Housing Units		Owner Occupied		Renter Occupied		Vacant ¹		Vacant Seasonal	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Sullivan County	41,814	44,730	16,882	18,834	7,694	8,827	4,052	3,760	13,186	13,309
Bethel Town	3,693	3,641	1,080	1,311	250	338	289	197	2,074	1,795
<i>Smallwood CDP</i>	NA	1,012	NA	221	NA	38	NA	25	NA	728
Callicoon Town	1,648	1,797	848	971	259	251	142	150	399	425
<i>Jeffersonville Village</i>	253	206	129	106	84	56	28	31	12	13
Cochecton Town	889	955	410	460	94	95	91	71	294	329
Delaware Town	1,244	1,337	670	727	218	229	115	87	241	294
<i>Callicoon CDP</i>	NA	106	NA	65	NA	29	NA	6	NA	6
Fallsburg Town	6,322	6,661	1,927	2,213	1,320	1,548	981	710	2,094	2,190
<i>South Fallsburg CDP</i>	1,335	1,181	280	274	410	396	229	193	416	318
<i>Woodridge Village</i>	476	473	149	144	182	207	91	46	54	76
Forestburgh Town	465	500	190	271	33	56	40	21	202	152
Fremont Town	1,084	1,182	360	443	109	120	98	95	487	524
Highland Town	1,521	1,558	661	787	159	164	103	83	598	524
Liberty Town	4,966	5,350	2,165	2,213	1,429	1,498	547	746	825	893
<i>Liberty Village</i>	1,827	2,071	741	710	832	936	184	357	70	68
Lumberland Town	1,276	1,419	498	643	78	138	50	39	650	599
Mamakating Town	5,391	5,629	2,875	3,241	690	912	359	339	1,467	1,137
<i>Bloomingsburg Village</i>	149	181	62	84	60	62	14	22	13	13
<i>Wurtsboro Village</i>	461	542	291	308	102	171	26	19	42	44
Neversink Town	1,558	1,960	905	1,088	182	258	77	117	394	497
Rockland Town	2,428	2,475	1,075	1,096	428	464	164	187	761	728
<i>Livingston Manor CDP</i>	603	609	301	273	228	242	28	69	46	35
<i>Roscoe CDP</i>	NA	314	NA	191	NA	70	NA	18	NA	35
Thompson Town	8,331	9,258	2,772	2,908	2,361	2,635	899	846	2,299	2,869
<i>Monticello Village</i>	3,043	3,758	873	737	1,676	1,817	389	441	105	763
<i>Rock Hill CDP</i>	NA	1,023	NA	365	NA	74	NA	31	NA	553
Tusten Town	998	1,008	416	462	84	121	97	72	401	353
<i>Narrowsburg CDP</i>	NA	254	NA	143	NA	46	NA		NA	50

Note:

1- Total Vacant Housing Units Excluding Seasonal

NA - Not Available

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Distribution of Housing Units by Number of Units in Structure, 2000 Sullivan County, New York

