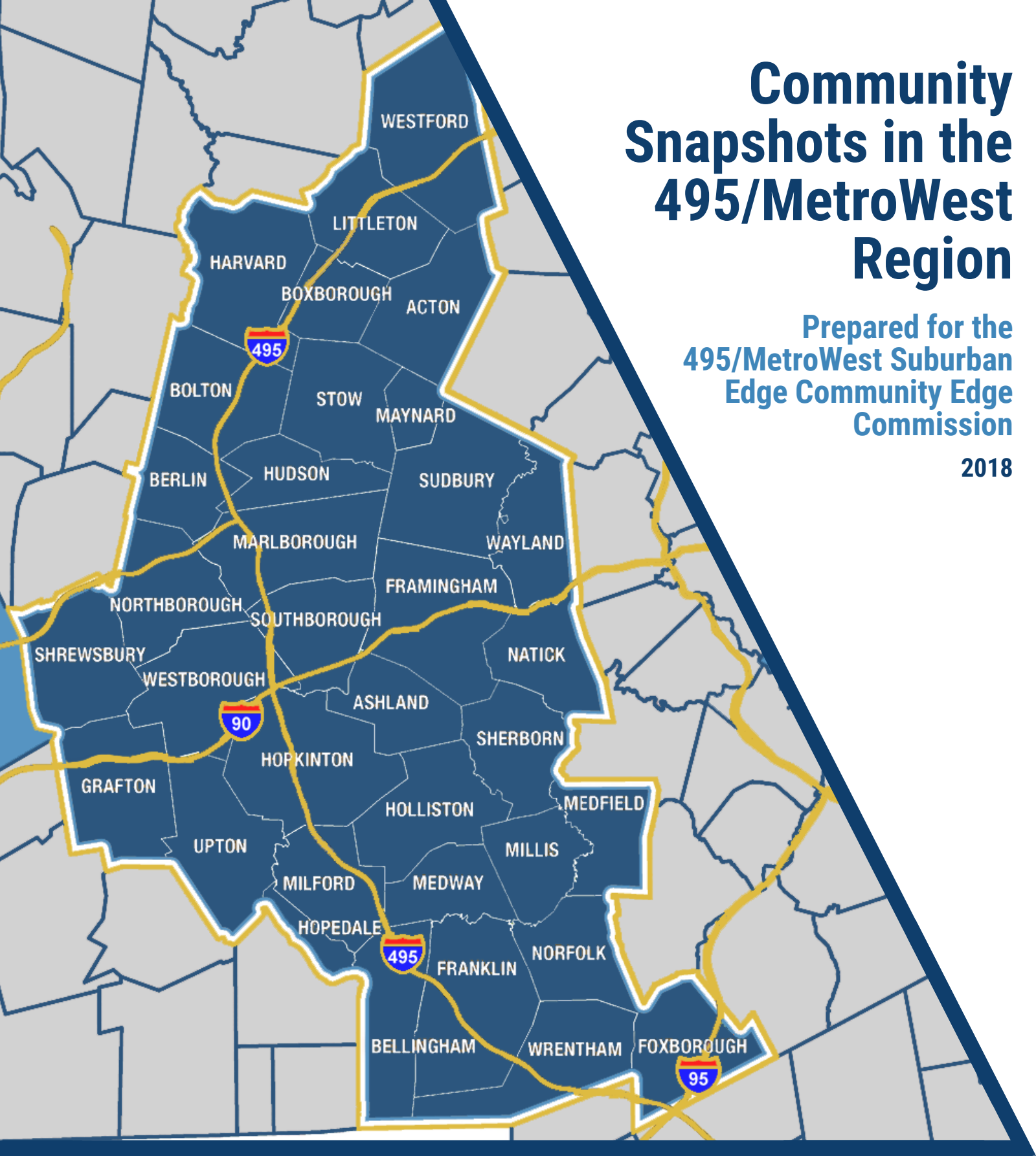


Community Snapshots in the 495/MetroWest Region

Prepared for the
495/MetroWest Suburban
Edge Community Edge
Commission

2018



495/METROWEST
PARTNERSHIP

Leaders for Regional Prosperity

Public Policy Center

UMass Dartmouth

495/MetroWest Suburban Edge Community Commission

The 495/ MetroWest Suburban Edge Community Commission was established by the Legislature in Section 233 of Chapter 119 of the Session Laws of 2015. The commission will study development challenges experienced by edge communities, including transportation, water, cellular, and energy infrastructure, transit services, residential development, reuse of former industrial facilities and historic mills, brownfields reclamation, downtown redevelopment and other such constraints. The commission will then develop policy responses and recommendations to ensure that edge communities can participate in state development initiatives and benefit from state resources. The commission will focus its investigation and study on the 35 municipalities served by the 495/MetroWest Corridor Partnership, Inc. and develop a pilot program to address the issues to be studied and investigated by the commission.

Public Policy Center

UMass Dartmouth

Our Mission

The mission of the Public Policy Center (PPC) at UMass Dartmouth is to:

- Inform evidence-based policy making.
- Improve public understanding of critical policy issues.
- Provide educational and research opportunities to our faculty and students.
- Connect the resources of the University of Massachusetts to the communities we serve.

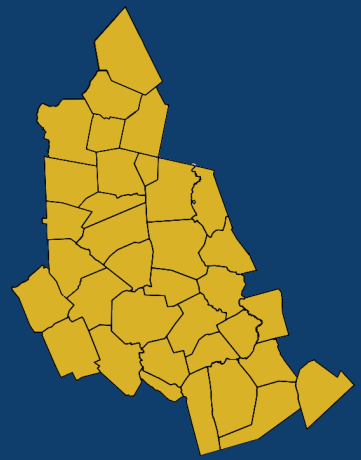
The PPC's primary goal is to inform public policy discussions by providing policy makers with university quality research, technical assistance, and analytical services designed to help make our state, region, and communities better places to live, work, and do business. We do this by leveraging the substantial skills of our students and faculty partners, and enhancing the connections between the University and the communities it serves.

495/MetroWest

Population: 603,326
 Per Capita Income: \$46,118
 Jobs: 361,031

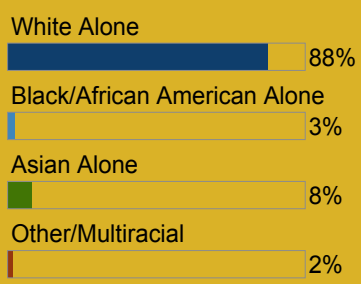
% of
MA

8.9%
125%
9.3%



SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

495/MetroWest

MA

Population Growth (2010-2015)

+5.0%

+3.5%

Residents 25+ with a Bachelor's Degree or Higher

55%

41%

Per Capita Income

\$46,118

\$36,895

85%

Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen

7%

8%

HOUSING

Total Housing Units: 230,740

96% Occupied 4% Vacant

73% of units are in single unit buildings

27% of units are in multi-unit buildings



■ Owner Occupied (74%)
■ Renter Occupied (26%)

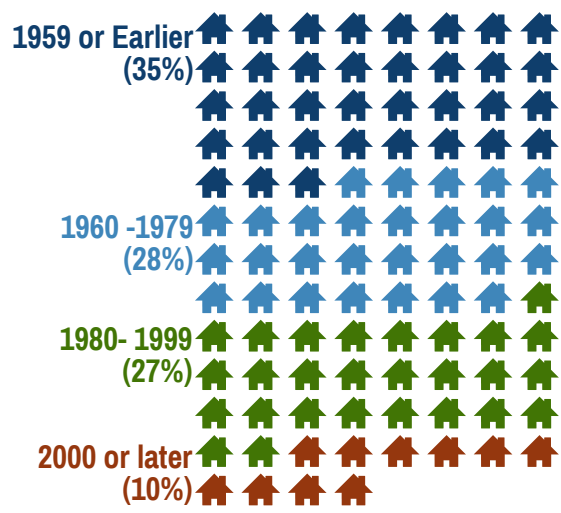
Median Home Sales Price:
\$395,000

Median Price Per Square
Foot:
\$201.61

Median Time on Market:
47 Days

Number of Sales:
8,499

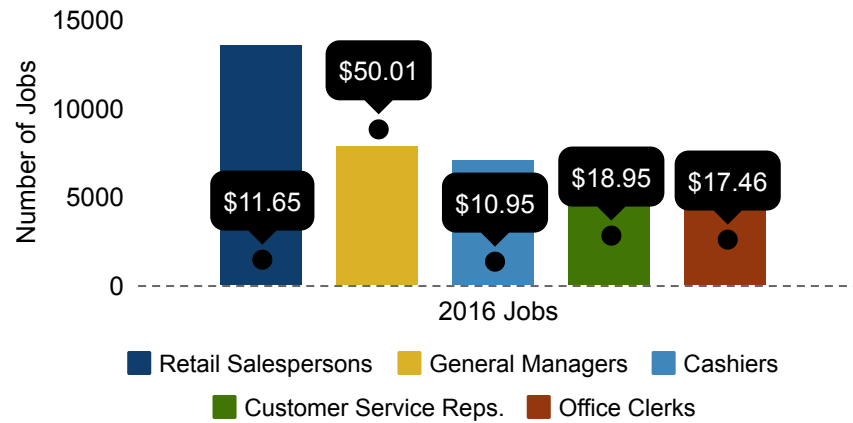
Year Structure Built:



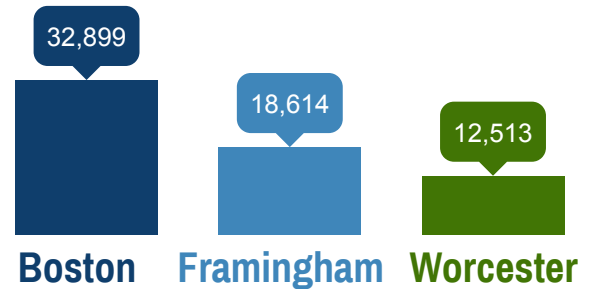
OCCUPATIONS & COMMUTING

Top Occupations & Wages in 495/MetroWest

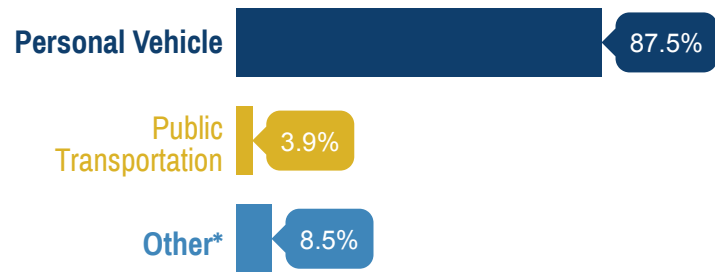
■ Median Hourly Wage



Top Communities 495/MetroWest Region Workers Commute To:



Getting to Work



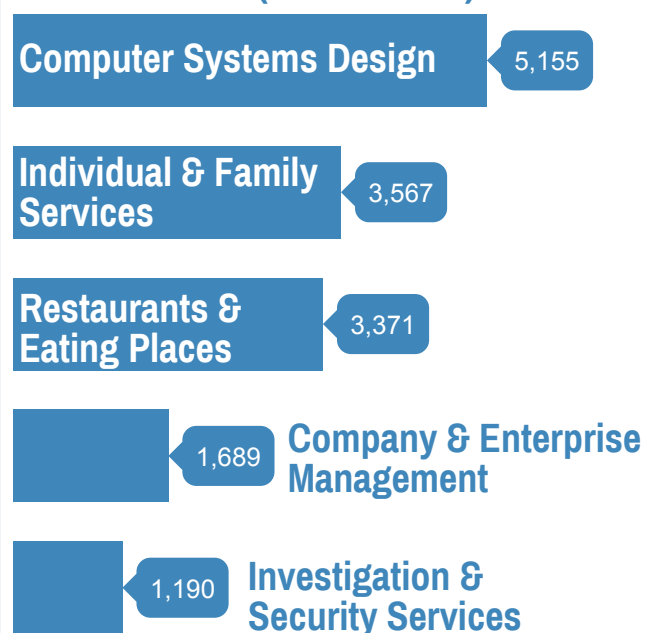
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



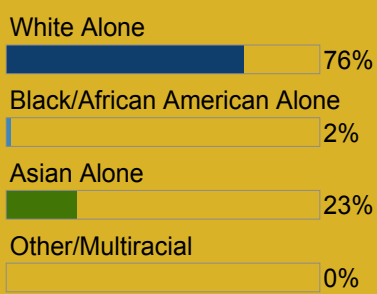
ACTON, MA

	% of 495/MetroWest	% of MA
Population: 22,925	3.8%	0.3%
Median Household Income: \$125,635	N/A	183%
Per Capita Income: \$57,283	124%	155%
Jobs: 11,592	3.2%	0.3%



SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Acton

495/Metro West

MA

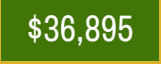
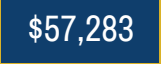
Population Growth (2010-2015)



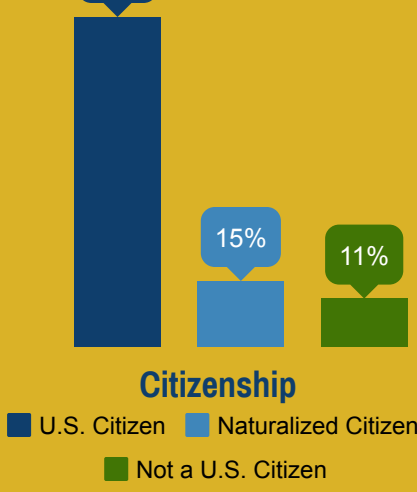
Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income



Citizenship



■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen



HOUSING

Total Housing Units: 9,082

96% Occupied 4% Vacant

70% of units are in single unit buildings

30% of units are in multi-unit buildings



■ Owner Occupied (76%)
■ Renter Occupied (24%)

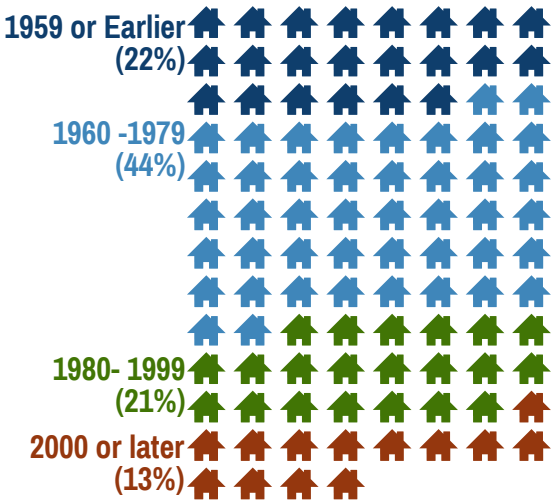
Median Home Sales Price: \$510,000

Median Price Per Square Foot: \$227.46

Median Time on Market: 39 Days

Number of Sales: 372

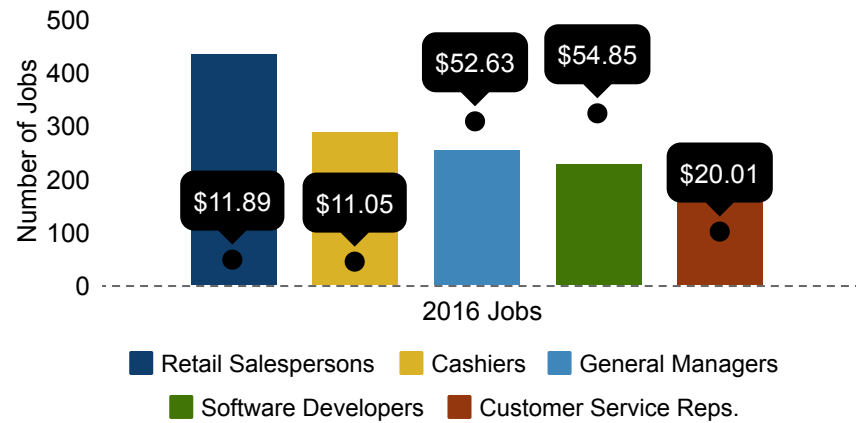
Year Structure Built:



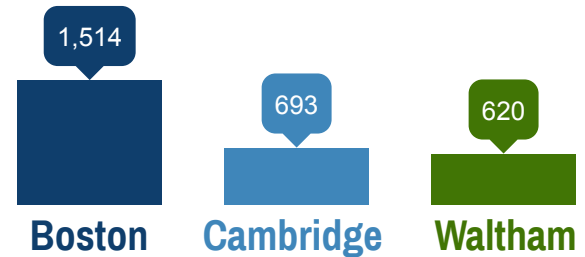
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Acton

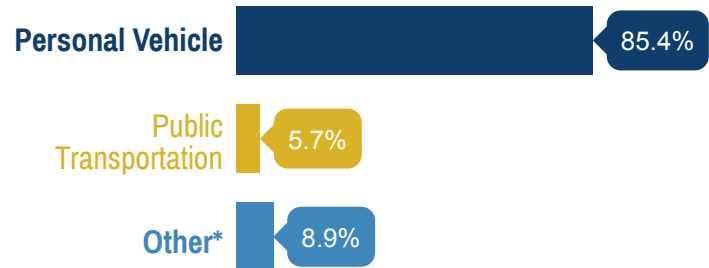
■ Median Hourly Wage



Top Communities Acton Workers Commute To:



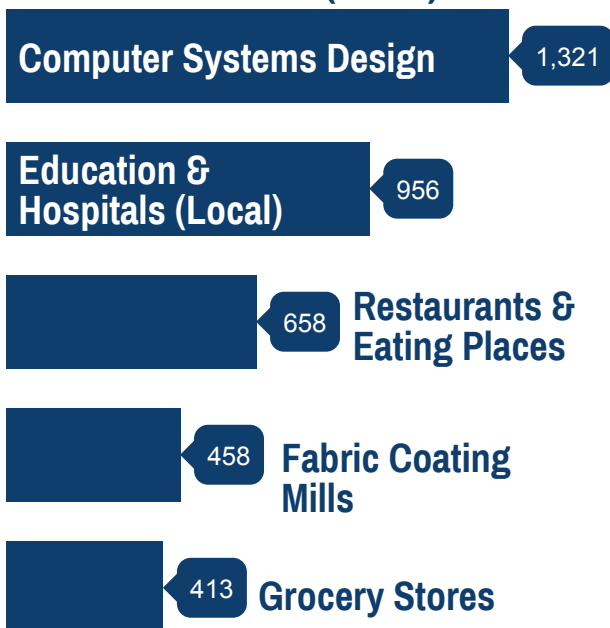
Getting to Work



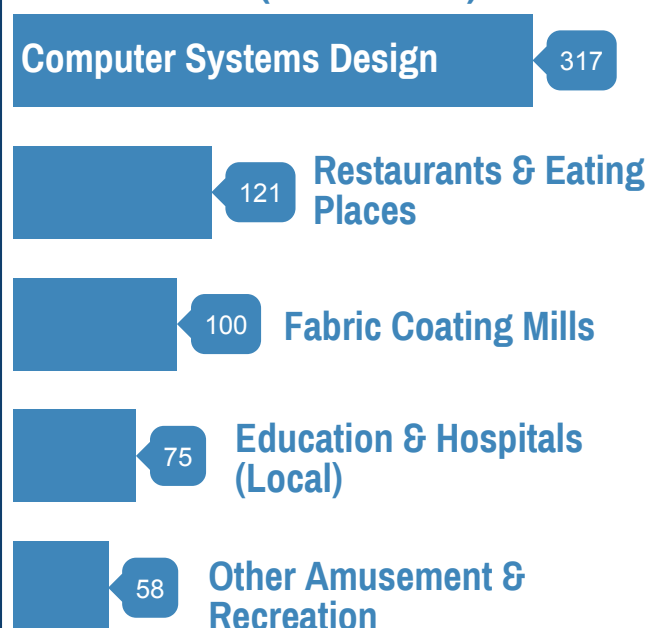
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):

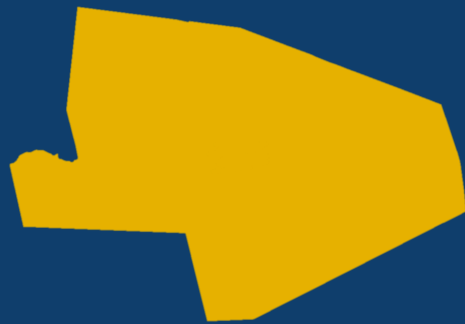


Fastest Growing Industries (2010-2016):



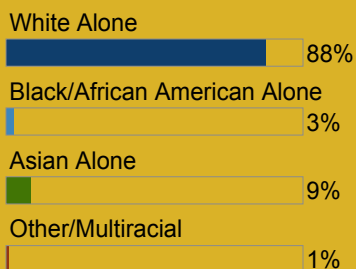
ASHLAND, MA

	% of 495/MetroWest	% of MA
Population: 17,159	2.8%	0.3%
Median Household Income: \$102,911	N/A	150%
Per Capita Income: \$48,390	105%	131%
Jobs: 5,788	1.6%	0.2%



SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Ashland 495/Metro West MA

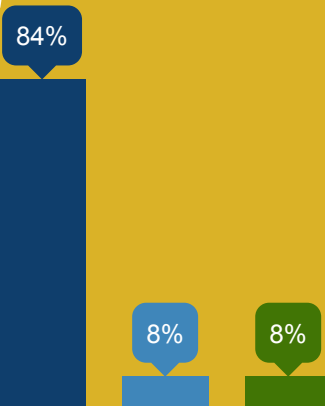
Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income



Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen

HOUSING

Total Housing Units: 6,744

98% Occupied 2% Vacant

76%

of units are in single unit buildings

24%

of units are in multi-unit buildings



■ Owner Occupied (80%)

■ Renter Occupied (20%)