Municipality	Single Family	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Other	Total
Sullivan County	31,724	2,530	2,095	1,826	411	1,297	4,849	44,730
Bethel Town	3,173	90	105	11	-	-	270	3,649
<i>Smallwood CDP</i>	867	-	-	-	-	-	-	867
Callicoon Town	1,462	77	57	26	11	-	164	1,797
<i>Jeffersonville Village</i>	123	30	16	4	11	-	19	203
Cochecton Town	731	23	14	30	-	-	157	955
Delaware Town	1,057	78	48	18	4	-	130	135
<i>Callicoon CDP</i>	82	5	13	-	-	-	-	100
Fallsburg Town	3,923	497	423	368	67	525	870	6,673
<i>South Fallsburg CDP</i>	769	147	96	121	13	37	23	1,206
<i>Woodridge Village</i>	240	50	92	37	27	22	-	468
Forestburgh Town	465	6	2	-	-	-	27	500
Fremont Town	978	16	32	-	-	3	153	1,182
Highland Town	1,332	61	16	17	-	-	132	1,558
Liberty Town	3,019	428	495	316	91	231	758	5,338
<i>Liberty Village</i>	1,006	284	385	241	85	215	83	2,099
Lumberland Town	1,288	23	20	25	-	-	63	1,419
Mamakating Town	4,209	283	152	114	19	27	825	5,629
<i>Bloomingburg Village</i>	87	28	21	13	-	-	6	155
<i>Wurtsboro Village</i>	373	72	42	14	-	-	42	543
Neversink Town	1,639	51	40	-	-	7	223	1,960
Rockland Town	1,780	177	82	95	18	39	284	2,475
<i>Livingston Manor CDP</i>	327	95	31	87	14	39	42	635
<i>Roscoe CDP</i>	220	36	25	5	-	-	36	322
Thompson Town	5,857	698	592	801	193	465	646	9,252
<i>Monticello Village</i>	1,719	395	449	721	178	448	193	4,103
<i>Rock Hill CDP</i>	771	25	14	-	-	-	8	818
Tusten Town	809	22	17	5	8	-	147	1,008
<i>Narrowsburg CDP</i>	252	17	13	-	-	-	19	301

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Number of Rooms per Dwelling Units, 2000 Sullivan County, New York

Municipality	1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 + Rooms	Median Number of Rooms per Unit
Sullivan County	610	1,808	4,084	8,473	10,273	19,482	5.2
Bethel Town	17	30	179	536	1,222	1,665	5.4
<i>Smallwood CDP</i>	-	-	28	260	295	284	5.0
Callicoon Town	9	23	94	310	351	1,010	5.8
<i>Jeffersonville Village</i>	-	2	31	40	20	110	5.8
Cochecton Town	3	24	55	130	274	469	5.5
Delaware Town	3	31	106	208	294	693	5.6
<i>Callicoon CDP</i>	-	-	14	10	20	56	6.0
Fallsburg Town	217	494	679	1,184	1,432	2,667	5.0
<i>South Fallsburg CDP</i>	10	74	105	273	225	519	5.1
<i>Woodridge Village</i>	6	36	60	68	126	172	5.0
Forestburgh Town	-	4	9	59	71	357	6.7
Fremont Town	-	25	62	214	252	629	5.6
Highland Town	4	67	36	413	312	726	5.3
Liberty Town	53	215	604	1,054	1,217	2,195	5.1
<i>Liberty Village</i>	15	133	434	480	252	785	4.5
Lumberland Town	12	80	89	306	308	624	5.2
Mamakating Town	51	149	452	1,138	1,377	2,462	5.2
<i>Bloomingburg Village</i>	9	8	22	15	28	73	5.3
<i>Wurtsboro Village</i>	6	12	58	74	135	258	5.4
Neversink Town	23	44	43	272	569	1,009	5.6
Rockland Town	41	44	266	456	479	1,189	5.4
<i>Livingston Manor CDP</i>	26	16	57	132	126	278	5.2
<i>Roscoe CDP</i>	-	5	24	62	50	181	5.9
Thompson Town	174	563	1,365	2,002	1,915	3,233	4.8
<i>Monticello Village</i>	124	391	894	1,105	619	970	4.1
<i>Rock Hill CDP</i>	-	9	123	79	148	419	5.9
Tusten Town	3	15	45	191	200	754	5.7
<i>Narrowsburg CDP</i>	-	3	11	39	44	204	6.3

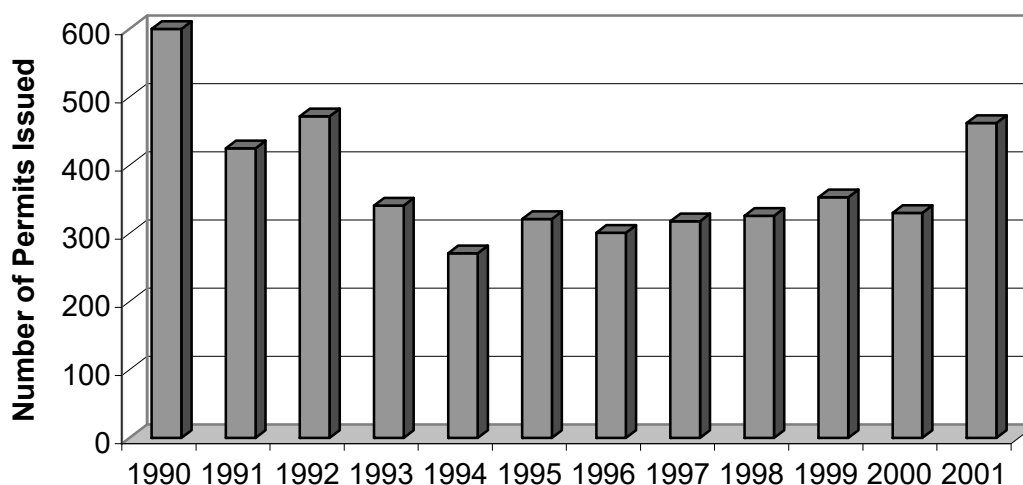
Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Residential Building Permits Issued, 1990 - 2001 Sullivan County, New York

Year	Number of Permits Issued
1990	600
1991	425
1992	472
1993	341
1994	271
1995	321
1996	301
1997	318
1998	326
1999	353
2000	330
2001	462

Source: Sullivan County Division of Planning & Community Development. Prepared by Sullivan County Division of Planning & Community Development.

Residential Building Permits, 1990 - 2001 Sullivan County, New York



Source: Sullivan County Division of Planning & Community Development. Prepared by Sullivan County Division of Planning & Community Development.

Building Inspectors/Code Enforcement Officers Sullivan County, New York

Municipality	Building Inspector / Code Enforcement Officer	Mailing Address (Municipal Building)	Phone Number
Bethel Town	Timothy Dexter	P.O. Box 300, White Lake 12786	(845) 583-4649
Callicoon Town	Kevin Zieres	P.O. Box 371, Youngsville 12791	(845) 482-5390 ext. 308
<i>Jeffersonville Village</i>	Neal Halloran	317 Mueller Road, Cochecton 12726	(845) 932-7957
Cochecton Town	Neal Halloran	317 Mueller Road, Cochecton 12726	(845) 482-3116
Delaware Town	James Scheutzow	P.O. Box 129, Hortonville 12745	(845) 887-5250
Fallsburg Town	Allan Frishman	P.O. Box 830, South Fallsburg 12779	(845) 434-8811
<i>Woodridge Village</i>	Allan Frishman	P.O. Box 655, Woodridge 12789	(845) 434-7447
Forestburgh Town	Joanne Nagoda	P.O. Box 114, Forestburgh, 12777	(845) 794-0611
Fremont Town	Paul Brustman	Box 11, Fremont Center 12736	(845) 887-6055
Highland Town	Fellenger Engineering	Middletown 10940	(845) 557-8203
Liberty Town	Pamela Winters	120 North Main Street, Liberty 12754	(845) 292-8511
<i>Liberty Village</i>	Charles Irace	167 North Main Street, Liberty 12754	(845) 292-2251
Lumberland Town	Richard Hotzler	P.O. Box 217, Glen Spey 12737	(845) 858-8699
Mamakating Town	John Grifo	2948 Route 209, Wurtsboro, 12790	(845) 888-3030
<i>Bloomingburg Village</i>	Russell Wood, Sr.	P.O. Box 122, Bloomingburg 12721	(845) 733-1130
<i>Wurtsboro Village</i>	Timothy J. Ippolito	P.O. Box 157, Wurtsboro 12790	(845) 888-2522
Neversink Town	George Haag	P.O. Box 307, Grahamsville 12740	(845) 985-7685
Rockland Town	Charles Irace	P.O. Box 355, Livingston Manor 12758	(845) 439-4914 or (845) 439-5450
Thompson Town	John Drobysch	4052 Route 42, Monticello 12701	(845) 794-2500
<i>Monticello Village</i>	James Artale	2 Pleasant Street, Monticello 12701	(845) 794-6130
Tusten Town	Stephen Stuart	P.O. Box 195, Narrowsburg 12764	(845) 252-6626 or (845) 252-3310

Source: Sullivan County Directory. Prepared by Sullivan County Division of Planning & Community Development.