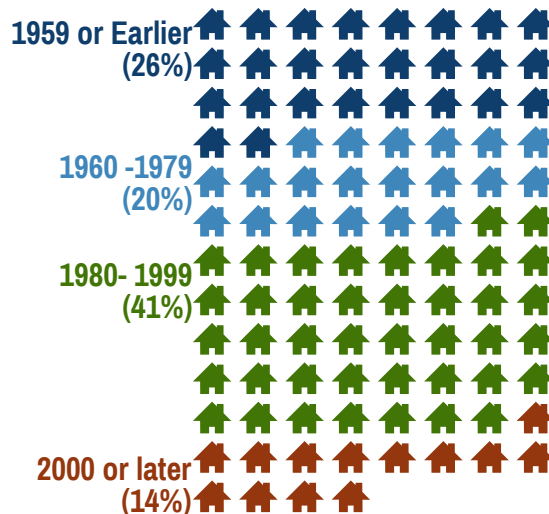
Median Home Sales Price:
\$344,000

Median Price Per Square
Foot:
\$190.10

Median Time on Market:
33 Days

Number of Sales:
253

Year Structure Built:



Prepared by the Public Policy Center at UMass Dartmouth for the 495/MetroWest Partnership in support of the 495/MetroWest Suburban Edge Community Commission

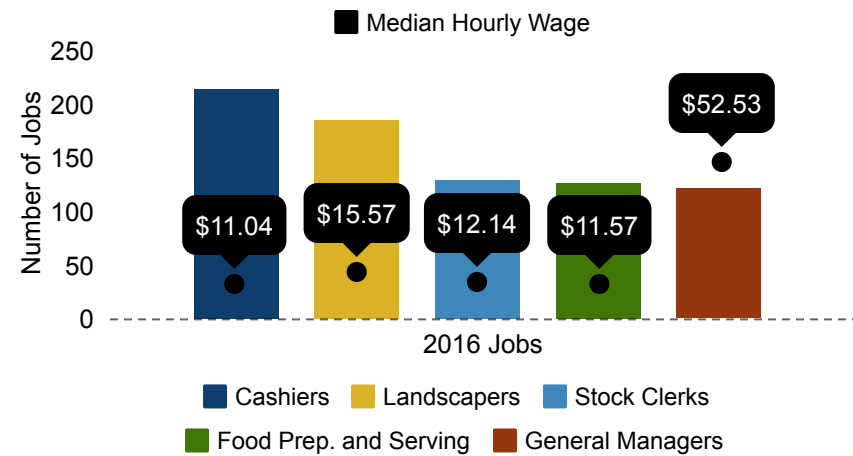
QUICK FACTS: United States Census Bureau, 2015 5-year; EMSI, 2016 Jobs (includes self-employed workers)

SOCIOECONOMIC: United States Census Bureau, 2015 5-year

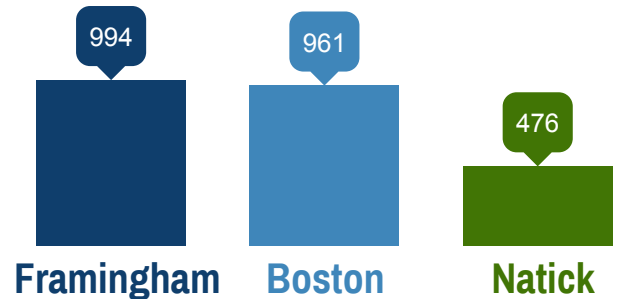
HOUSING: United States Census Bureau, 2015 5-year; MLS Home Sales, 2015

OCCUPATIONS & COMMUTING

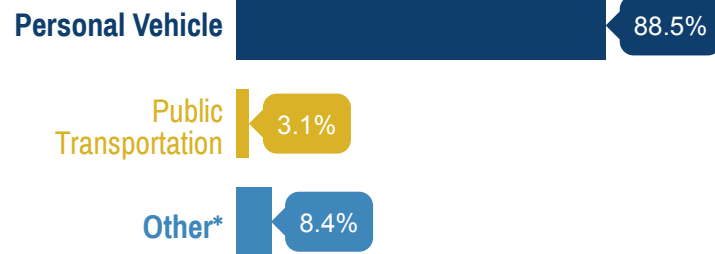
Top Occupations & Wages in Ashland



Top Communities Ashland Workers Commute To:



Getting to Work



*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



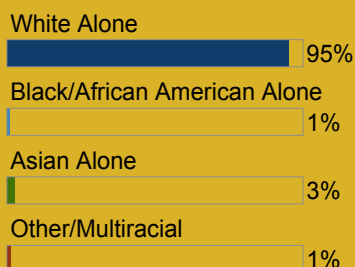
BELLINGHAM, MA



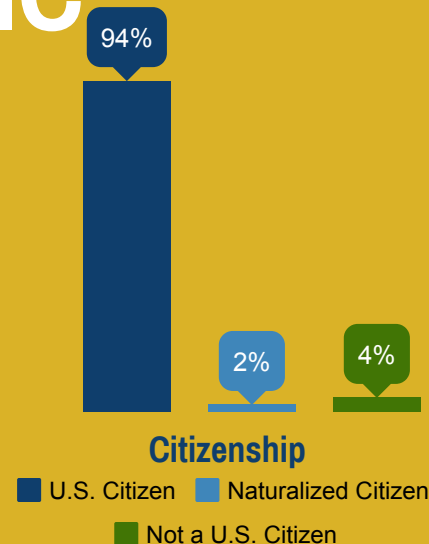
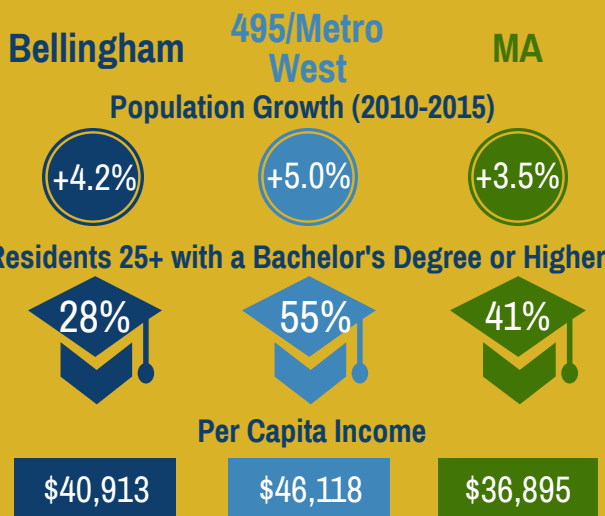
	% of 495/MetroWest	% of MA
Population: 16,682	2.8%	0.2%
Median Household Income: \$88,460	N/A	129%
Per Capita Income: \$40,913	89%	111%
Jobs: 7,133	2.0%	0.2%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.



HOUSING

Total Housing Units: 6,467
96% Occupied 4% Vacant

82%

of units are in single unit buildings

18%

of units are in multi-unit buildings



Owner Occupied (75%)
Renter Occupied (25%)

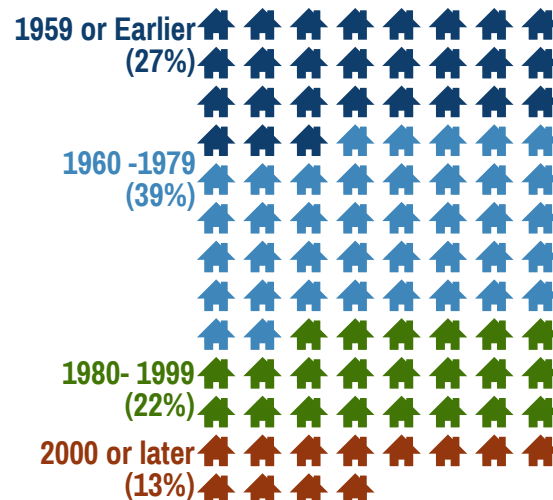
Median Home Sales Price:
\$280,000

Median Price Per Square
Foot:
\$167.33

Median Time on Market:
53 Days

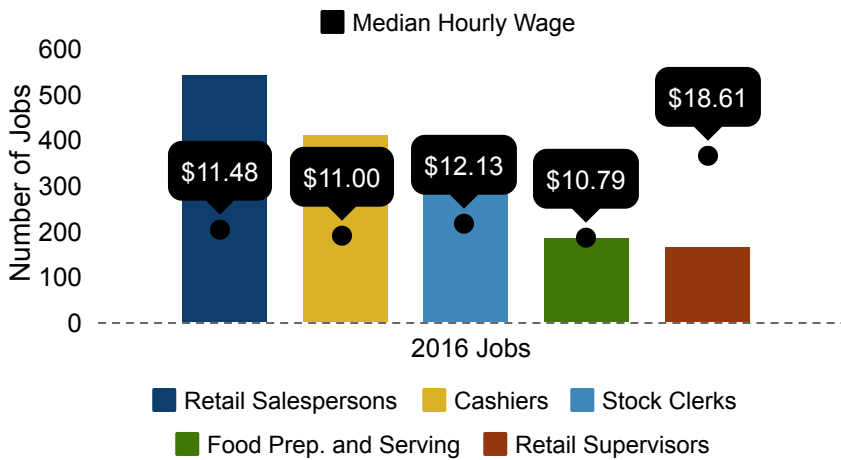
Number of Sales:
278

Year Structure Built:

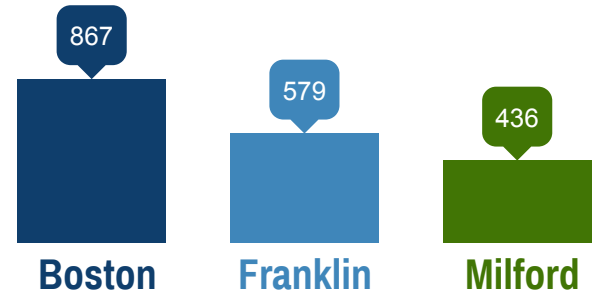


OCCUPATIONS & COMMUTING

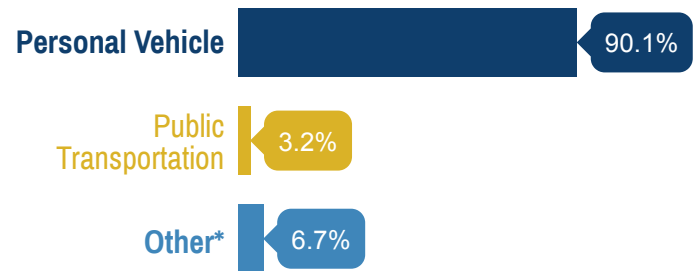
Top Occupations & Wages in Bellingham



Top Communities Bellingham Workers Commute To:



Getting to Work



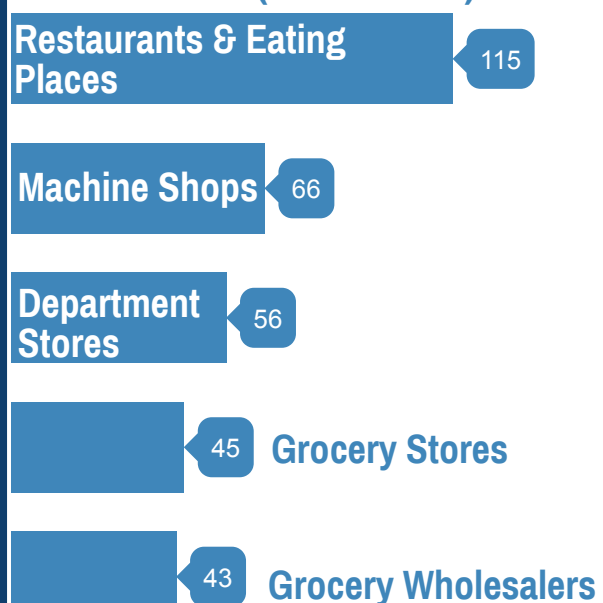
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



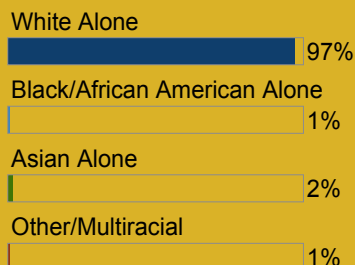
BERLIN, MA

	% of 495/MetroWest	% of MA
Population: 2,957	0.5%	0.0%
Median Household Income: \$88,816	N/A	130%
Per Capita Income: \$45,110	98%	122%
Jobs: 691	0.2%	0.0%



SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Berlin

495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income

\$45,110

\$46,118

\$36,895

93%



Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen



92%

of units are in single unit buildings

8%

of units are in multi-unit buildings



■ Owner Occupied (55%)

■ Renter Occupied (45%)

HOUSING

Total Housing Units: 1,163

93% Occupied 7% Vacant

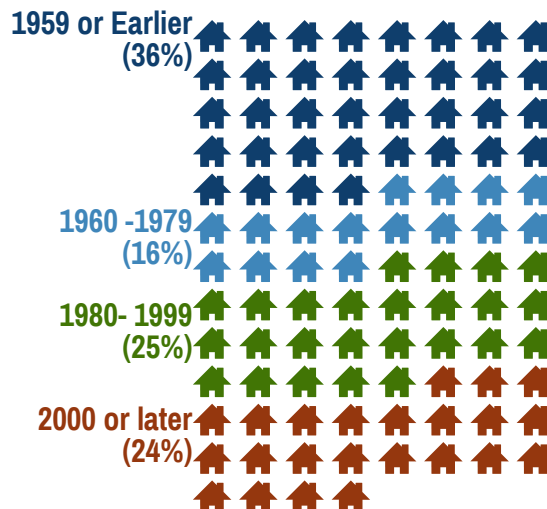
Median Home Sales Price:
\$345,000

Median Price Per Square
Foot:
\$178.41

Median Time on Market:
58 Days

Number of Sales:
42

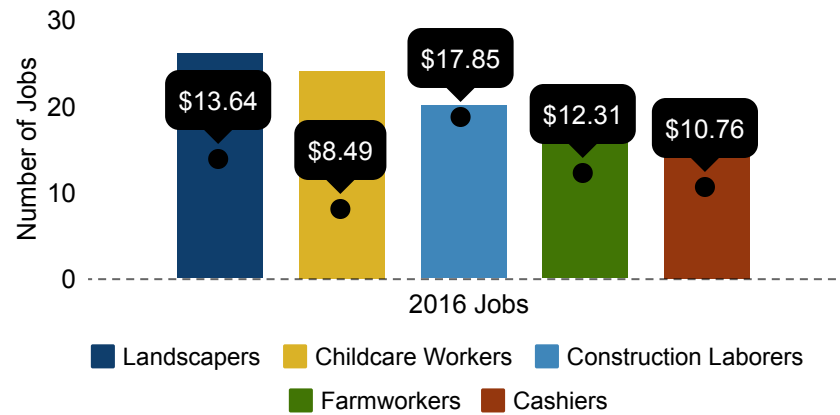
Year Structure Built:



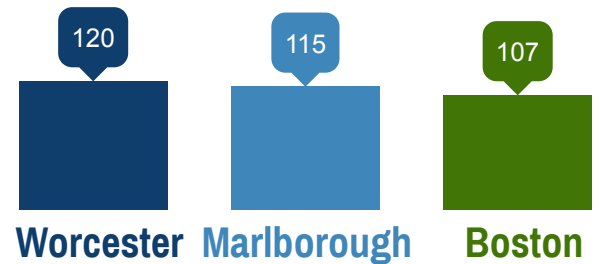
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Berlin

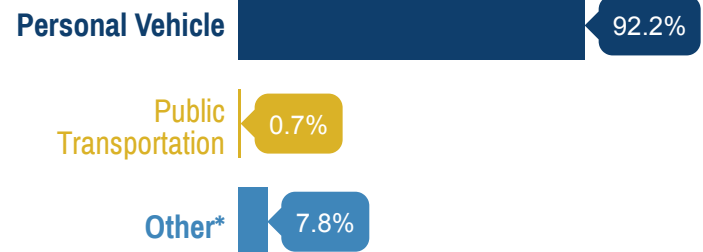
■ Median Hourly Wage



Top Communities Berlin Workers Commute To:



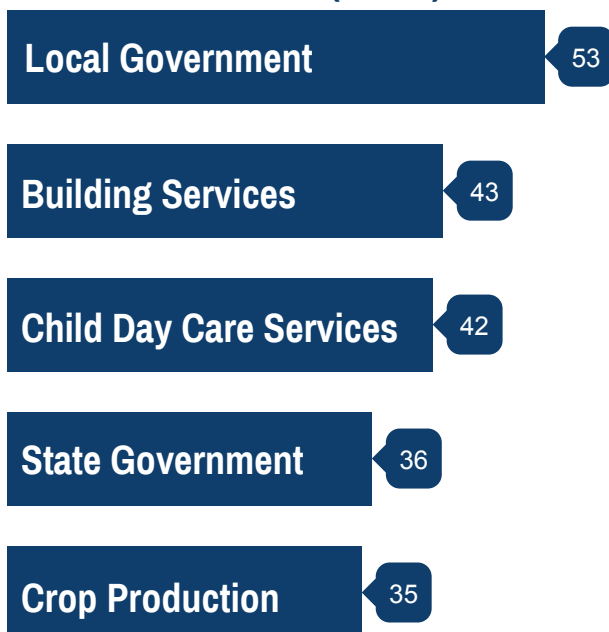
Getting to Work



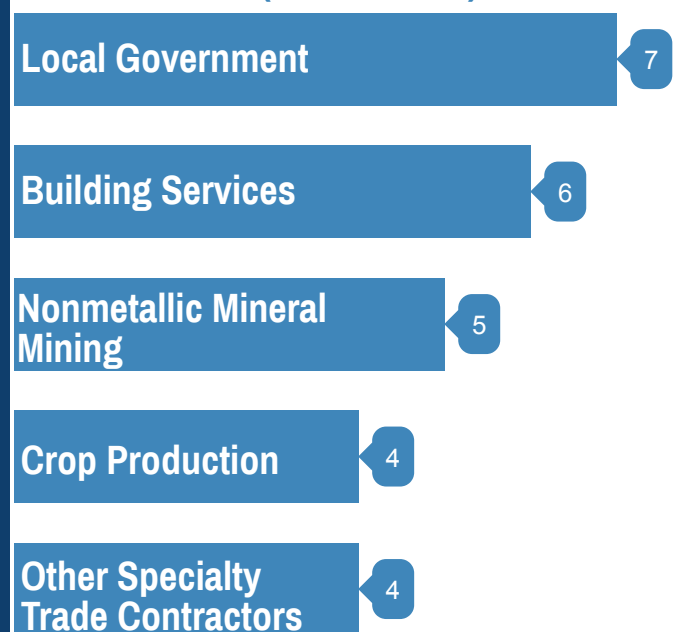
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



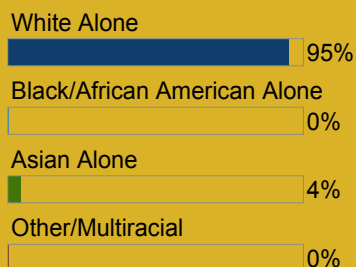
BOLTON, MA

	% of 495/MetroWest	% of MA
Population: 5,067	0.8%	0.1%
Median Household Income: \$147,446	N/A	215%
Per Capita Income: \$51,791	112%	140%
Jobs: 1,908	0.5%	0.1%



SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Bolton 495/Metro West MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher

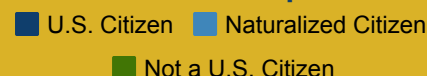


Per Capita Income



92%

Citizenship



HOUSING

Total Housing Units: 1,167
97% Occupied 3% Vacant

92%

of units are in single unit buildings

8%

of units are in multi-unit buildings



Owner Occupied (84%)
Renter Occupied (16%)

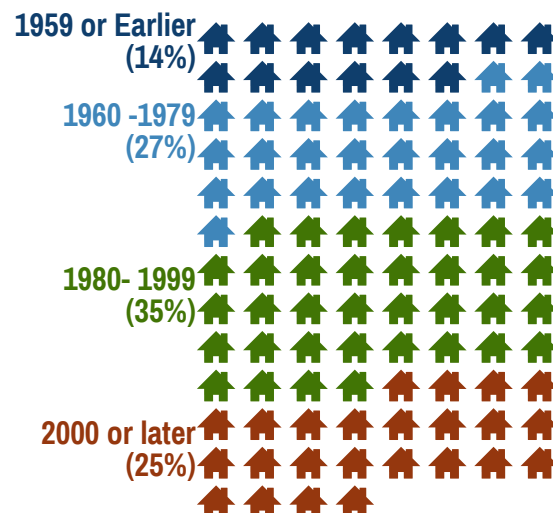
Median Home Sales Price:
\$517,250

Median Price Per Square
Foot:
\$190.31

Median Time on Market:
58 Days

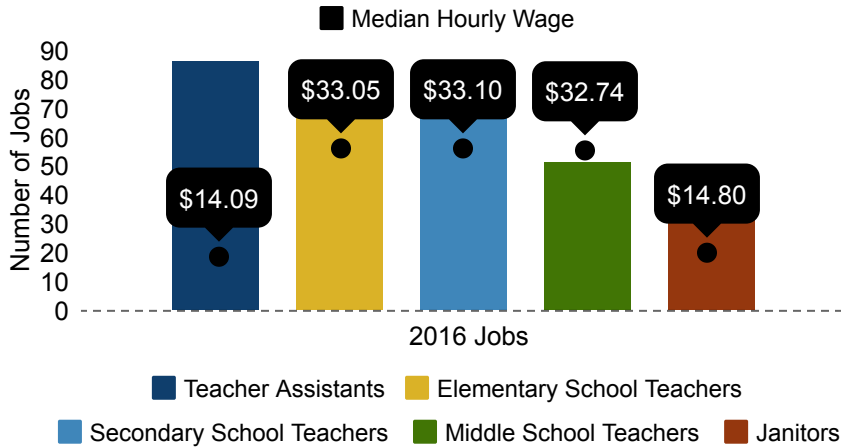
Number of Sales:
104

Year Structure Built:

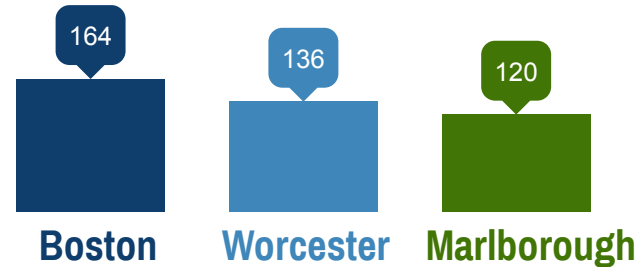


OCCUPATIONS & COMMUTING

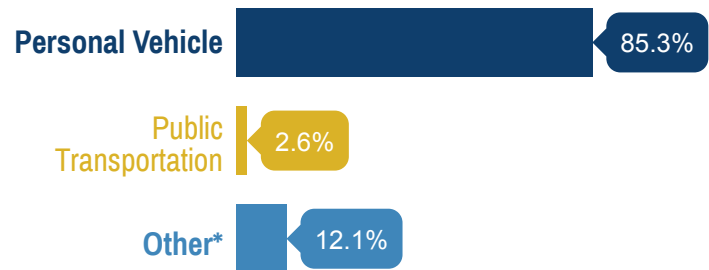
Top Occupations & Wages in Bolton



Top Communities Bolton Workers Commute To:



Getting to Work



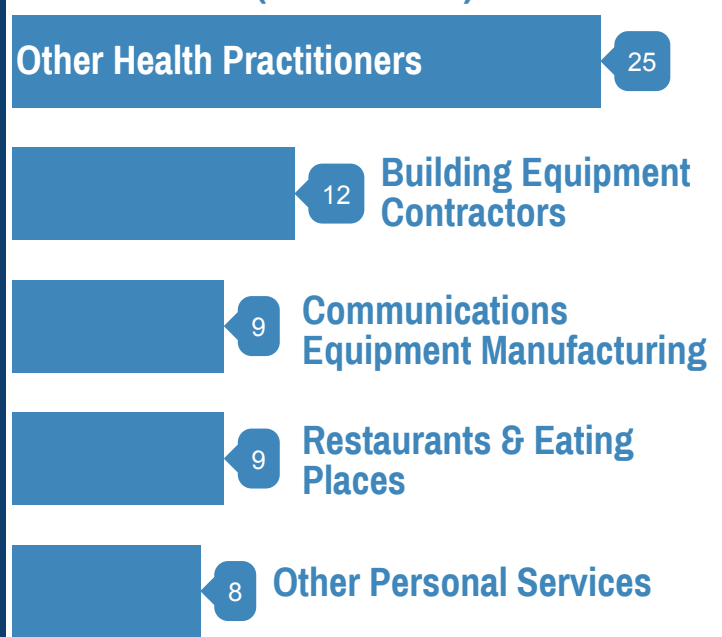
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



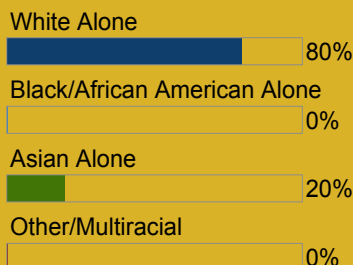
BOXBOROUGH, MA



	% of 495/MetroWest	% of MA
Population: 5,137	0.9%	0.1%
Median Household Income: \$102,699	N/A	150%
Per Capita Income: \$58,597	127%	159%
Jobs: 3,402	0.9%	0.1%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Boxborough

495/Metro West

MA

Population Growth (2010-2015)

+4.7%

+5.0%

+3.5%

Residents 25+ with a Bachelor's Degree or Higher

76%

55%

41%

Per Capita Income

\$58,597

\$46,118

\$36,895

78%

Citizenship



HOUSING

Total Housing Units: 2,126

99% Occupied 1% Vacant

58%

of units are in single unit buildings

42%

of units are in multi-unit buildings



Owner Occupied (87%)

Renter Occupied (13%)

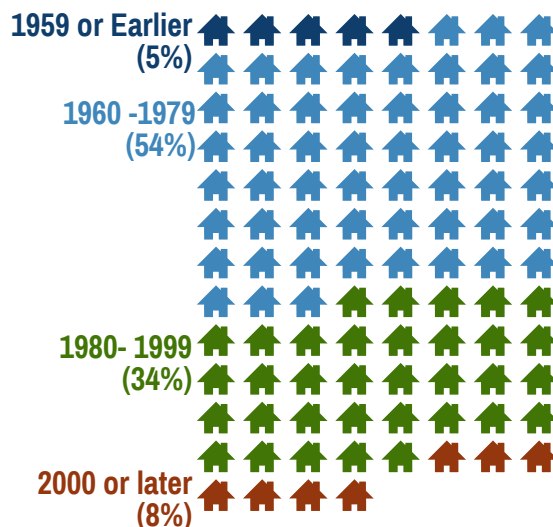
Median Home Sales Price:
\$452,500

Median Price Per Square
Foot:
\$201.55

Median Time on Market:
33 Days

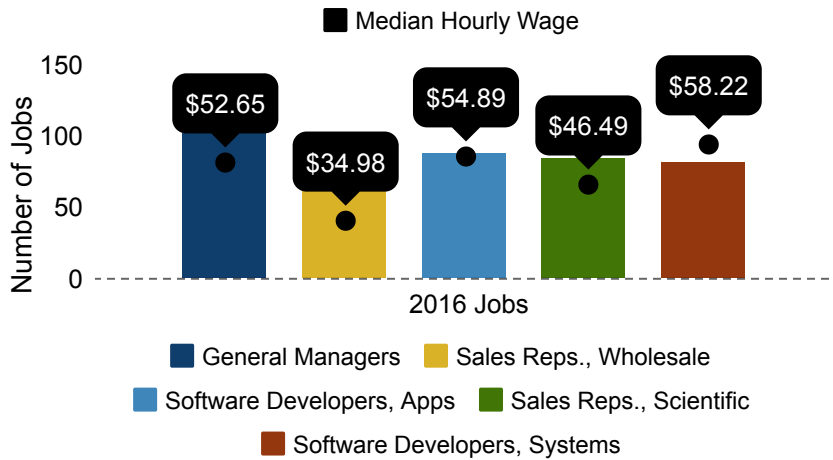
Number of Sales:
94

Year Structure Built:

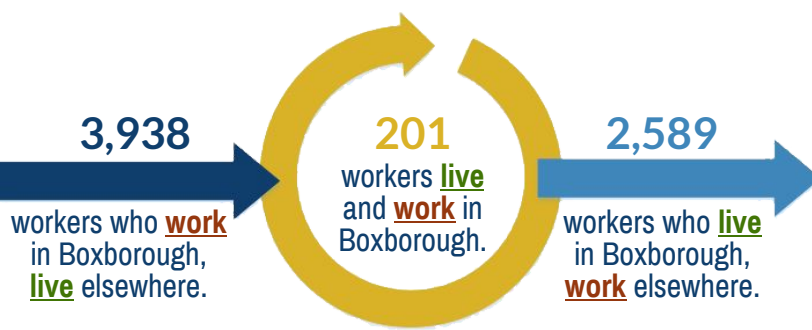


OCCUPATIONS & COMMUTING

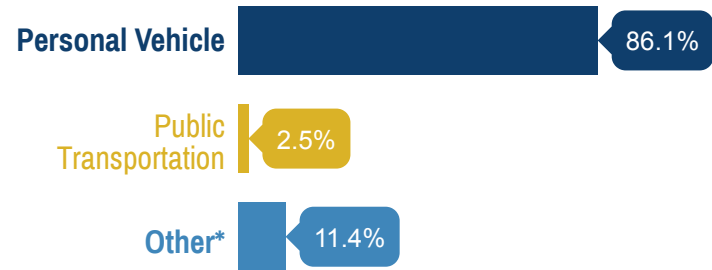
Top Occupations & Wages in Boxborough



Top Communities Boxborough Workers Commute To:



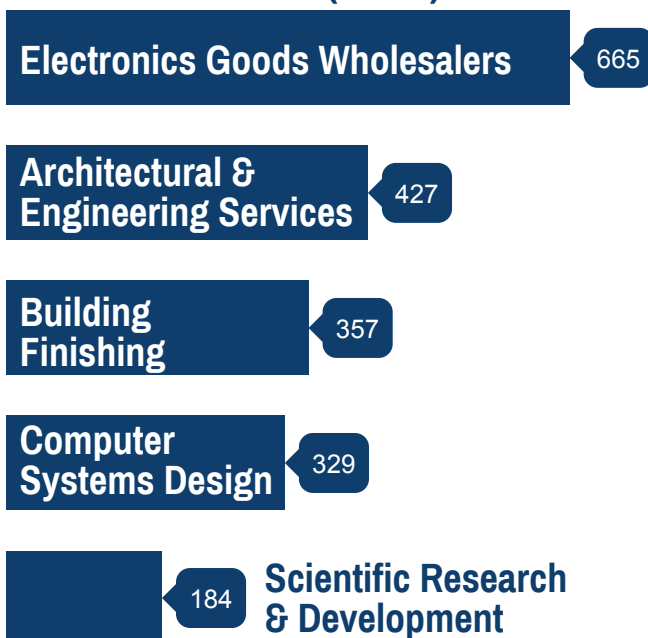
Getting to Work



*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



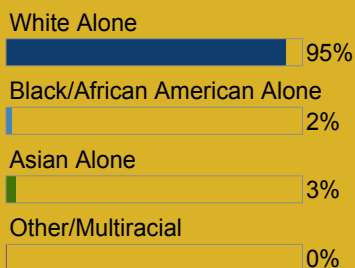
FOXBOROUGH, MA



	% of 495/MetroWest	% of MA
Population: 17,243	2.9%	0.3%
Median Household Income: \$88,766	N/A	130%
Per Capita Income: \$43,839	95%	119%
Jobs: 16,198	4.5%	0.4%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Foxborough

495/Metro West

MA

Population Growth (2010-2015)

+3.7%

+5.0%

+3.5%

Residents 25+ with a Bachelor's Degree or Higher

47%

55%

41%

Per Capita Income

\$43,839

\$46,118

\$36,895



Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen



HOUSING

Total Housing Units: 6,632

97% Occupied 3% Vacant

67%

of units are in single unit buildings

33%

of units are in multi-unit buildings



■ Owner Occupied (76%)

■ Renter Occupied (24%)

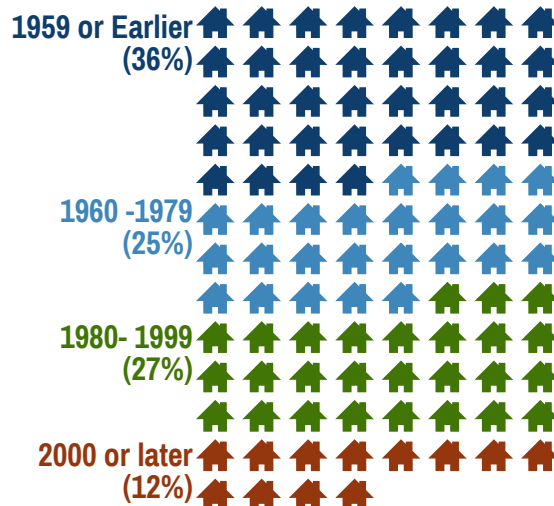
Median Home Sales Price:
\$375,000

Median Price Per Square Foot:
\$198.97

Median Time on Market:
50 Days

Number of Sales:
206

Year Structure Built:



Prepared by the Public Policy Center at UMass Dartmouth for the 495/MetroWest Partnership in support of the 495/MetroWest Suburban Edge Community Commission

Sources

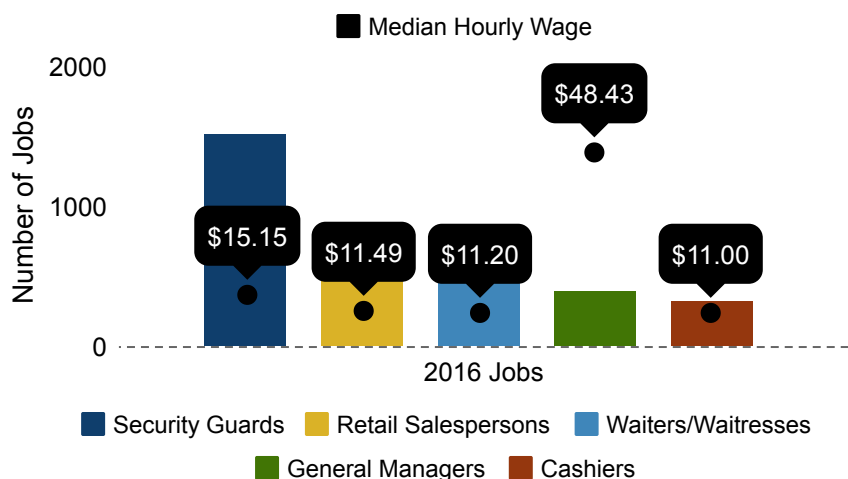
QUICK FACTS: United States Census Bureau, 2015 5-Year; EMSI, 2016 Jobs (includes self-employed workers)

SOCIOECONOMIC: United States Census Bureau, 2015 5-year

HOUSING: United States Census Bureau, 2015 5-year; MLS Home Sales, 2015

OCCUPATIONS & COMMUTING

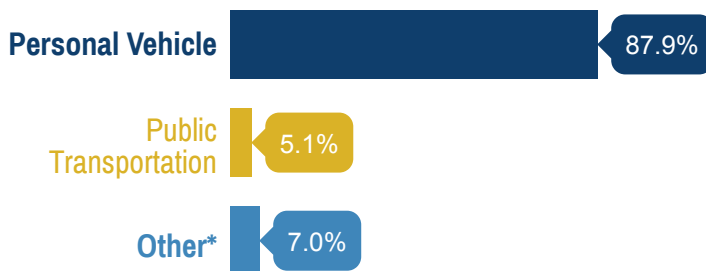
Top Occupations & Wages in Foxborough



Top Communities Foxborough Workers Commute To:



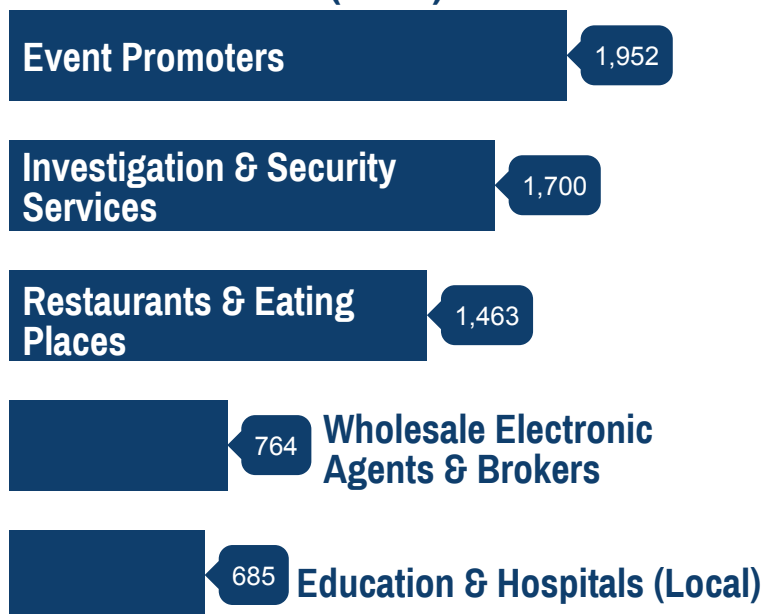
Getting to Work



*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



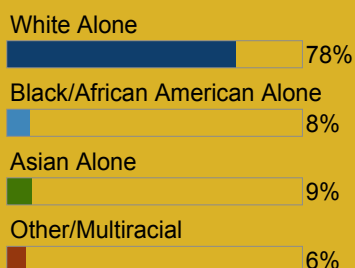
FRAMINGHAM, MA



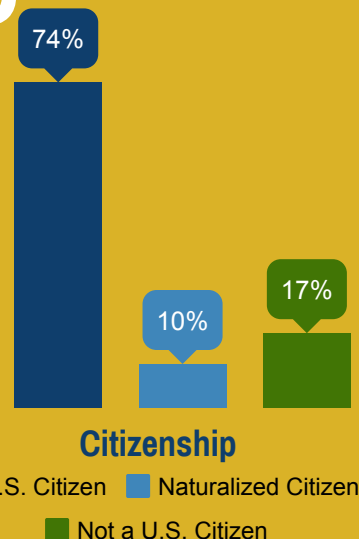
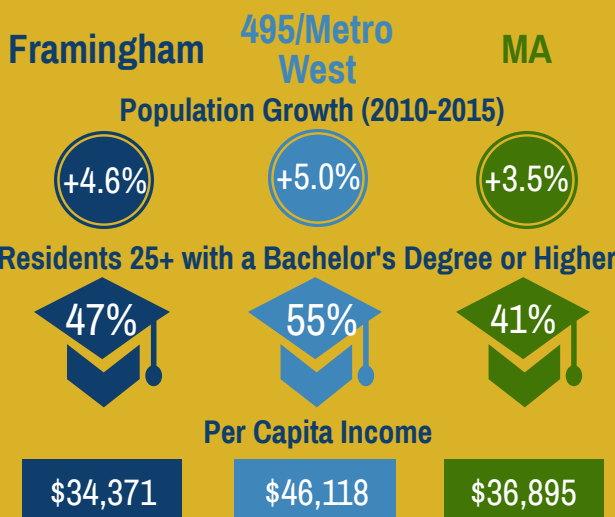
	% of 495/MetroWest	% of MA
Population: 70,443	12%	1.1%
Median Household Income: \$68,219	N/A	100%
Per Capita Income: \$34,371	75%	93%
Jobs: 48,745	14%	1.2%

SOCIOECONOMIC

Race

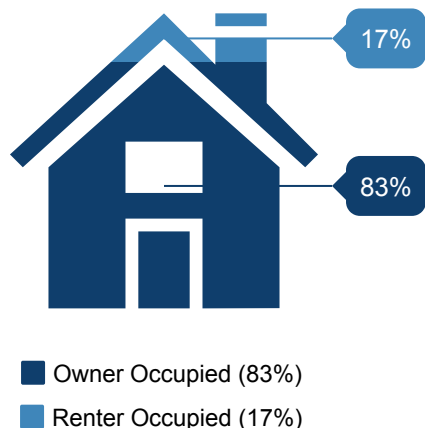
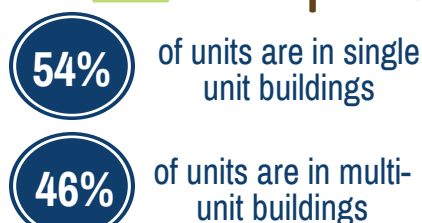


Note: Percentages in this profile may not add to 100% due to rounding.



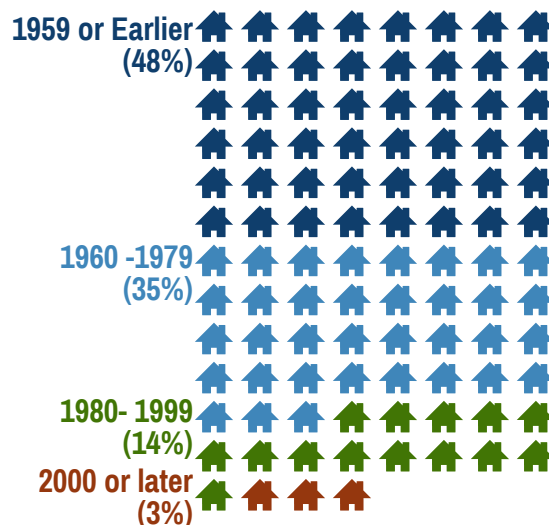
HOUSING

Total Housing Units: 27,945
97% Occupied 3% Vacant



Median Home Sales Price: \$353,950
Median Price Per Square Foot: \$208.38
Median Time on Market: 37 Days
Number of Sales: 824

Year Structure Built:



Prepared by the Public Policy Center at UMass Dartmouth for the 495/MetroWest Partnership in support of the 495/MetroWest Suburban Edge Community Commission Sources

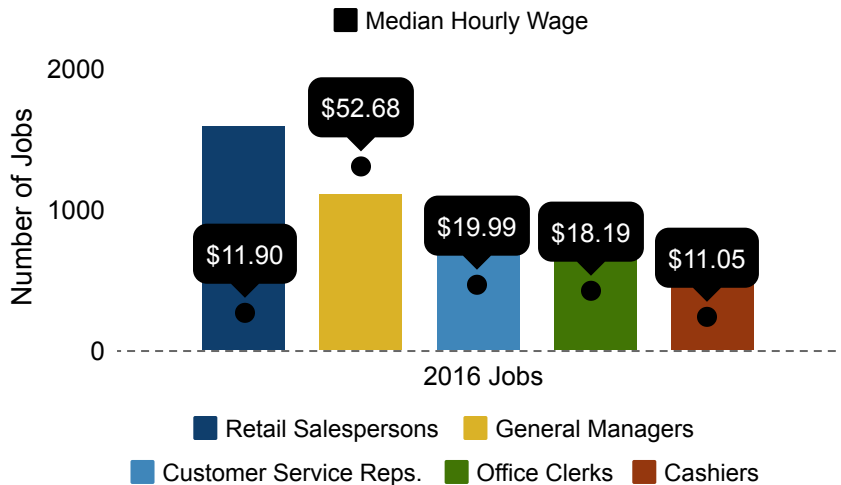
QUICK FACTS: United States Census Bureau, 2015 5-Year; EMSI, 2016 Jobs (includes self-employed workers)

SOCIOECONOMIC: United States Census Bureau, 2015 5-year

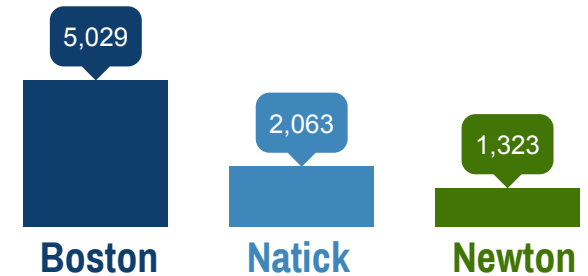
HOUSING: United States Census Bureau, 2015 5-year; MLS Home Sales, 2015