Year Structure was Built for Residential Units Sullivan County, New York

Municipality	1939 or earlier	1940 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1994	1995 to 1998	1999 to March 2000
Sullivan County	9,934	10,211	5,765	6,698	6,521	2,862	2,183	556
Bethel Town	780	1,077	573	246	381	217	236	139
<i>Smallwood CDP</i>	93	419	229	16	41	52	17	-
Callicoon Town	647	320	191	206	258	86	67	22
<i>Jeffersonville Village</i>	113	33	21	7	18	9	2	-
Cochecton Town	369	165	66	132	87	90	28	18
Delaware Town	495	240	139	167	98	66	109	21
<i>Callicoon CDP</i>	63	19	10	8	-	-	-	-
Fallsburg Town	1,109	1,592	655	967	1,378	370	502	100
<i>South Fallsburg CDP</i>	187	281	129	212	141	56	189	11
<i>Woodridge Village</i>	62	200	93	31	64	18	-	-
Forestburgh Town	159	66	25	65	71	49	53	12
Fremont Town	412	202	95	207	120	72	40	34
Highland Town	368	309	160	355	193	58	111	4
Liberty Town	1,139	1,595	581	813	704	279	221	6
<i>Liberty Village</i>	701	672	194	278	165	50	39	-
Lumberland Town	205	280	219	198	300	104	110	3
Mamakating Town	1,498	1,255	725	716	725	372	287	51
<i>Bloomingburg Village</i>	100	25	14	-	6	7	-	3
<i>Wurtsboro Village</i>	130	111	68	112	34	48	26	14
Neversink Town	548	328	167	314	319	181	103	-
Rockland Town	706	467	267	455	312	144	98	26
<i>Livingston Manor CDP</i>	236	166	56	140	29	-	8	-
<i>Roscoe CDP</i>	153	69	21	40	25	-	9	5
Thompson Town	1,222	2,129	1,809	1,683	1,451	686	154	118
<i>Monticello Village</i>	639	1,147	963	614	345	359	19	17
<i>Rock Hill CDP</i>	78	128	108	209	189	89	17	-
Tusten Town	277	186	93	174	124	88	64	2
<i>Narrowsburg CDP</i>	130	89	11	30	13	16	12	-

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Plumbing Facilities in Year Round Dwelling Units, 1990 & 2000 Sullivan County, New York

Municipality	1990			2000		
	Total Occupied Dwelling Units	Dwelling Units with Complete Plumbing	Dwelling Units with Incomplete Plumbing	Total Occupied Dwelling Units	Dwelling Units with Complete Plumbing	Dwelling Units with Incomplete Plumbing
Sullivan County	27,661	41,462	214	27,661	44,516	214
Bethel Town	1,330	3,616	0	1,630	3,635	6
<i>Smallwood CDP</i>	NA	NA	NA	254	1,012	-
Callicoon Town	1,107	1,631	17	1,222	1,786	11
<i>Jeffersonville Village</i>	213	253	0	162	204	2
Cochecton Town	504	876	13	555	953	2
Delaware Town	888	1,305	16	955	1,333	4
<i>Callicoon CDP</i>	NA	NA	NA	96	106	-
Fallsburg Town	3,247	6,268	54	3,770	6,639	22
<i>South Fallsburg CDP</i>	690	1,335	0	713	1,175	6
<i>Woodridge Village</i>	331	476	0	355	473	-
Forestburgh Town	223	464	4	326	500	-
Fremont Town	499	1,050	34	563	1,178	4
Highland Town	820	1,501	20	951	1,558	-
Liberty Town	3,594	4,911	55	3,702	5,325	25
<i>Liberty Village</i>	1,573	1,822	5	1,688	2,071	-
Lumberland Town	576	1,263	13	781	1,411	8
Mamakating Town	3,565	5,370	21	4,153	5,605	24
<i>Bloomingburg Village</i>	122	149	0	133	181	-
<i>Wurtsboro Village</i>	393	461	0	481	542	5
Neversink Town	1,087	1,558	0	1,346	1,946	14
Rockland Town	1,503	2,414	11	1,560	2,457	18
<i>Livingston Manor CDP</i>	529	592	11	523	609	-
<i>Roscoe CDP</i>	NA	NA	NA	271	309	5
Thompson Town	5,133	8,250	78	5,564	9,193	65
<i>Monticello Village</i>	2,549	3,043	0	2,571	3,715	43
<i>Rock Hill CDP</i>	NA	NA	NA	390	1,023	-
Tusten Town	500	982	16	583	1,006	2
<i>Narrowsburg CDP</i>	NA	NA	NA	199	254	-

Note:

NA - Not Available

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Occupied Dwelling Units by Fuel Type, 2000 Sullivan County, New York

Municipality	Utility Gas	Bottled, Tank or LP Gas	Electricity	Fuel Oil, Kero, etc.	Coal or Coke	Wood	Solar Energy	Other Fuel	No Fuel Used
Sullivan County	381	3,208	3,743	18,636	78	1,349	15	212	39
Bethel Town	9	212	170	1,130	5	97	-	7	-
<i>Smallwood CDP</i>	-	52	44	130	-	21	-	7	-
Callicoon Town	9	60	123	914	4	100	-	4	8
<i>Jeffersonville Village</i>	-	7	19	130	-	6	-	-	-
Cochecton Town	3	35	52	395	12	56	-	2	-
Delaware Town	8	49	111	720	-	48	-	19	-
<i>Callicoon CDP</i>	-	5	5	81	-	-	-	5	-
Fallsburg Town	58	469	793	2,291	-	131	-	18	10
<i>South Fallsburg CDP</i>	17	79	187	407	-	6	-	10	7
<i>Woodridge Village</i>	4	21	67	234	-	6	-	-	3
Forestburgh Town	4	38	16	257	-	9	-	2	-
Fremont Town	3	46	44	390	3	75	-	2	-
Highland Town	4	86	121	648	-	87	-	5	-
Liberty Town	74	266	595	2,583	17	137	6	24	-
<i>Liberty Village</i>	51	65	306	1,208	12	30	-	16	-
Lumberland Town	8	75	50	575	3	64	-	4	2
Mamakating Town	37	670	200	3,032	17	138	-	53	6
<i>Bloomingburg Village</i>	-	17	4	106	-	6	-	-	-
<i>Wurtsboro Village</i>	6	104	34	330	-	5	-	2	-
Neversink Town	5	243	109	814	8	161	-	6	-
Rockland Town	18	113	167	1,142	-	107	-	13	-
<i>Livingston Manor CDP</i>	9	26	74	402	-	6	-	6	-
<i>Roscoe CDP</i>	9	5	10	237	-	10	-	-	-
Thompson Town	141	789	1,137	3,332	6	84	9	53	13
<i>Monticello Village</i>	107	300	627	1,480	-	-	9	35	13
<i>Rock Hill CDP</i>	-	113	98	171	-	8	-	-	-
Tusten Town	-	57	55	413	3	55	-	-	-
<i>Narrowsburg CDP</i>	-	10	8	166	3	12	-	-	-