OCCUPATIONS & COMMUTING

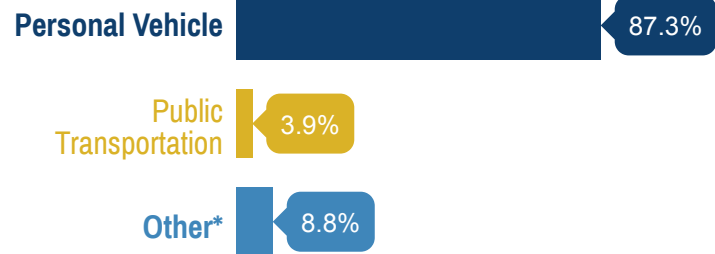
Top Occupations & Wages in Framingham



Top Communities Framingham Workers Commute To:



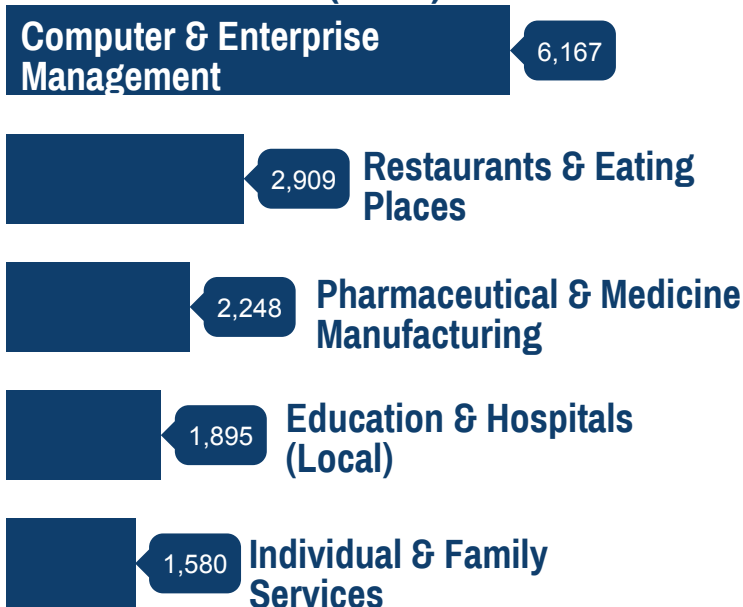
Getting to Work



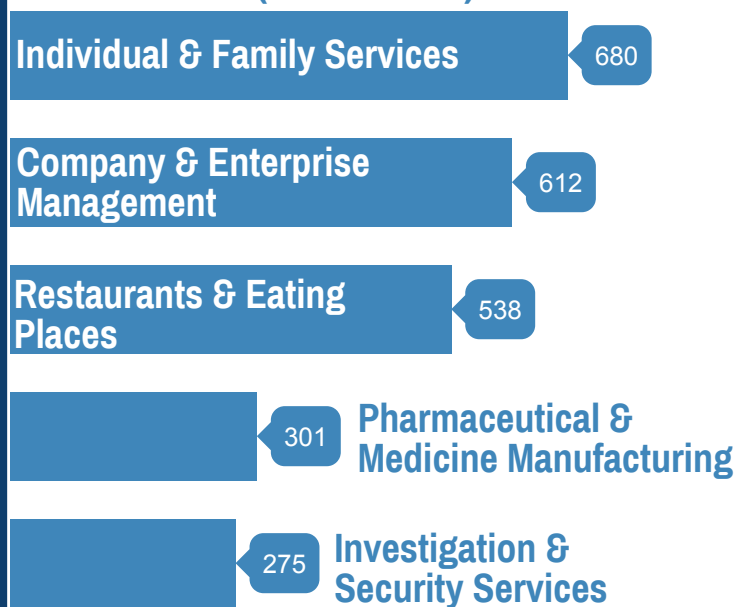
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



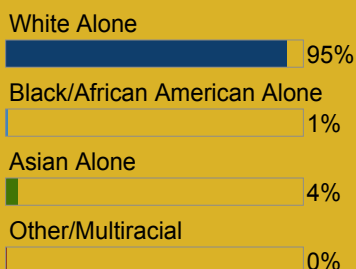
FRANKLIN, MA



	% of 495/MetroWest	% of MA
Population: 32,731	5.4%	0.5%
Median Household Income: \$108,272	N/A	158%
Per Capita Income: \$45,039	98%	122%
Jobs: 19,783	5.5%	0.5%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Franklin

495/Metro West

MA

Population Growth (2010-2015)

+5.5%

+5.0%

+3.5%

Residents 25+ with a Bachelor's Degree or Higher

54%

55%

41%

Per Capita Income

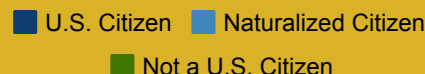
\$45,039

\$46,118

\$36,895

94%

Citizenship



HOUSING

Total Housing Units: 11,429

97% Occupied 3% Vacant

74%

of units are in single unit buildings

26%

of units are in multi-unit buildings



43%

57%

Owner Occupied (57%)

Renter Occupied (43%)

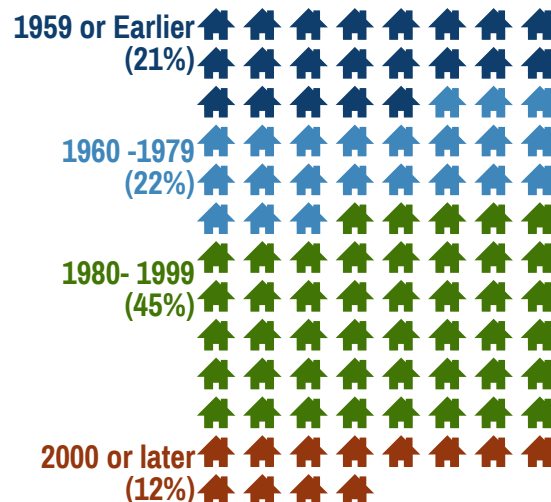
Median Home Sales Price:
\$372,500

Median Price Per Square
Foot:
\$191.49

Median Time on Market:
44 Days

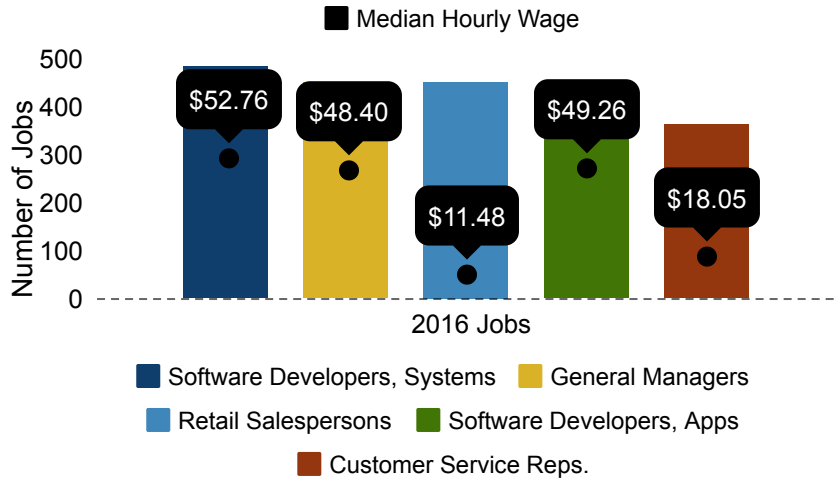
Number of Sales:
391

Year Structure Built:

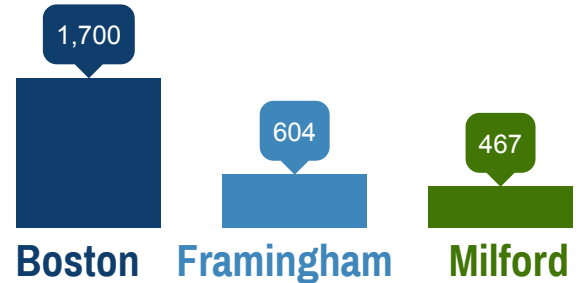


OCCUPATIONS & COMMUTING

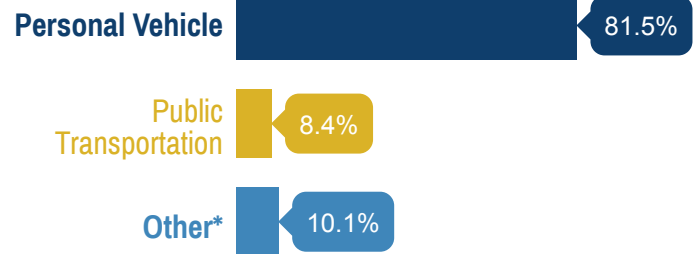
Top Occupations & Wages in Franklin



Top Communities Franklin Workers Commute To:



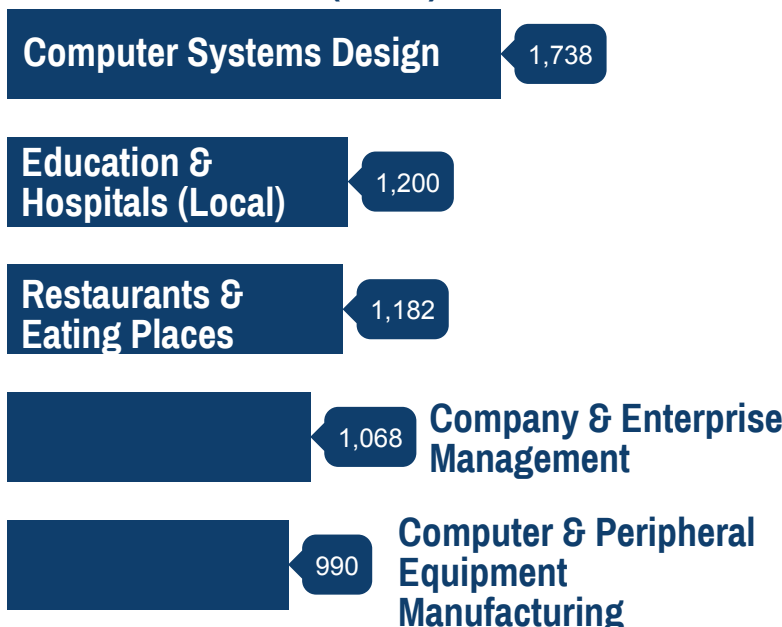
Getting to Work



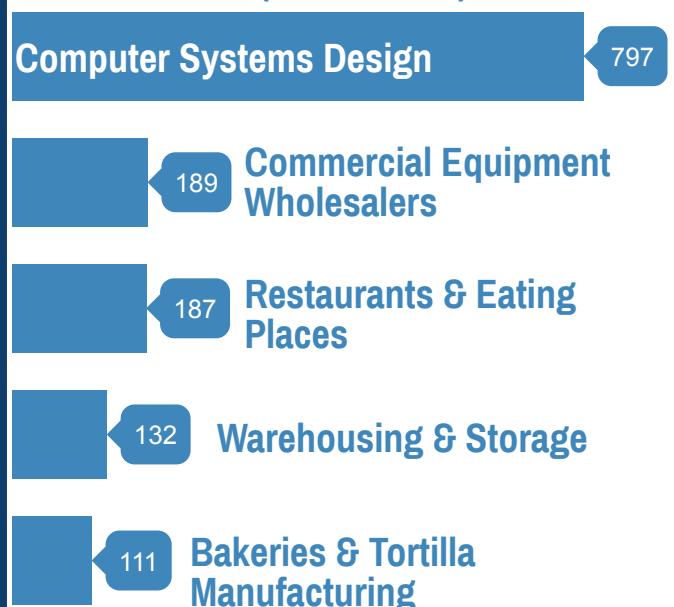
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



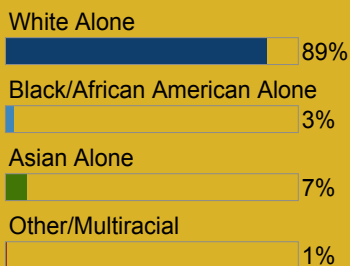
GRAFTON, MA



	% of 495/MetroWest	% of MA
Population: 18,219	3.0%	0.3%
Median Household Income: \$88,712	N/A	129%
Per Capita Income: \$42,542	92%	115%
Jobs: 5,955	1.7%	0.1%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Grafton

495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income

\$42,542

\$46,118

\$36,895

89%

Citizenship



HOUSING

Total Housing Units: 7,283

94% Occupied 6% Vacant

74%

of units are in single unit buildings

26%

of units are in multi-unit buildings



Owner Occupied (69%)

Renter Occupied (31%)

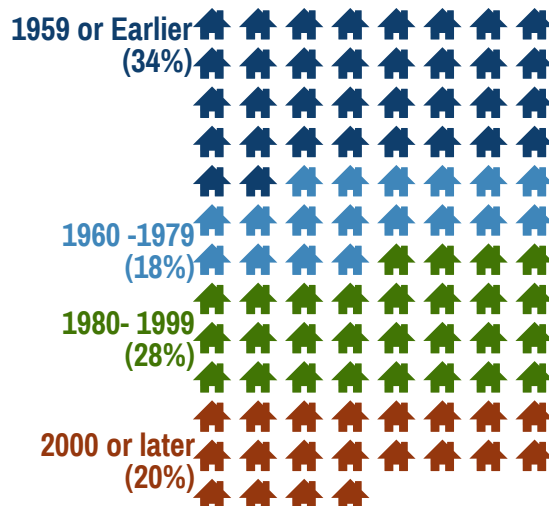
Median Home Sales Price:
\$320,000

Median Price Per Square
Foot:
\$167.24

Median Time on Market:
52 Days

Number of Sales:
314

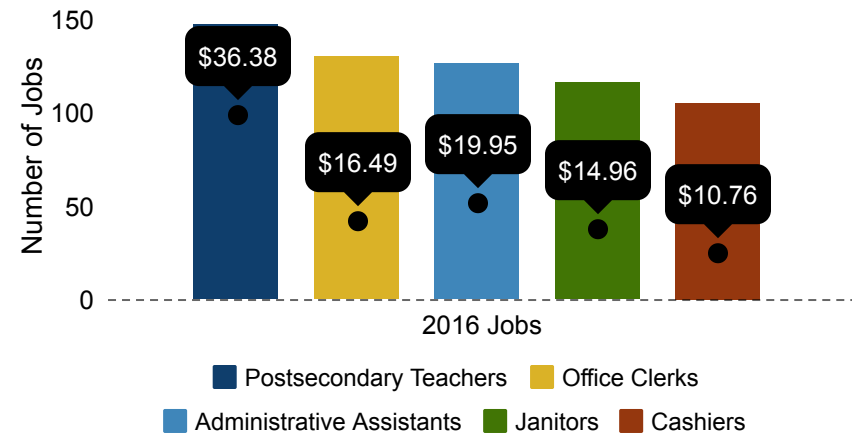
Year Structure Built:



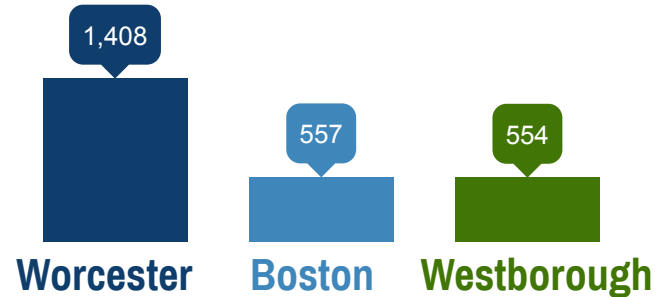
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Grafton

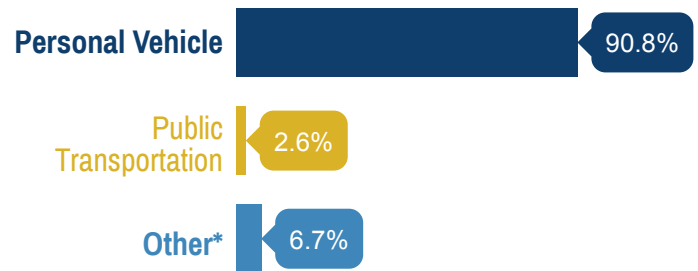
■ Median Hourly Wage



Top Communities Grafton Workers Commute To:



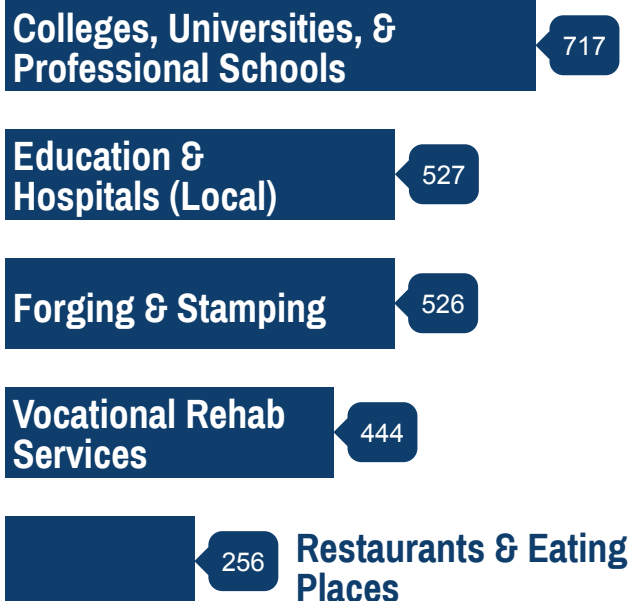
Getting to Work



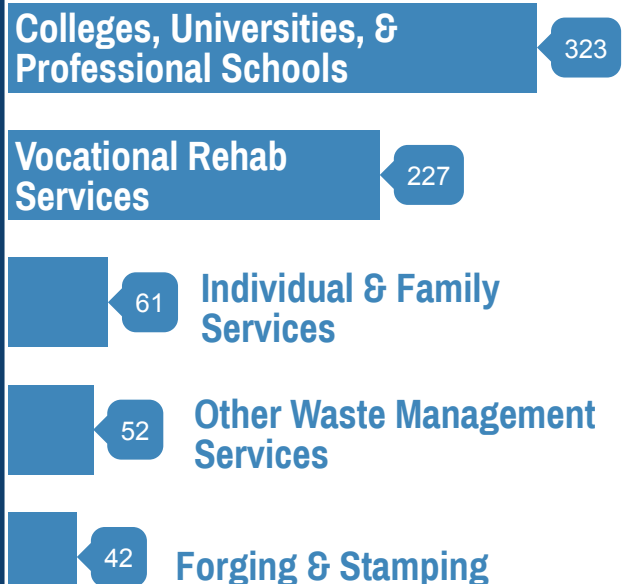
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



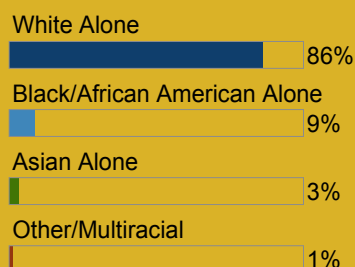
HARVARD, MA



	% of 495/MetroWest	% of MA
Population: 6,567	1.1%	0.1%
Median Household Income: \$126,061	N/A	184%
Per Capita Income: \$49,575	108%	134%
Jobs: 1,291	0.4%	0.0%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Harvard

495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income

\$49,575

\$46,118

\$36,895

90%



Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen

HOUSING

Total Housing Units: 1,939

96% Occupied 4% Vacant

94%

of units are in single unit buildings

6%

of units are in multi-unit buildings



■ Owner Occupied (72%)

■ Renter Occupied (28%)

Median Home Sales Price:

\$532,500

Median Price Per Square

Foot:
\$209.28

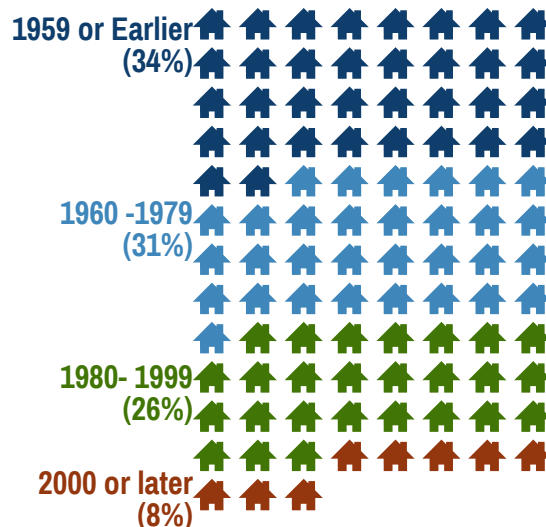
Median Time on Market:

70 Days

Number of Sales:

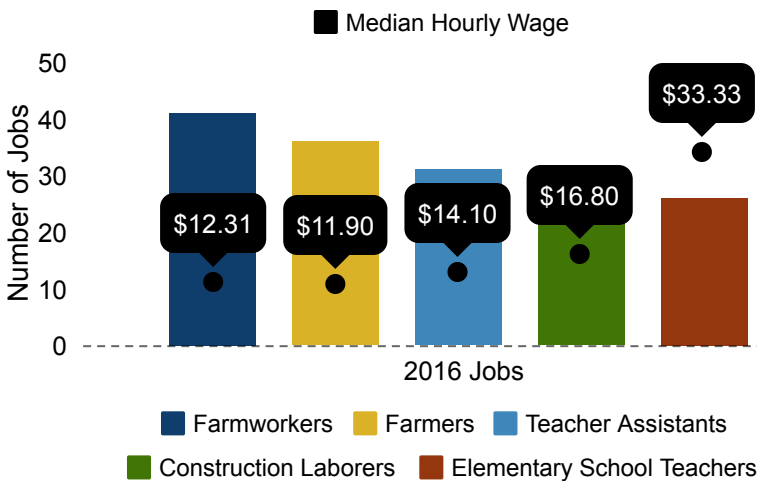
84

Year Structure Built:

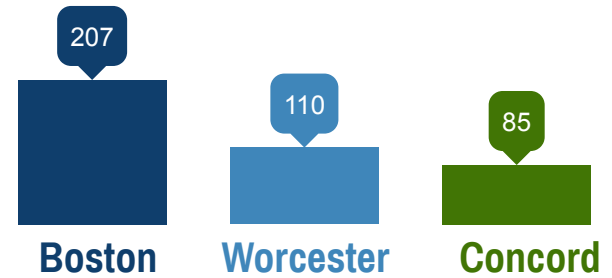


OCCUPATIONS & COMMUTING

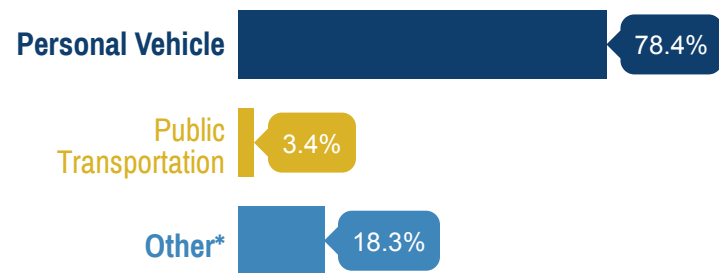
Top Occupations & Wages in Harvard



Top Communities Harvard Workers Commute To:



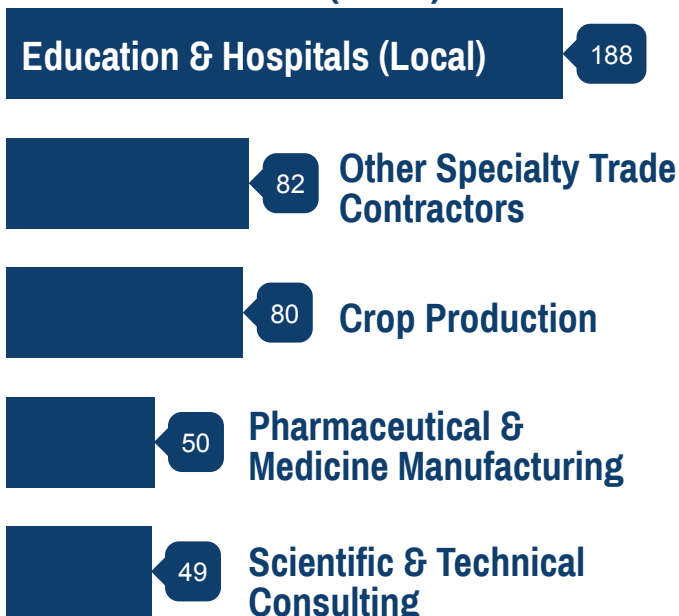
Getting to Work



*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



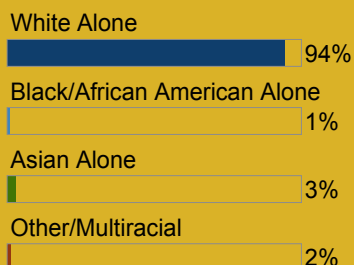
HOLLISTON, MA



	% of 495/MetroWest	% of MA
Population: 14,197	2.4%	0.2%
Median Household Income: \$108,869	N/A	159%
Per Capita Income: \$45,066	98%	122%
Jobs: 6,652	1.8%	0.2%

SOCIOECONOMIC

Race



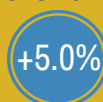
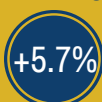
Note: Percentages in this profile may not add up to 100% due to rounding.