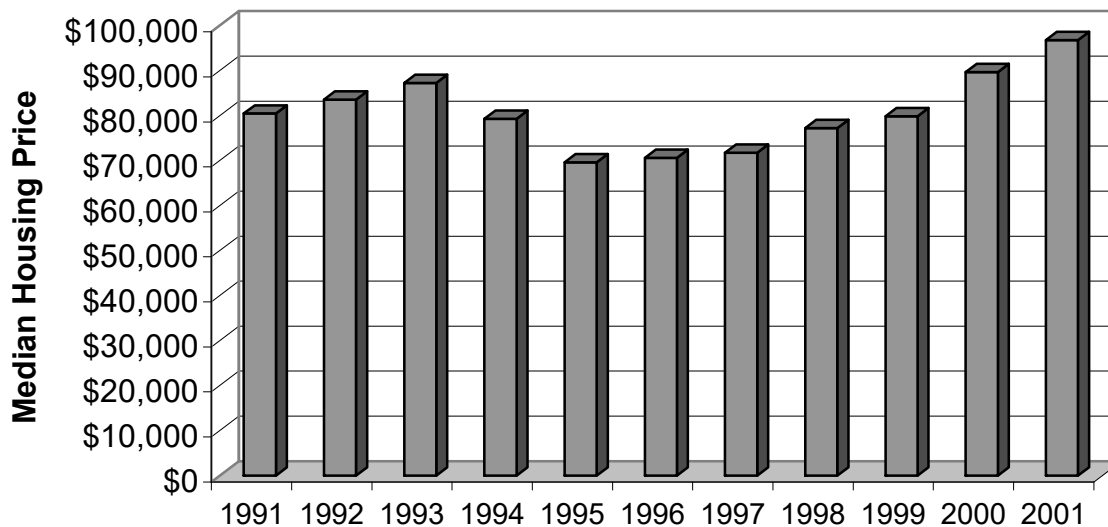
Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Median Housing Prices, 1991 - 2001 Sullivan County, New York

Year	Average Sale Price
1991	\$80,473
1992	\$83,541
1993	\$87,271
1994	\$79,297
1995	\$69,655
1996	\$70,610
1997	\$71,787
1998	\$77,221
1999	\$79,848
2000	\$89,699
2001	\$96,776

Source: Multiple Listing Service, Sullivan County Board of Realtors. Prepared by Sullivan County Division of Planning & Community Development.

Median Housing Prices, 1991 - 2001 Sullivan County, New York



Source: Multiple Listing Service, Sullivan County Board of Realtors. Prepared by Sullivan County Division of Planning & Community Development.

Housing Values, 1990 Sullivan County, New York

Municipality	Median Value	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 or more
Sullivan County	\$93,400	1,569	5,033	2,894	1,099	737	114	23
Bethel Town	\$85,000	99	337	134	59	30	10	2
<i>Smallwood CDP</i>	-	-	-	-	-	-	-	-
Callicoon Town	\$84,700	51	272	111	34	14	2	-
<i>Jeffersonville Village</i>	\$82,700	11	38	10	4	-	-	-
Cochecton Town	\$85,400	30	112	50	13	9	1	-
Delaware Town	\$84,000	54	223	97	19	11	0	0
<i>Callicoon CDP</i>	-	-	-	-	-	-	-	-
Fallsburg Town	\$93,400	130	575	355	107	57	16	8
<i>South Fallsburg CDP</i>	\$91,100	22	99	54	27	8	2	-
<i>Woodridge Village</i>	\$94,500	9	51	26	13	6	3	1
Forestburgh Town	\$103,100	7	60	34	25	8	4	1
Fremont Town	\$70,500	39	109	30	7	3	-	-
Highland Town	\$103,100	25	202	157	68	21	4	-
Liberty Town	\$88,200	141	727	364	90	41	9	2
<i>Liberty Village</i>	\$86,100	58	344	150	36	17	3	1
Lumberland Town	\$101,800	33	147	100	62	17	5	4
Mamakating Town	\$111,200	106	613	569	277	134	13	1
<i>Bloomingburg Village</i>	\$85,400	2	26	10	2	2	-	-
<i>Wurtsboro Village</i>	\$109,900	5	79	119	25	4	-	-
Neversink Town	\$103,300	42	225	176	83	30	3	0
Rockland Town	\$77,300	131	386	131	41	11	3	-
<i>Livingston Manor CDP</i>	\$69,300	45	137	31	6	2	-	-
<i>Roscoe CDP</i>	-	-	-	-	-	-	-	-
Thompson Town	\$96,500	159	891	524	197	143	42	5
<i>Monticello Village</i>	\$87,300	64	408	181	40	26	7	1
<i>Rock Hill CDP</i>	-	-	-	-	-	-	-	-
Tusten Town	\$83,400	32	154	62	17	8	2	1
<i>Narrowsburg CDP</i>	-	-	-	-	-	-	-	-

Note:

NA - Not Available

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Housing Values, 2000 Sullivan County, New York

Municipality	Median Value	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more
Sullivan County	\$93,300	938	6,806	3,748	1,346	583	177	52	7
Bethel Town	\$89,600	89	419	292	82	63	7	10	-
<i>Smallwood CDP</i>	\$74,100	37	178	15	-	8	-	-	-
Callicoon Town	\$87,700	43	355	127	64	23	12	-	-
<i>Jeffersonville Village</i>	\$77,900	3	47	14	3	-	-	-	-
Cochecton Town	\$93,500	12	149	102	26	5	-	-	2
Delaware Town	\$92,200	14	257	106	45	15	10	5	-
<i>Callicoon CDP</i>	\$75,000	5	49	-	-	5	-	-	-
Fallsburg Town	\$87,800	129	863	411	64	28	29	7	-
<i>South Fallsburg CDP</i>	\$93,000	15	174	74	7	-	-	-	-
<i>Woodridge Village</i>	\$86,100	13	75	34	2	8	-	-	-
Forestburgh Town	\$123,300	4	41	76	44	20	6	7	-
Fremont Town	\$90,500	25	121	64	23	13	-	8	-
Highland Town	\$106,800	5	267	250	75	23	10	-	-
Liberty Town	\$86,700	104	994	376	100	44	-	-	-
<i>Liberty Village</i>	\$80,800	42	458	86	14	-	-	-	-
Lumberland Town	\$107,800	10	215	221	50	17	9	-	-
Mamakating Town	\$102,200	161	988	739	355	84	41	-	-
<i>Bloomingburg Village</i>	\$114,600	-	21	28	-	-	-	-	-
<i>Wurtsboro Village</i>	\$95,100	9	156	96	11	-	-	-	-
Neversink Town	\$106,700	20	321	234	96	61	6	7	-
Rockland Town	\$82,900	107	464	160	38	17	3	-	3
<i>Livingston Manor CDP</i>	\$80,300	43	126	36	14	-	-	-	-
<i>Roscoe CDP</i>	\$86,400	7	94	51	5	-	3	-	-
Thompson Town	\$93,100	207	1,172	497	269	155	40	8	-
<i>Monticello Village</i>	\$73,300	89	427	51	11	7	-	-	-
<i>Rock Hill CDP</i>	\$136,100	11	44	124	54	36	12	8	-
Tusten Town	\$92,600	8	180	93	15	15	4	-	2
<i>Narrowsburg CDP</i>	\$86,600	6	86	38	2	-	-	-	2

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Gross Rent, 1990 Sullivan County, New York