Holliston

495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income

\$45,066

\$46,118

\$36,895

92%



4%

4%

Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen

HOUSING

Total Housing Units: 5,084

99% Occupied 1% Vacant

84%

of units are in single unit buildings

16%

of units are in multi-unit buildings



■ Owner Occupied (92%)

■ Renter Occupied (8%)

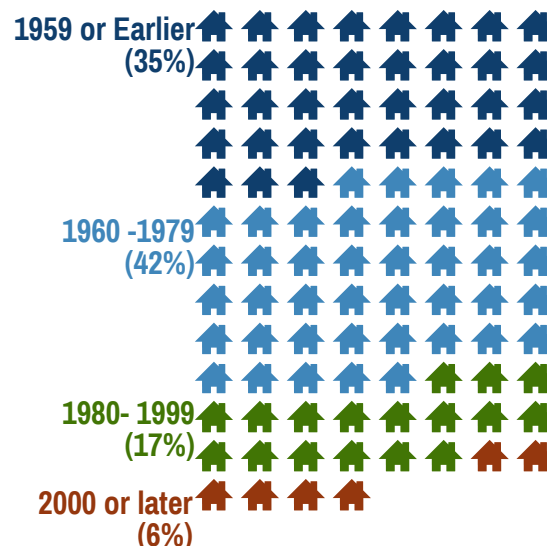
Median Home Sales Price:
\$450,100

Median Price Per Square
Foot:
\$210.08

Median Time on Market:
42 Days

Number of Sales:
211

Year Structure Built:



Prepared by the Public Policy Center at UMass Dartmouth for the 495/MetroWest Partnership in support of the 495/MetroWest Suburban Edge Community Commission Sources

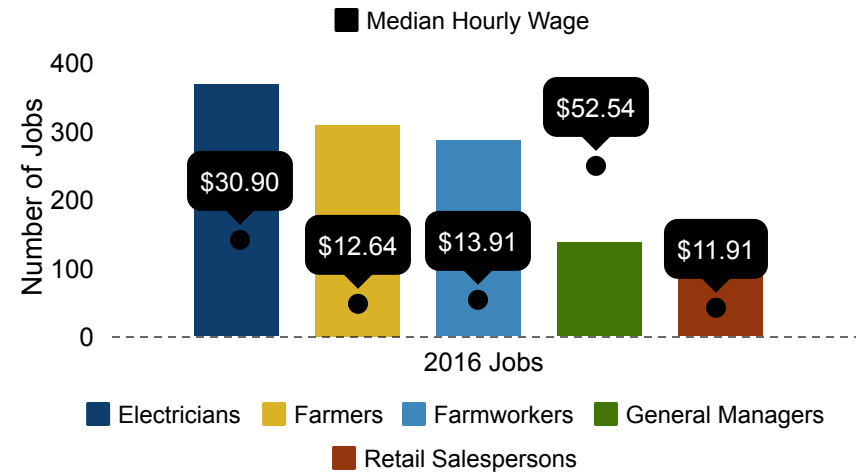
QUICK FACTS: United States Census Bureau, 2015 5-Year; EMSI, 2016 Jobs (includes self-employed workers)

SOCIOECONOMIC: United States Census Bureau, 2015 5-year

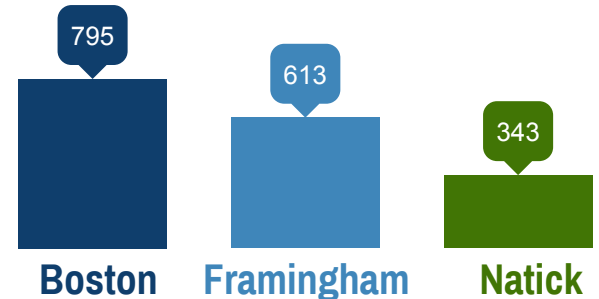
HOUSING: United States Census Bureau, 2015 5-year; MLS Home Sales, 2015

OCCUPATIONS & COMMUTING

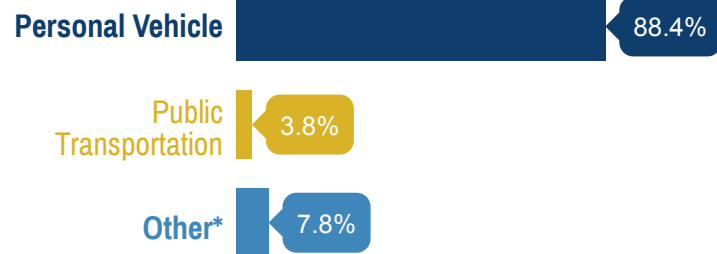
Top Occupations & Wages in Holliston



Top Communities Holliston Workers Commute To:



Getting to Work



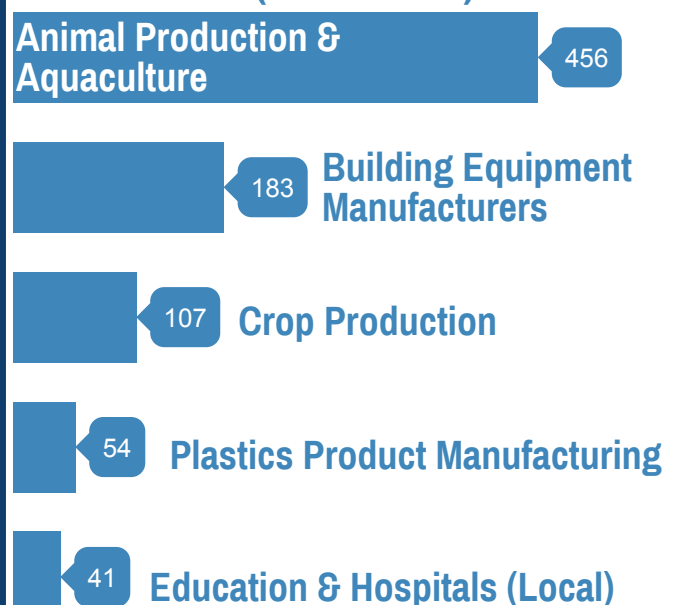
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



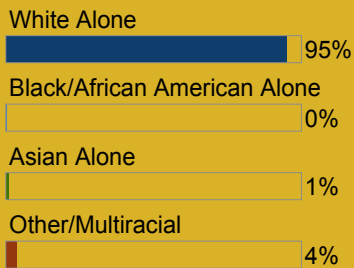
HOPEDALE, MA



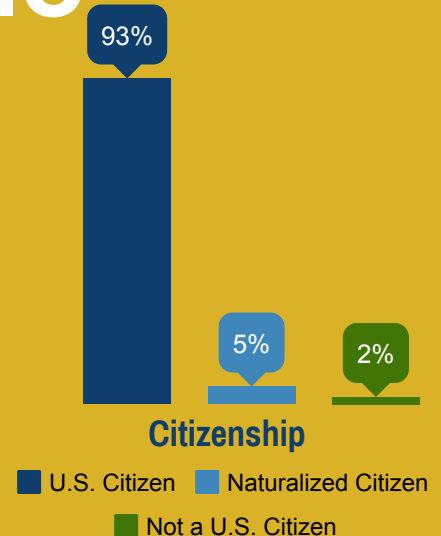
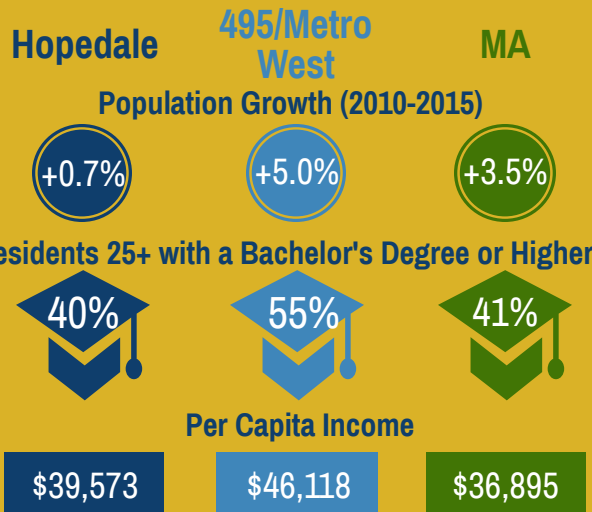
	% of 495/MetroWest	% of MA
Population: 5,942	1.0%	0.1%
Median Household Income: \$95,268	N/A	139%
Per Capita Income: \$39,573	86%	107%
Jobs: 2,511	0.7%	0.1%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.



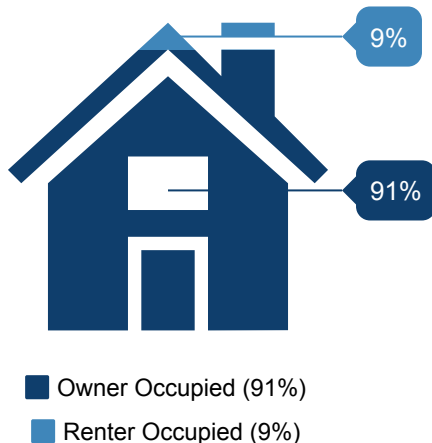
HOUSING

Total Housing Units: 2,328

96% Occupied 4% Vacant

77% of units are in single unit buildings

23% of units are in multi-unit buildings



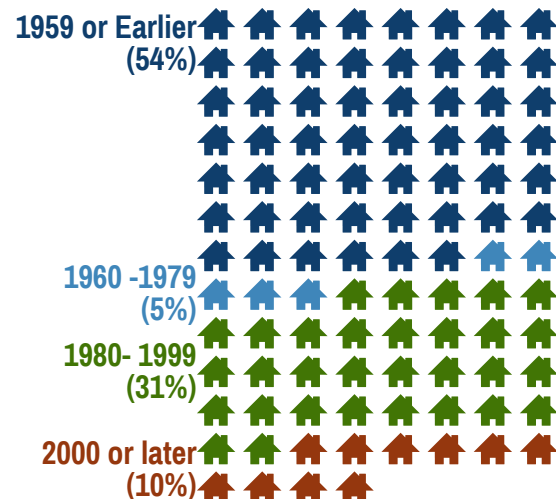
Median Home Sales Price: \$242,500

Median Price Per Square Foot: \$146.91

Median Time on Market: 69 Days

Number of Sales: 91

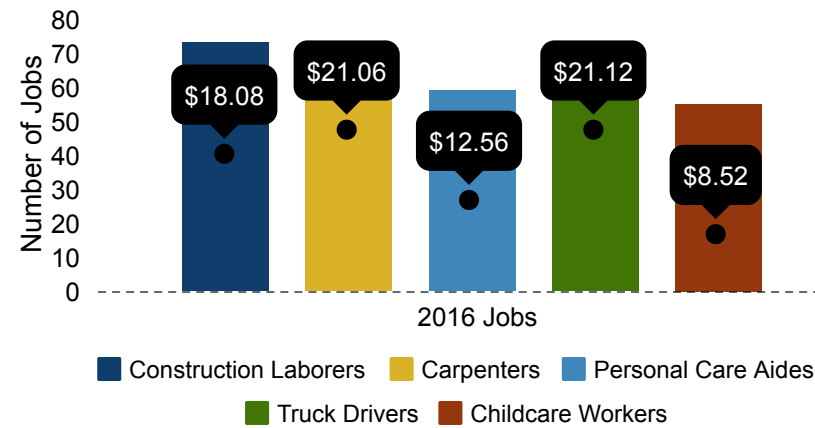
Year Structure Built:



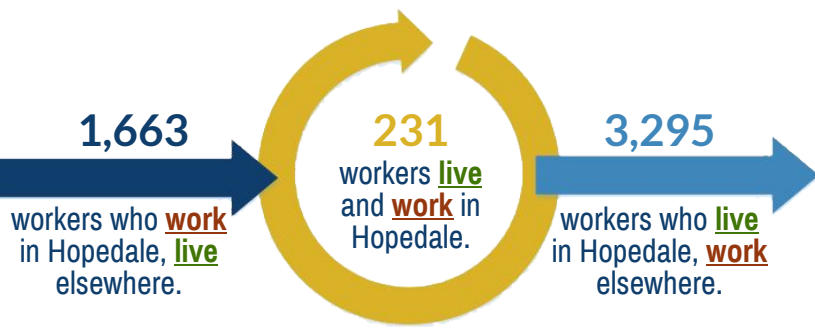
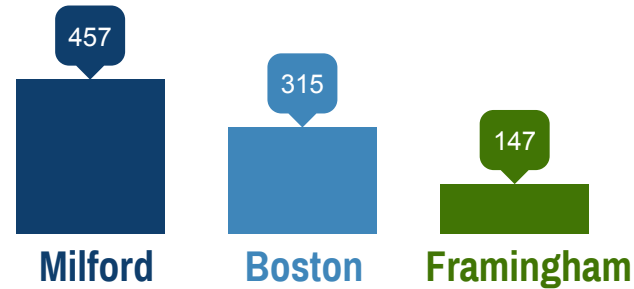
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Hopedale

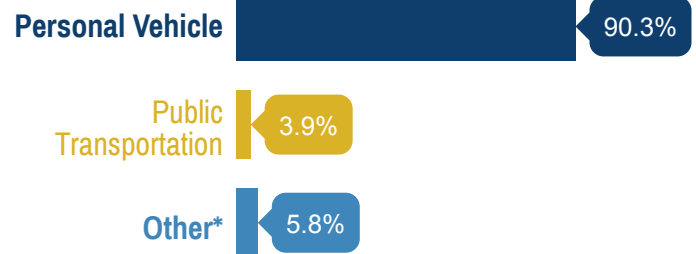
Median Hourly Wage



Top Communities Hopedale Workers Commute To:



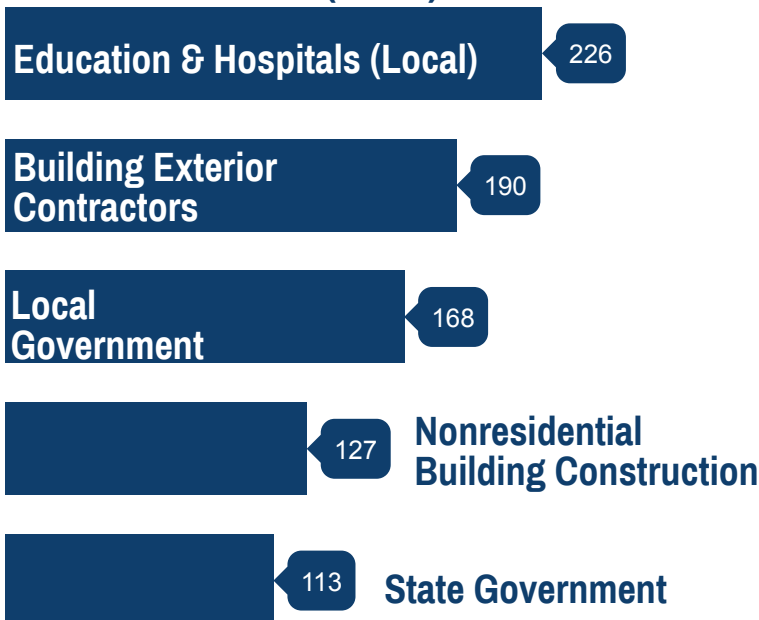
Getting to Work



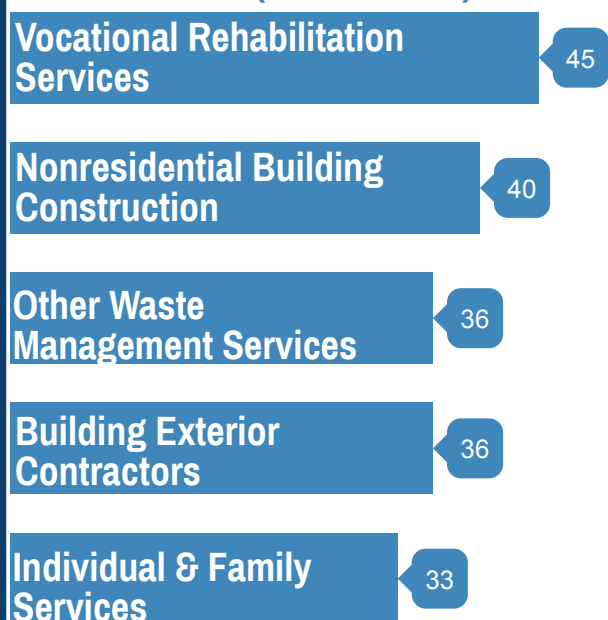
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



HOPKINTON, MA

% of
495/MetroWest

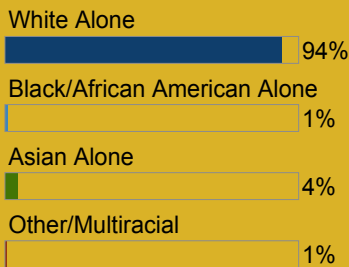
% of
MA



Population: 15,925	2.6%	0.2%
Median Household Income: \$138,551	N/A	202%
Per Capita Income: \$58,672	127%	159%
Jobs: 17,269	4.8%	0.4%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Hopkinton

495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher

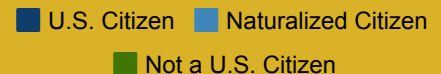


Per Capita Income



93%

Citizenship



HOUSING

Total Housing Units: 5,698

95% Occupied 5% Vacant

91%

of units are in single unit buildings

9%

of units are in multi-unit buildings



Owner Occupied (94%)

Renter Occupied (6%)

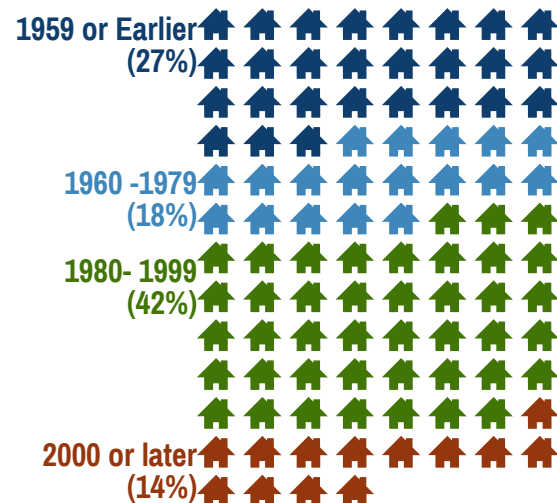
Median Home Sales Price:
\$535,000

Median Price Per Square
Foot:
\$212.22

Median Time on Market:
45 Days

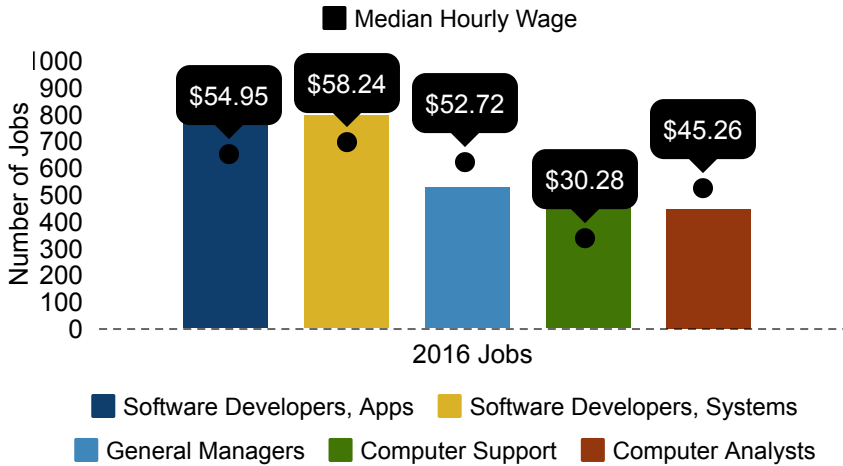
Number of Sales:
279

Year Structure Built:

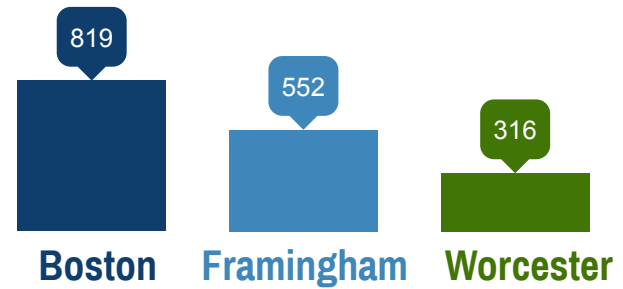


OCCUPATIONS & COMMUTING

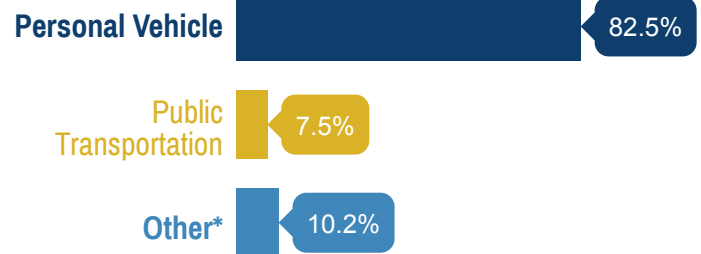
Top Occupations & Wages in Hopkinton



Top Communities Hopkinton Workers Commute To:



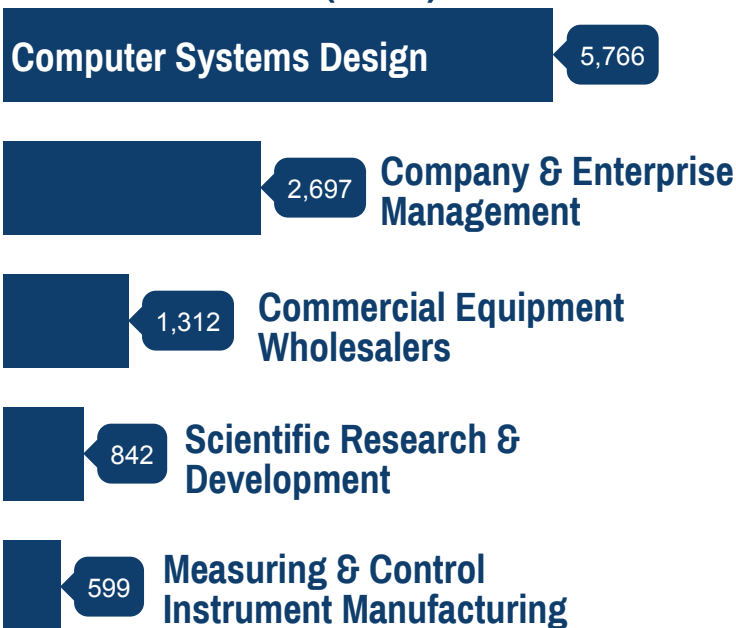
Getting to Work



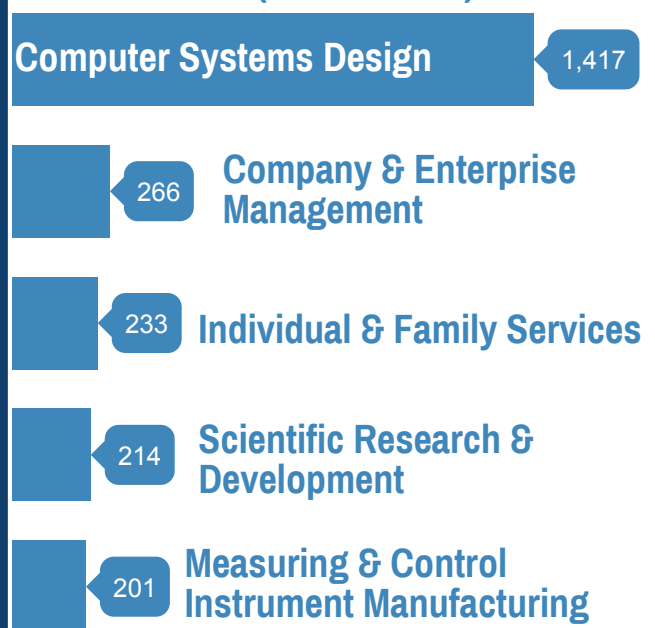
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



HUDSON, MA

% of
495/MetroWest

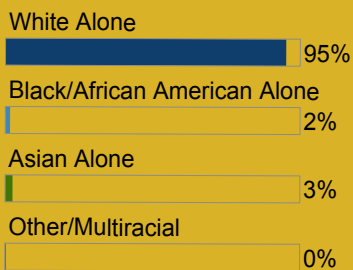
% of
MA



Population: 19,602	3.2%	0.3%
Median Household Income: \$75,985	N/A	111%
Per Capita Income: \$37,213	81%	101%
Jobs: 9,928	2.8%	0.3%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Hudson

495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



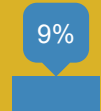
Per Capita Income

\$37,213

\$46,118

\$36,895

84%



Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen



HOUSING

Total Housing Units: 7,947

96% Occupied 4% Vacant

70%

of units are in single unit buildings

30%

of units are in multi-unit buildings



■ Owner Occupied (88%)

■ Renter Occupied (12%)

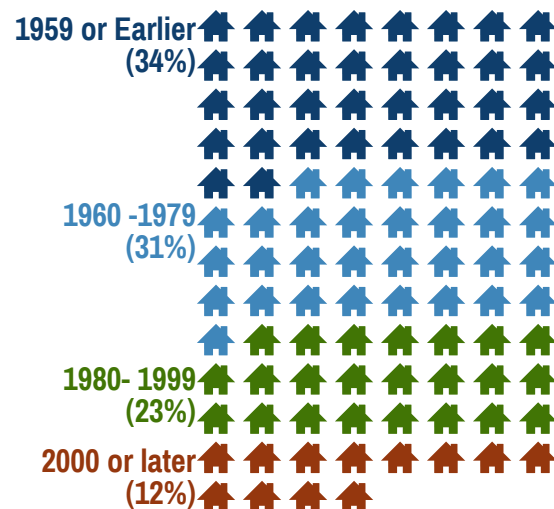
Median Home Sales Price:
\$312,000

Median Price Per Square
Foot:
\$185.42

Median Time on Market:
49 Days

Number of Sales:
278

Year Structure Built:



Prepared by the Public Policy Center at UMass Dartmouth for the 495/MetroWest Partnership in support of the 495/MetroWest Suburban Edge Community Commission Sources

QUICK FACTS: United States Census Bureau, 2015 5-Year; EMSI 2016 Jobs (includes self-employed workers)

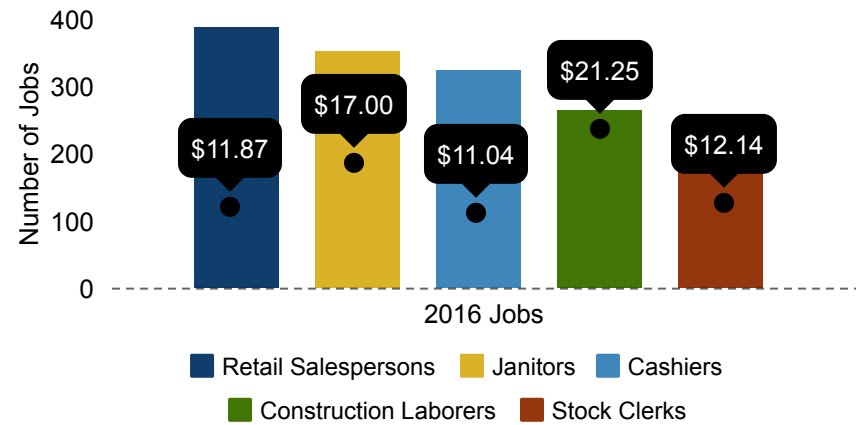
SOCIOECONOMIC: United States Census Bureau, 2015 5-year

HOUSING: United States Census Bureau, 2015 5-year; MLS Home Sales, 2015

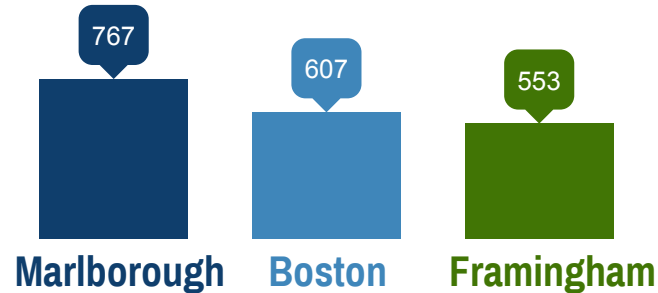
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Hudson

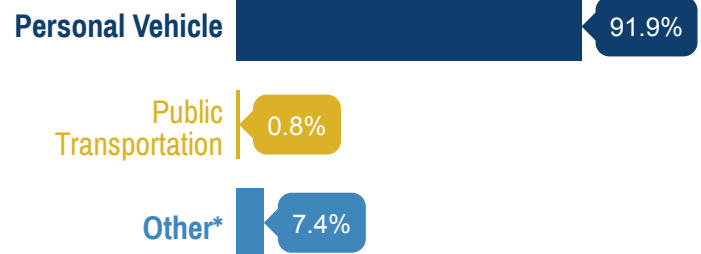
■ Median Hourly Wage



Top Communities Hudson Workers Commute To:



Getting to Work



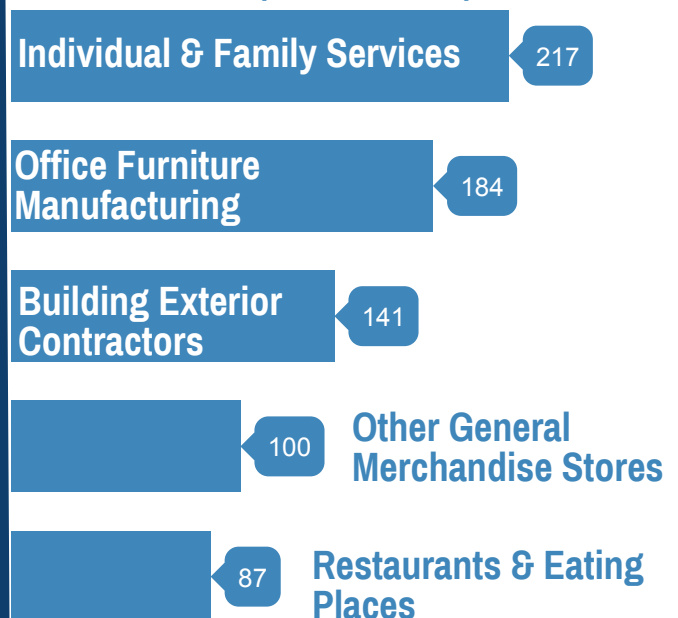
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



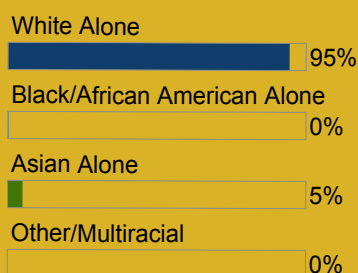
LITTLETON, MA



	% of 495/MetroWest	% of MA
Population: 9,359	1.6%	0.1%
Median Household Income: \$111,680	N/A	163%
Per Capita Income: \$47,973	104%	130%
Jobs: 9,463	2.6%	0.2%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Littleton 495/Metro West MA

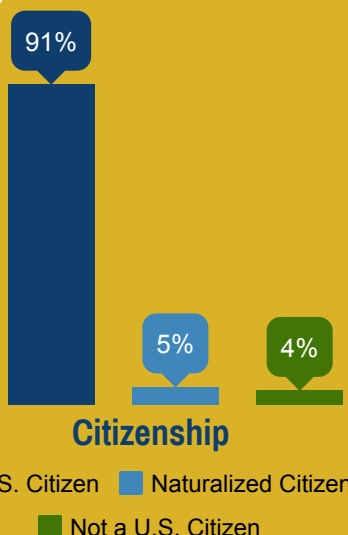
Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income



HOUSING

Total Housing Units: 3,691

93% Occupied 7% Vacant

88%

of units are in single unit buildings

12%

of units are in multi-unit buildings



Owner Occupied (90%)

Renter Occupied (10%)

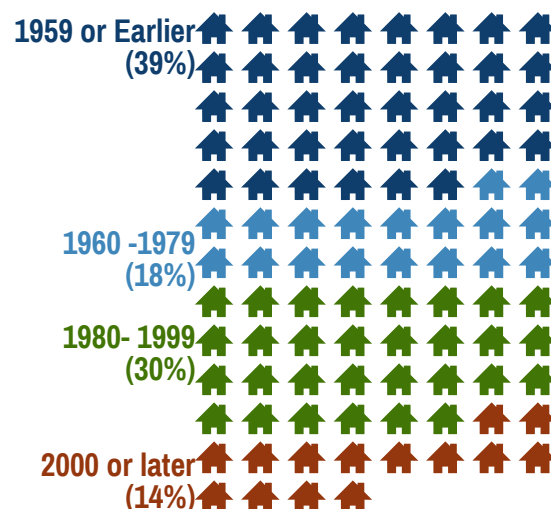
Median Home Sales Price:
\$451,000

Median Price Per Square
Foot:
\$218.34

Median Time on Market:
49 Days

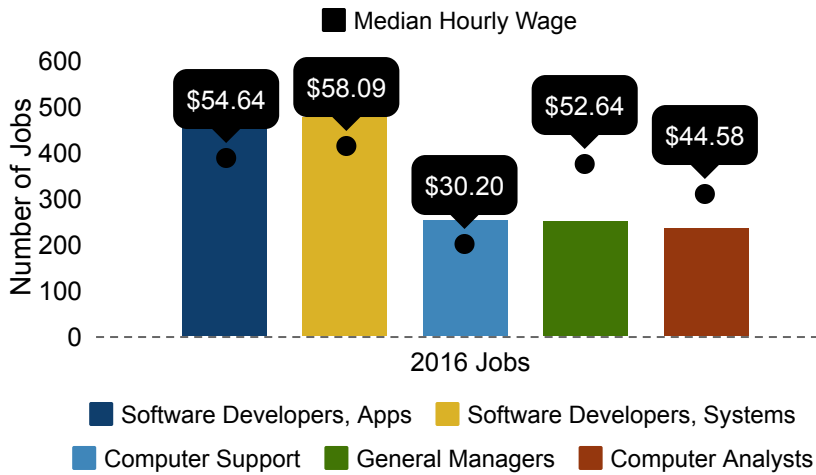
Number of Sales:
153

Year Structure Built:

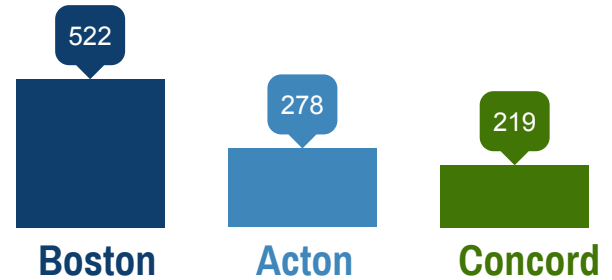


OCCUPATIONS & COMMUTING

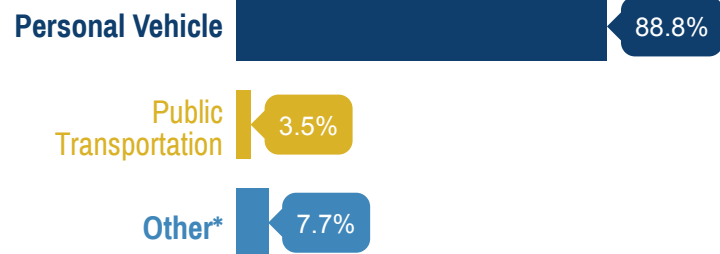
Top Occupations & Wages in Littleton



Top Communities Littleton Workers Commute To:



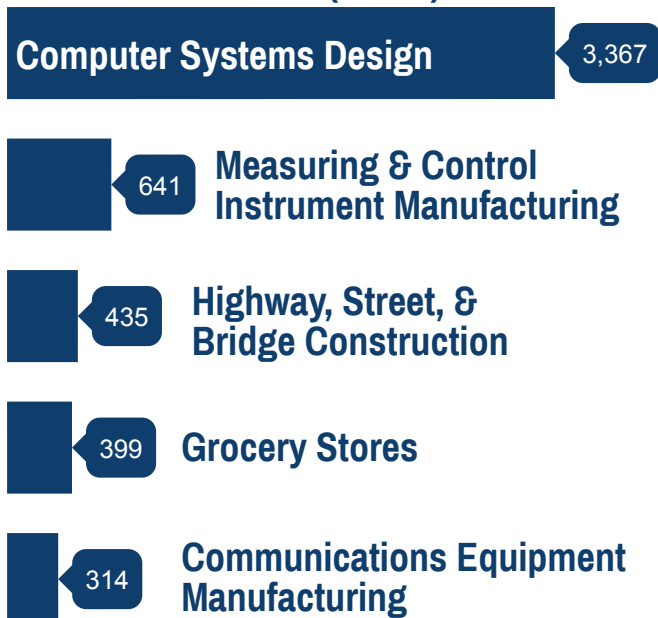
Getting to Work



*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



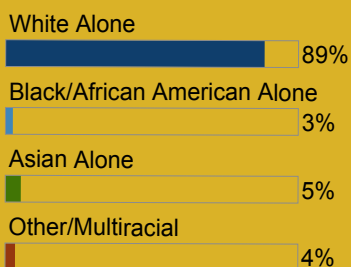
MARLBOROUGH, MA

	% of 495/MetroWest	% of MA
Population: 39,425	6.5%	0.6%
Median Household Income: \$71,790	N/A	105%
Per Capita Income: \$36,089	78%	98%
Jobs: 36,501	10%	1.0%

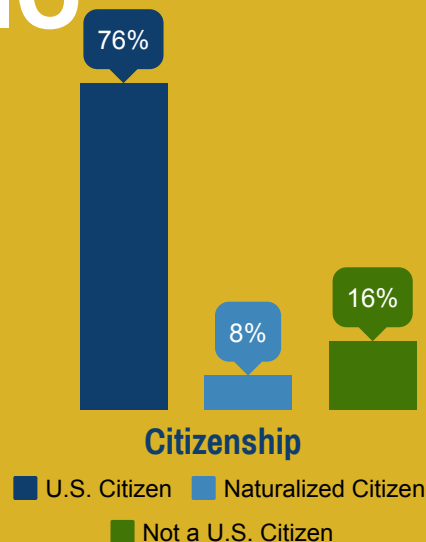
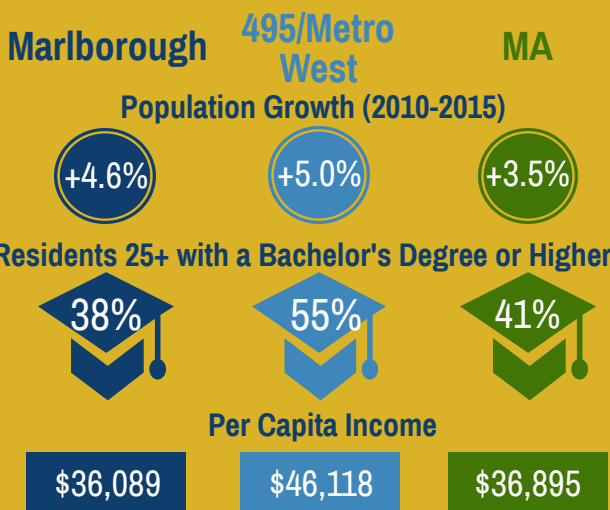


SOCIOECONOMIC

Race



Note: Percentages in this profile may add to 100% due to rounding.