Municipality	Median Rent	Less than \$200	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 or more	No Cash Rent
Sullivan County	\$390	739	973	2,806	1,360	94	67	575
Bethel Town	\$409	9	31	72	32	5	-	34
<i>Smallwood CDP</i>	NA	NA	NA	NA	NA	NA	NA	NA
Callicoon Town	\$349	14	58	125	15	-	-	20
<i>Jeffersonville Village</i>	\$338	4	24	49	3	-	-	2
Cochecton Town	\$328	7	12	37	2	1	-	20
Delaware Town	\$336	13	48	98	8	-	2	26
<i>Callicoon CDP</i>	NA	NA	NA	NA	NA	NA	NA	NA
Fallsburg Town	\$410	143	127	582	263	40	53	85
<i>South Fallsburg CDP</i>	\$420	21	36	230	97	1	1	20
<i>Woodridge Village</i>	\$270	68	25	205	20	1	-	8
Forestburgh Town	\$481	1	1	11	10	-	-	6
Fremont Town	\$250	21	24	20	3	-	-	28
Highland Town	\$382	9	20	65	18	2	1	29
Liberty Town	\$382	174	171	715	224	9	2	89
<i>Liberty Village</i>	\$418	84	75	461	165	6	2	37
Lumberland Town	\$419	4	3	27	13	-	-	14
Mamakating Town	\$430	25	58	325	159	15	5	45
<i>Bloomingburg Village</i>	\$428	3	6	29	19	-	-	2
<i>Wurtsboro Village</i>	\$435	5	14	51	24	2	-	5
Neversink Town	\$337	13	36	73	14	-	-	24
Rockland Town	\$334	45	75	227	20	-	2	39
<i>Livingston Manor CDP</i>	\$349	20	29	157	9	0	0	12
<i>Roscoe CDP</i>	NA	NA	NA	NA	NA	NA	NA	NA
Thompson Town	\$407	257	275	1073	565	21	2	101
<i>Monticello Village</i>	\$415	227	169	769	442	15	2	35
<i>Rock Hill CDP</i>	NA	NA	NA	NA	NA	NA	NA	NA
Tusten Town	\$283	4	34	18	3	1	-	15
<i>Narrowsburg CDP</i>	NA	NA	NA	NA	NA	NA	NA	NA

Note:

NA - Not Available

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.

Gross Rent, 2000

Sullivan County, New York

Municipality	Median Rent	Less than \$200	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 or more	No Cash Rent
Sullivan County	545	437	445	2,265	3,137	1,222	310	14	586
Bethel Town	556	-	-	70	81	35	12	-	83
<i>Smallwood CDP</i>	706	-	-	-	16	-	-	-	-
Callicoon Town	495	-	10	103	73	24	10	-	14
<i>Jeffersonville Village</i>	447	-	-	33	12	4	-	-	5
Cochecton Town	571	-	-	27	29	8	-	3	7
Delaware Town	494	-	14	83	81	4	4	-	36
<i>Callicoon CDP</i>	489	-	5	9	10	-	-	-	-
Fallsburg Town	569	116	66	324	608	226	69	-	87
<i>South Fallsburg CDP</i>	552	45	32	68	126	78	14	-	8
<i>Woodridge Village</i>	457	50	13	45	74	10	-	-	7
Forestburgh Town	684	-	-	3	24	8	-	6	7
Fremont Town	525	5	-	37	35	10	3	-	11
Highland Town	521	-	11	55	53	16	8	3	14
Liberty Town	506	127	92	452	511	196	12	-	65
<i>Liberty Village</i>	458	118	92	332	255	124	-	-	18
Lumberland Town	520	-	5	34	14	24	5	-	36
Mamakating Town	700	3	29	170	319	278	21	2	62
<i>Bloomingburg Village</i>	504	-	-	25	22	2	2	-	7
<i>Wurtsboro Village</i>	755	3	2	14	52	68	6	-	9
Neversink Town	666	8	-	32	127	31	-	-	24
Rockland Town	507	37	50	113	195	26	6	-	23
<i>Livingston Manor CDP</i>	511	37	25	39	125	8	-	-	-
<i>Roscoe CDP</i>	458	-	11	30	10	-	6	-	-
Thompson Town	538	138	170	729	950	320	158	-	109
<i>Monticello Village</i>	514	133	153	539	674	161	105	-	67
<i>Rock Hill CDP</i>	645	-	-	9	22	21	9	-	8
Tusten Town	554	3	8	33	37	16	2	-	8
<i>Narrowsburg CDP</i>	660	-	5	3	17	13	-	-	3

Source: U.S. Census Bureau. Prepared by Sullivan County Division of Planning & Community Development.