HOUSING

Total Housing Units: 16,560
94% Occupied 6% Vacant

55%

of units are in single unit buildings

45%

of units are in multi-unit buildings



Owner Occupied (80%)
Renter Occupied (20%)

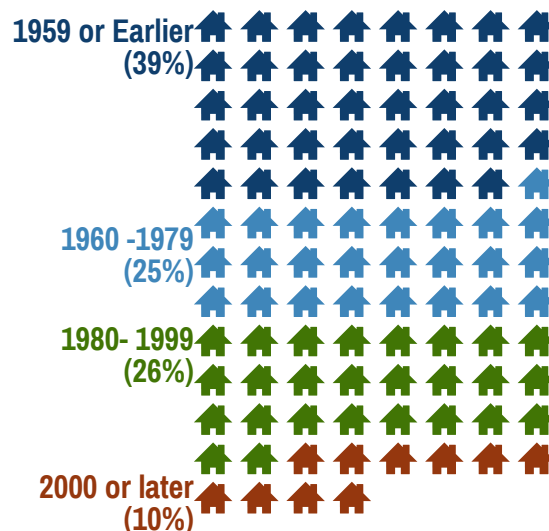
Median Home Sales Price:
\$278,250

Median Price Per Square Foot:
\$163.87

Median Time on Market:
49 Days

Number of Sales:
440

Year Structure Built:



Prepared by the Public Policy Center at UMass Dartmouth for the 495/MetroWest Partnership in support of the 495/MetroWest Suburban Edge Community Commission

Sources

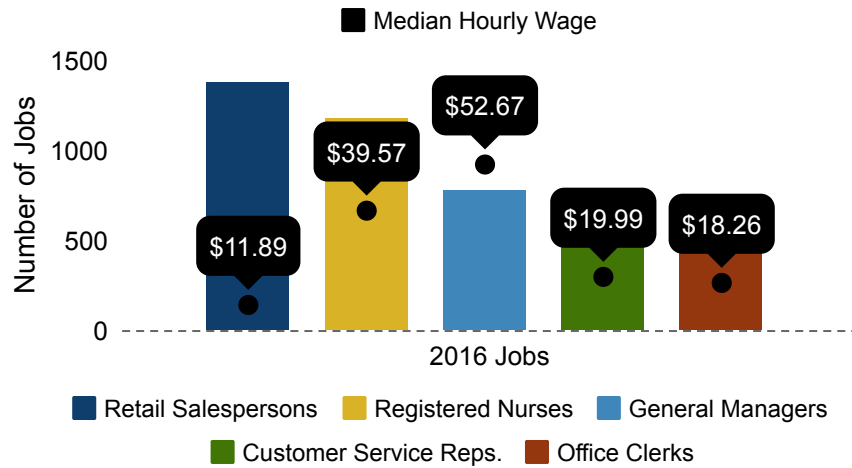
QUICK FACTS: United States Census Bureau, 2015 5-Year; EMSI, 2016 Jobs (includes self-employed workers)

SOCIOECONOMIC: United States Census Bureau, 2015 5-year

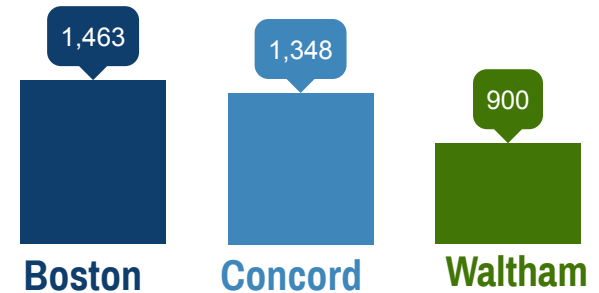
HOUSING: United States Census Bureau, 2015 5-year; MLS Home Sales, 2015

OCCUPATIONS & COMMUTING

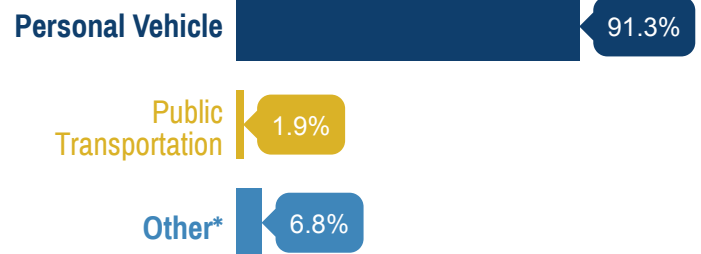
Top Occupations & Wages in Marlborough



Top Communities Marlborough Workers Commute To:



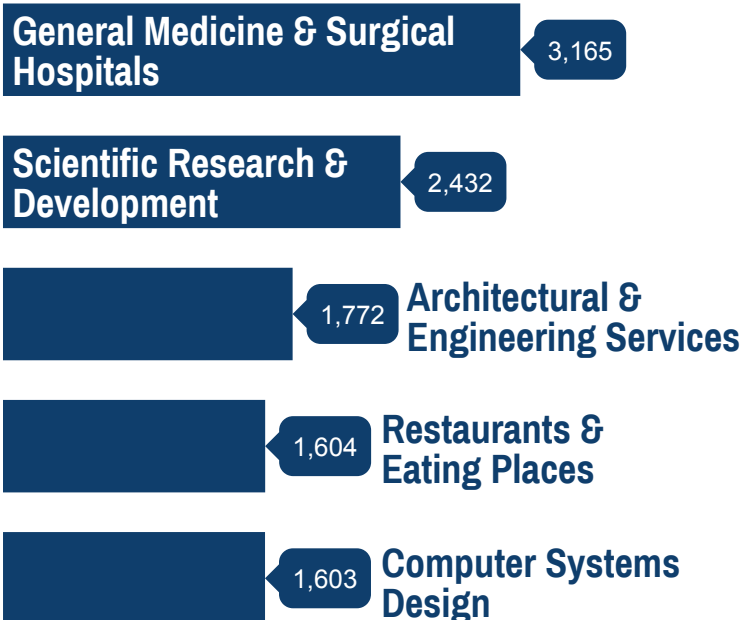
Getting to Work



*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



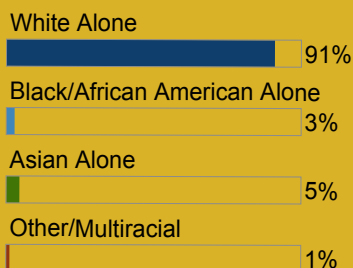
MAYNARD, MA

	% of 495/MetroWest	% of MA
Population: 10,459	1.7%	0.2%
Median Household Income: \$88,333	N/A	129%
Per Capita Income: \$44,508	96%	121%
Jobs: 2,956	0.8%	0.1%



SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Maynard

495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income

\$44,508

\$46,118

\$36,895

88%



Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen



HOUSING

Total Housing Units: 4,544

94% Occupied 6% Vacant

74%

of units are in single unit buildings

26%

of units are in multi-unit buildings



■ Owner Occupied (67%)

■ Renter Occupied (33%)

Median Home Sales Price:

\$323,553

Median Price Per Square Foot:

\$186.15

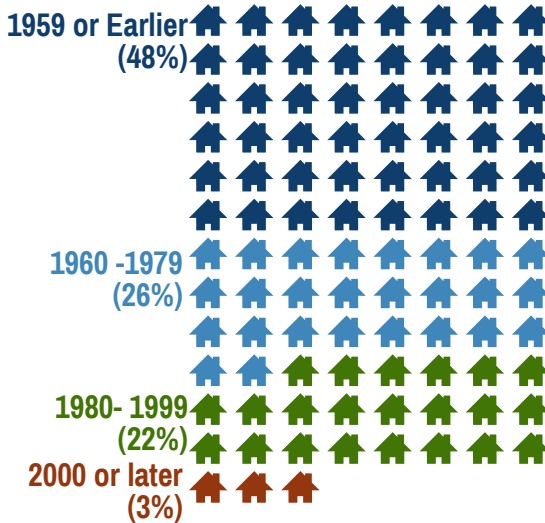
Median Time on Market:

40 Days

Number of Sales:

156

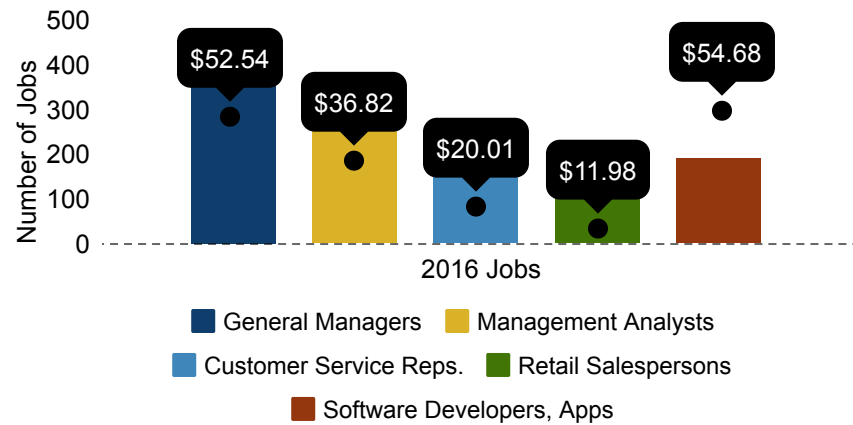
Year Structure Built:



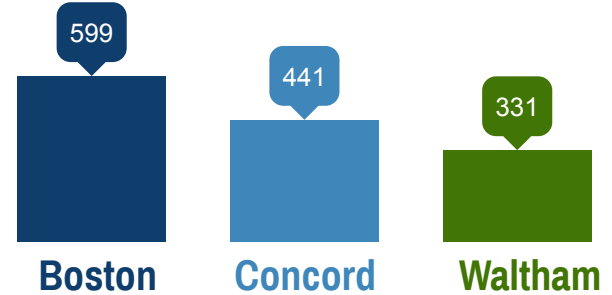
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Maynard

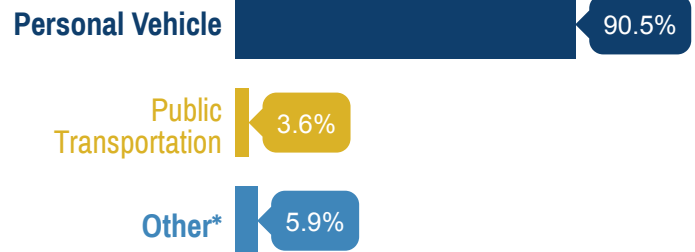
■ Median Hourly Wage



Top Communities Maynard Workers Commute To:



Getting to Work



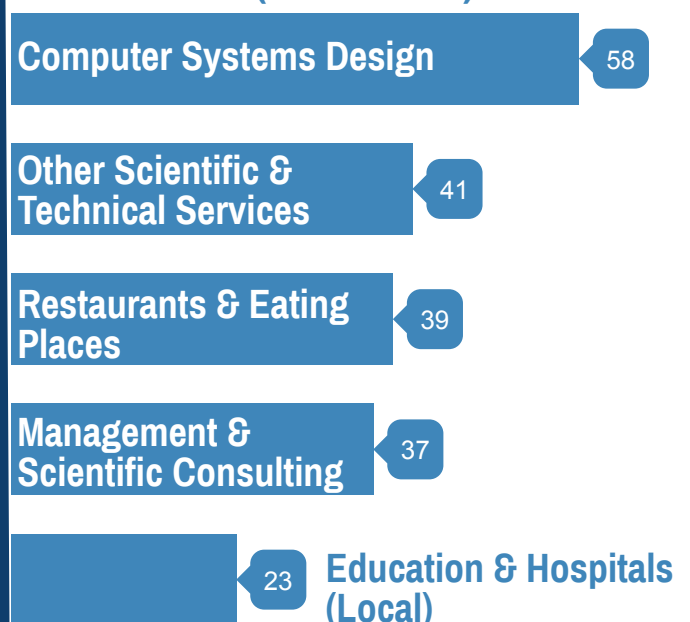
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



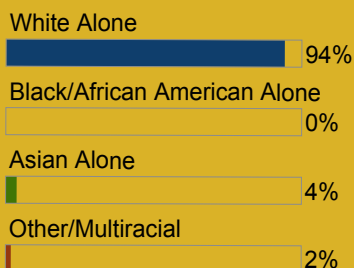
MEDFIELD, MA



	% of 495/MetroWest	% of MA
Population: 12,368	2.0%	0.2%
Median Household Income: \$138,036	N/A	201%
Per Capita Income: \$64,117	139%	174%
Jobs: 4,090	1.1%	0.1%

SOCIOECONOMIC

Race



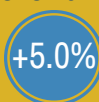
Note: Percentages in this profile may not add to 100% due to rounding.

Medfield

495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income

\$64,117

\$46,118

\$36,895

95%



Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen

HOUSING

Total Housing Units: 4,328

95% Occupied 5% Vacant

88%

of units are in single unit buildings

12%

of units are in multi-unit buildings



■ Owner Occupied (80%)

■ Renter Occupied (20%)

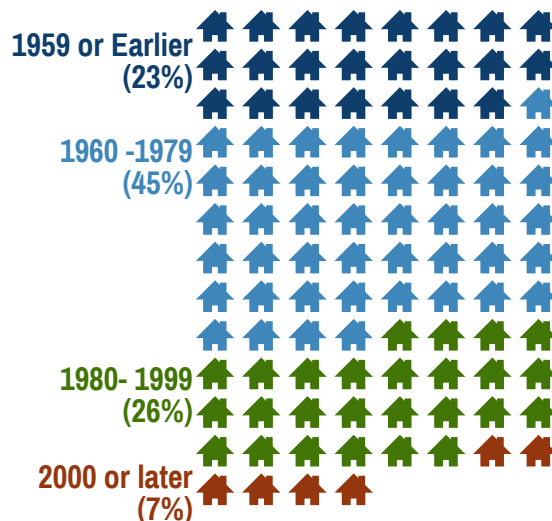
Median Home Sales Price:
\$647,500

Median Price Per Square
Foot:
\$262.21

Median Time on Market:
53 Days

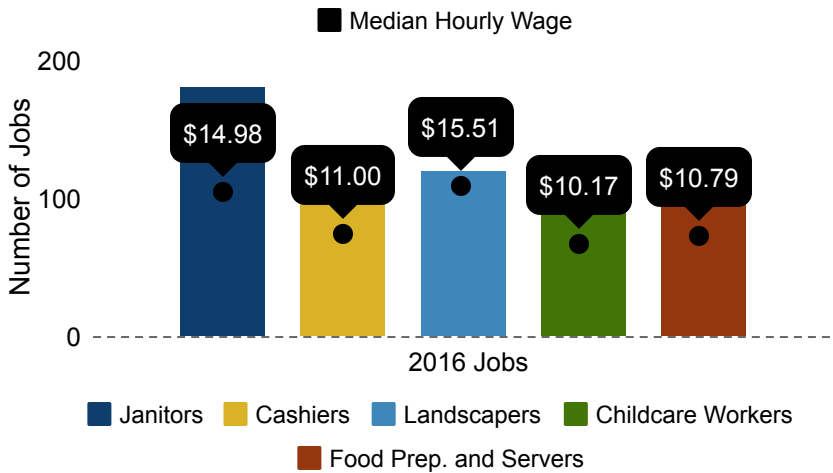
Number of Sales:
183

Year Structure Built:

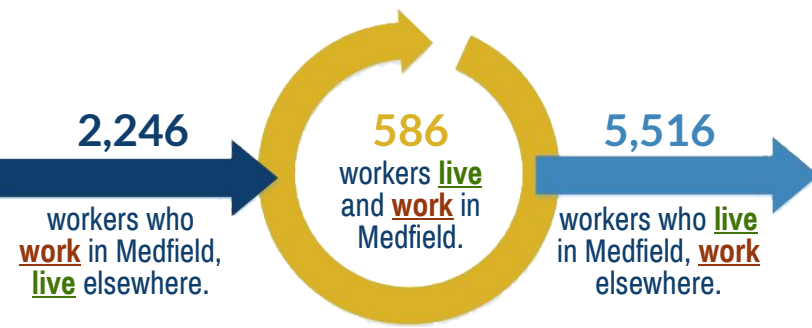


OCCUPATIONS & COMMUTING

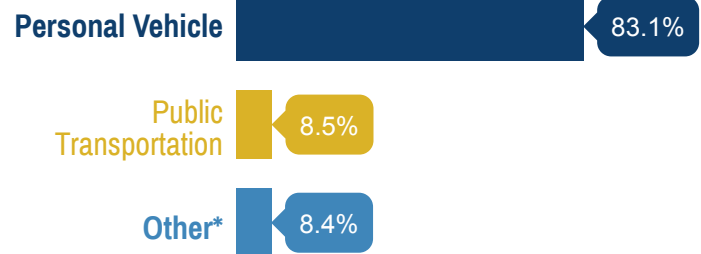
Top Occupations & Wages in Medfield



Top Communities Medfield Workers Commute To:



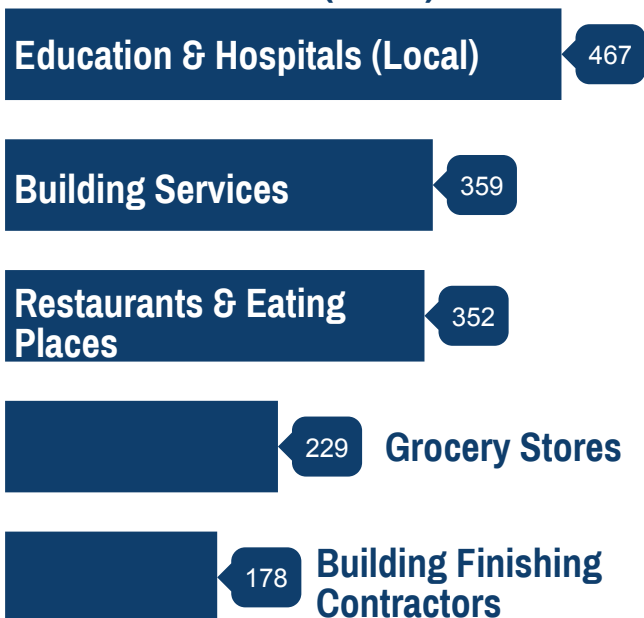
Getting to Work



*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



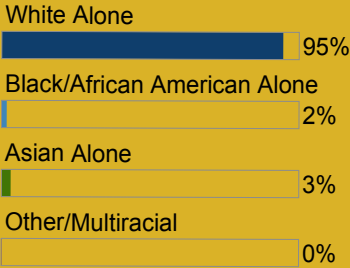
MEDWAY, MA



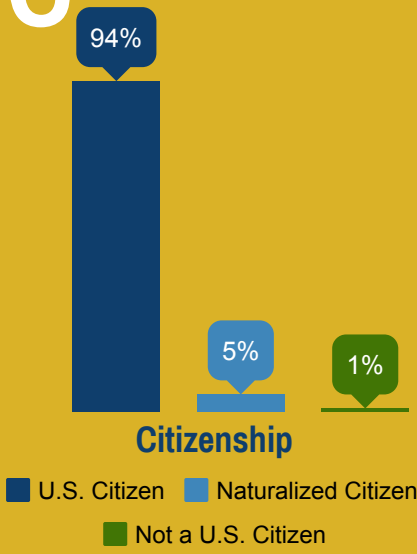
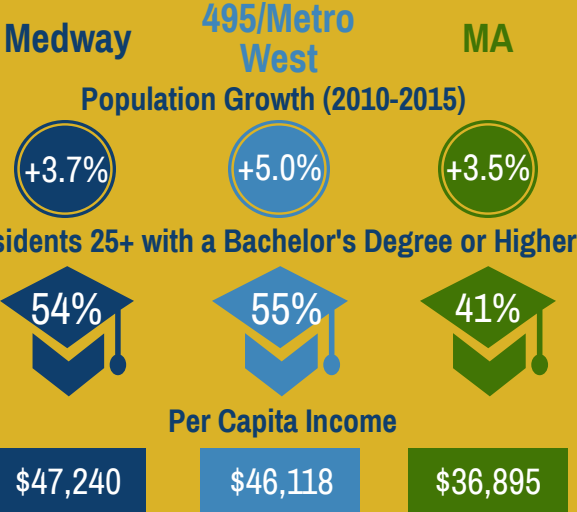
	% of 495/MetroWest	% of MA
Population: 13,069	2.2%	0.2%
Median Household Income: \$110,241	N/A	161%
Per Capita Income: \$47,240	102%	128%
Jobs: 4,284	1.2%	0.1%

SOCIOECONOMIC

Race

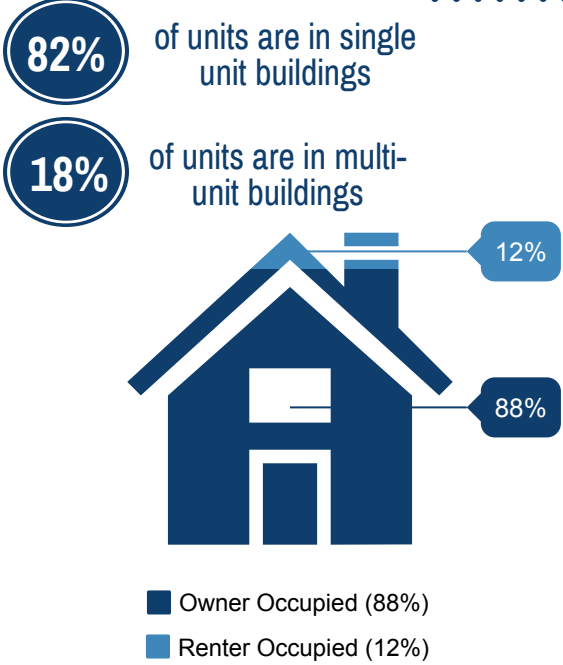


Note: Percentages in this profile may not add to 100% due to rounding.

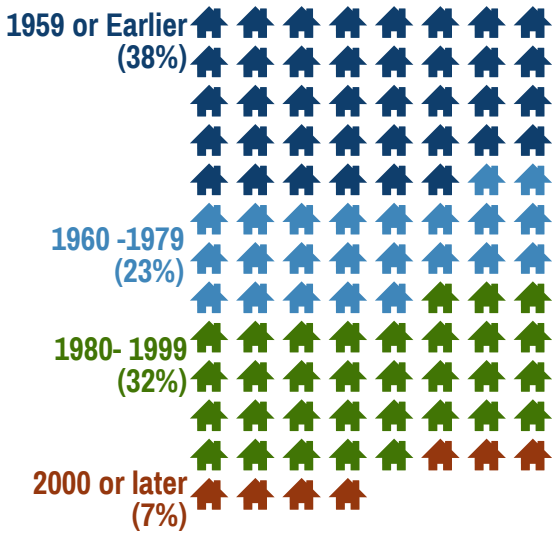


HOUSING

Total Housing Units: 4,704
97% Occupied 3% Vacant

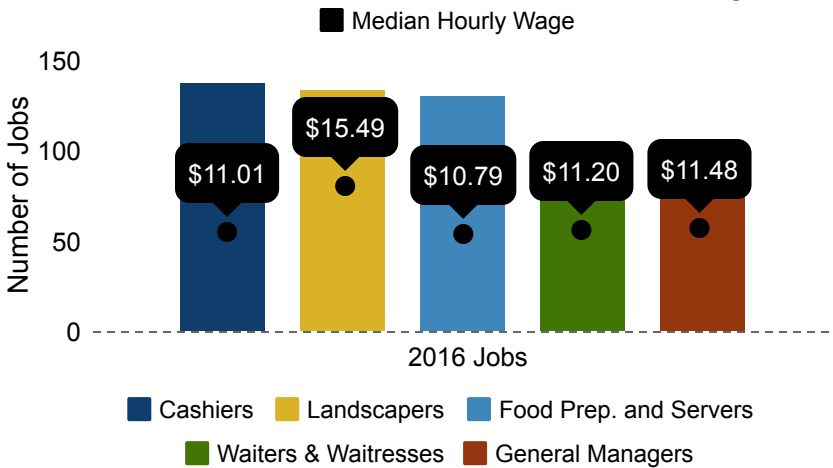


Year Structure Built:

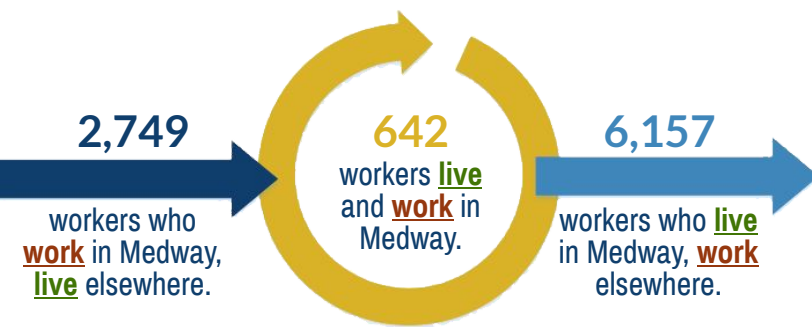
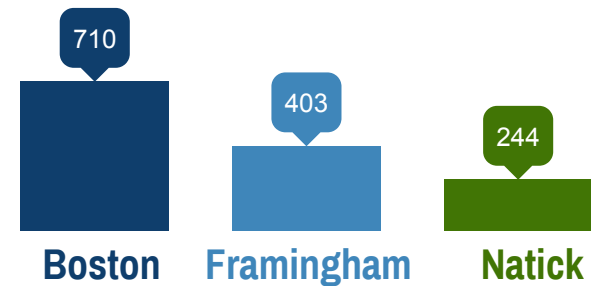


OCCUPATIONS & COMMUTING

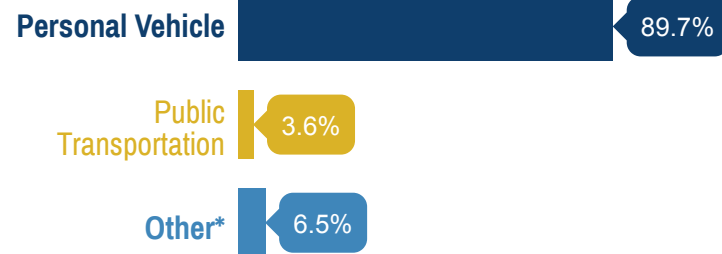
Top Occupations & Wages in Medway



Top Communities Medway Workers Commute To:



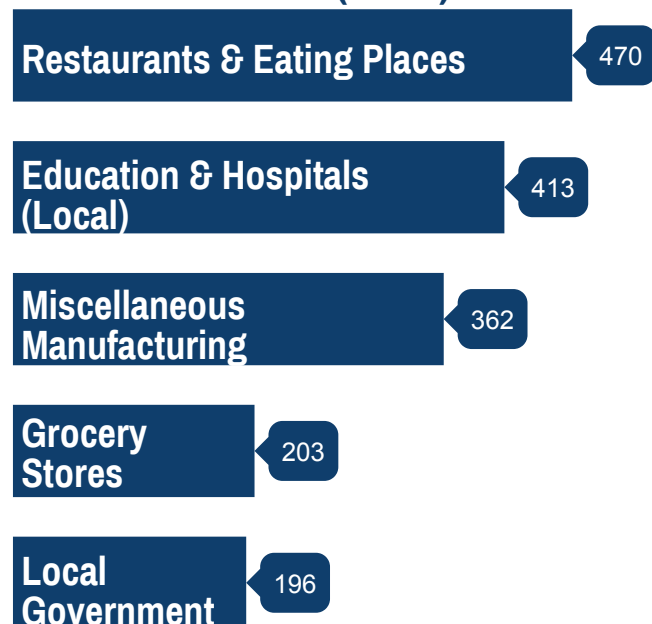
Getting to Work



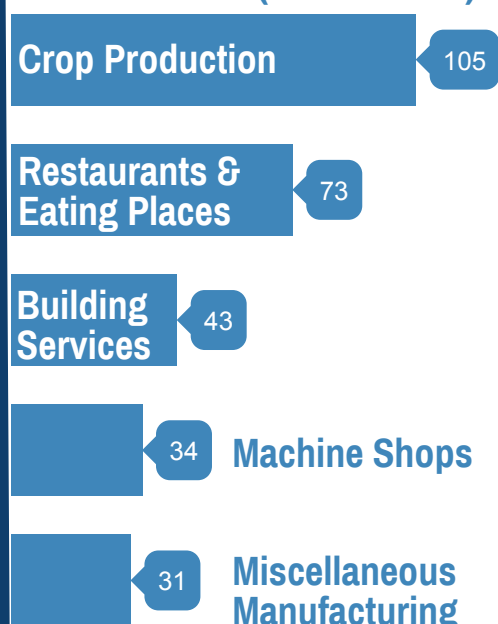
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



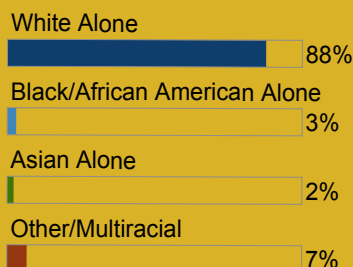
MILFORD, MA

	% of 495/MetroWest	% of MA
Population: 28,337	4.7%	0.4%
Median Household Income: \$69,741	N/A	102%
Per Capita Income: \$34,487	75%	94%
Jobs: 21,472	6.0%	0.5%



SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Milford

495/Metro West

MA

Population Growth (2010-2015)

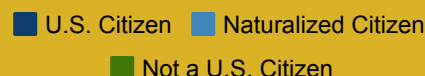


Per Capita Income



84%

Citizenship



HOUSING

Total Housing Units: 11,514

94% Occupied 6% Vacant

66%

of units are in single unit buildings

34%

of units are in multi-unit buildings



Owner Occupied (85%)

Renter Occupied (15%)

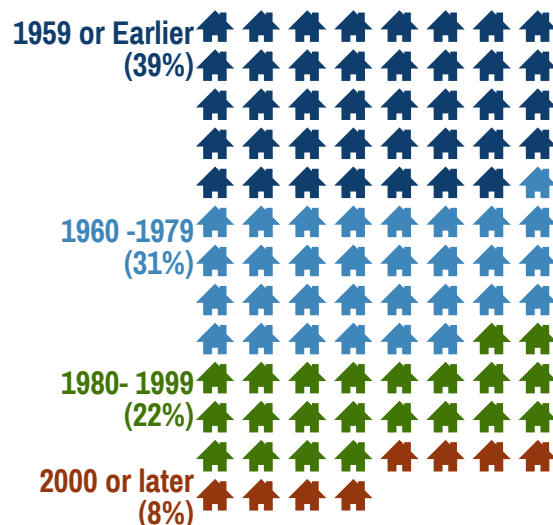
Median Home Sales Price:
\$285,000

Median Price Per Square Foot:
\$161.54

Median Time on Market:
49 Days

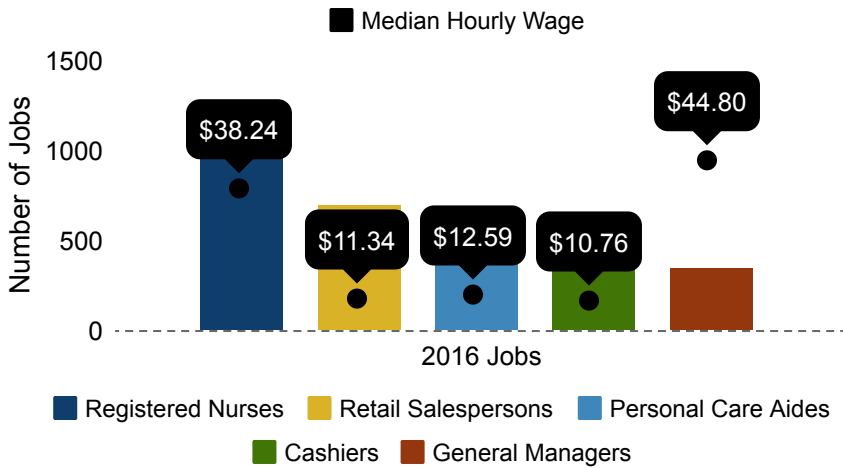
Number of Sales:
382

Year Structure Built:

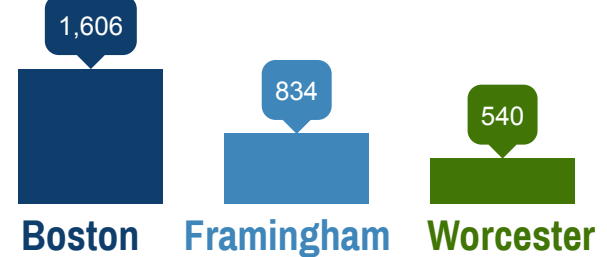


OCCUPATIONS & COMMUTING

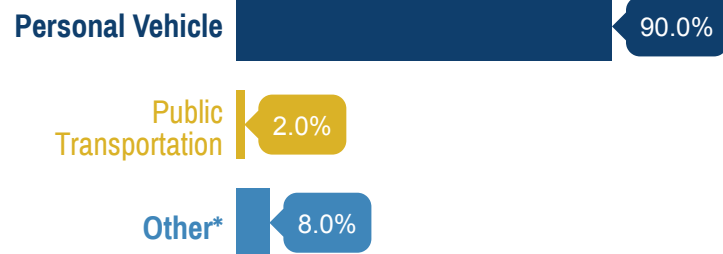
Top Occupations & Wages in Milford



Top Communities Milford Workers Commute To:



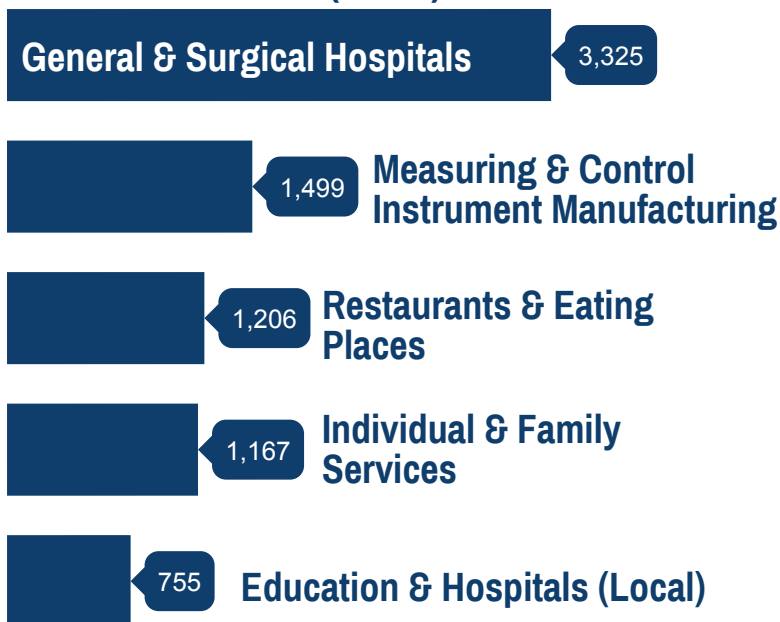
Getting to Work



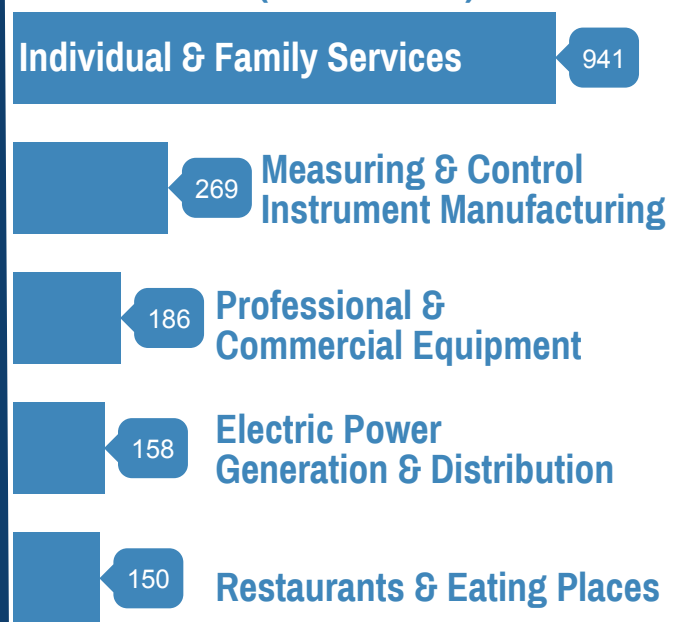
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



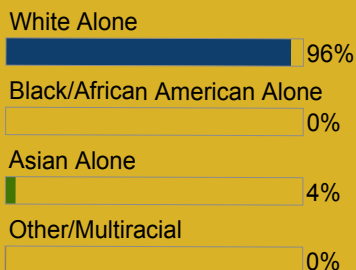
MILLIS, MA



	% of 495/MetroWest	% of MA
Population: 8,051	1.3%	0.1%
Median Household Income: \$92,042	N/A	134%
Per Capita Income: \$43,739	95%	119%
Jobs: 2,176	0.6%	0.1%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Millis

495/Metro West

MA

Population Growth (2010-2015)

+2.9%

+5.0%

+3.5%

Residents 25+ with a Bachelor's Degree or Higher

49%

55%

41%

Per Capita Income

\$43,739

\$46,118

\$36,895

89%

Citizenship



HOUSING

Total Housing Units: 3,085

99% Occupied 1% Vacant

80%

of units are in single unit buildings

20%

of units are in multi-unit buildings



Owner Occupied (82%)

Renter Occupied (18%)

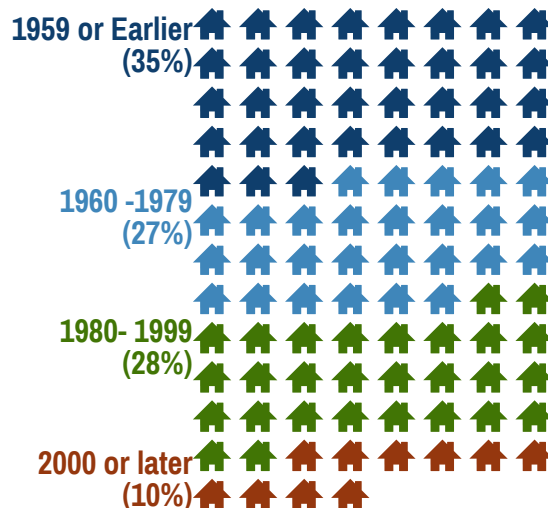
Median Home Sales Price:
\$345,000

Median Price Per Square Foot:
\$190.77

Median Time on Market:
58 Days

Number of Sales:
136

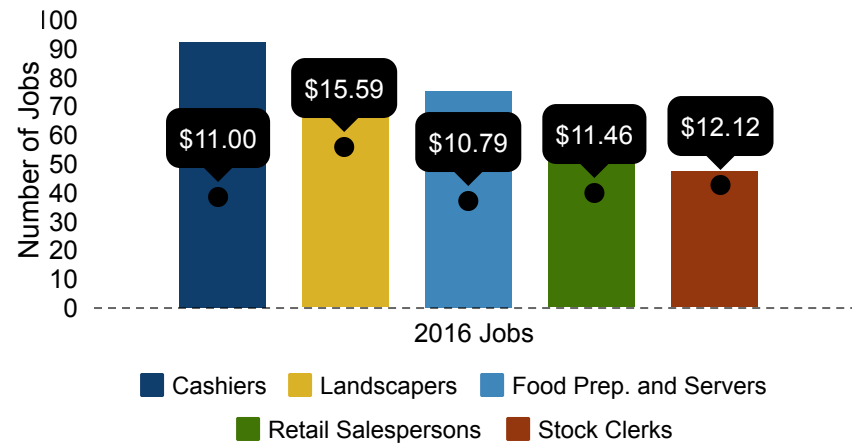
Year Structure Built:



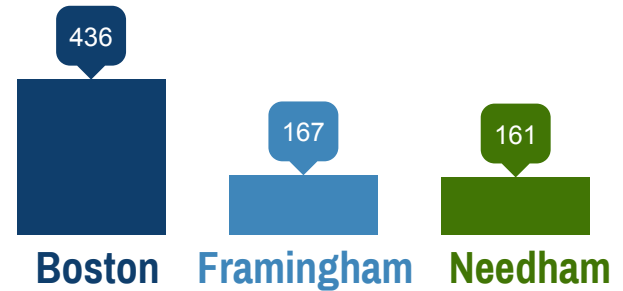
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Millis

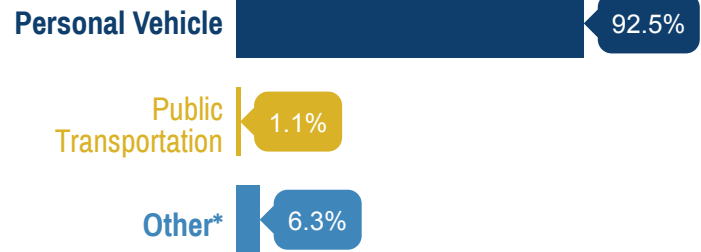
■ Median Hourly Wage



Top Communities Millis Workers Commute To:



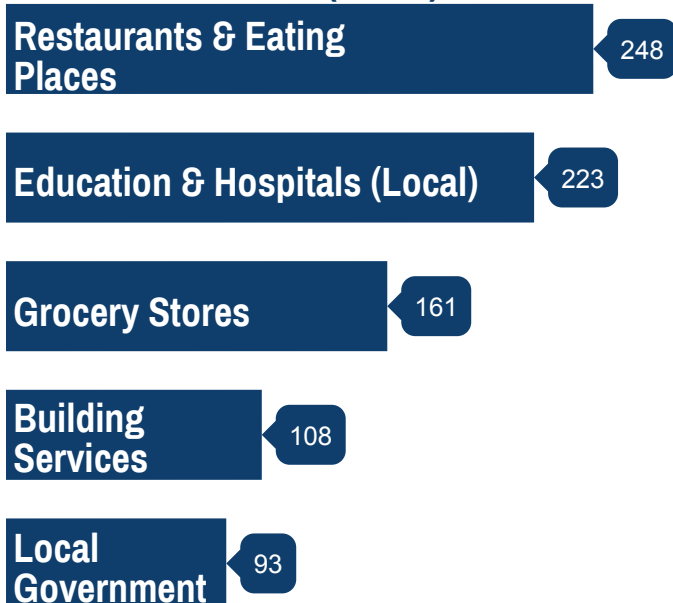
Getting to Work



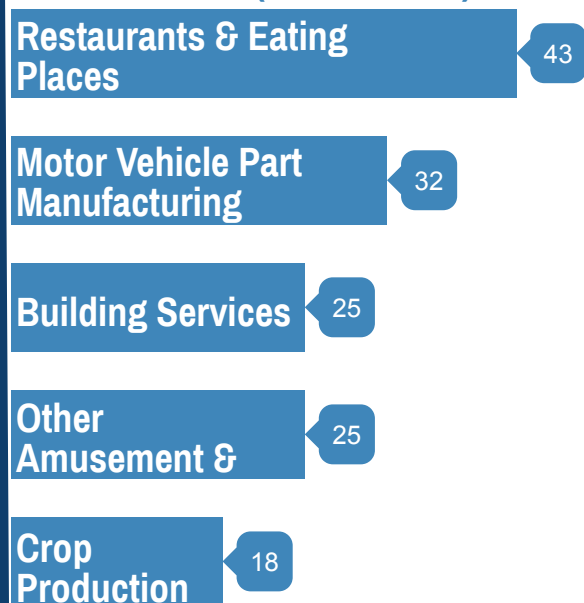
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



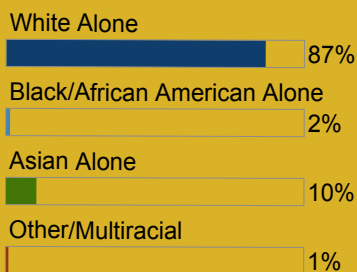
NATICK, MA

	% of 495/MetroWest	% of MA
Population: 34,892	5.8%	0.5%
Median Household Income: \$100,469	N/A	147%
Per Capita Income: \$51,082	111%	139%
Jobs: 21,952	6.1%	0.6%



SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Natick

495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income



86%

Citizenship



HOUSING

Total Housing Units: 14,407

97% Occupied 3% Vacant

66%

of units are in single unit buildings

34%

of units are in multi-unit buildings



4.5%

95.5%

■ Owner Occupied (95.50%)

■ Renter Occupied (4.50%)

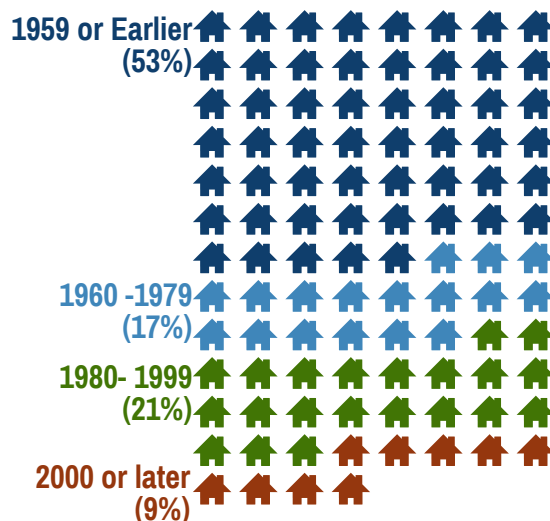
Median Home Sales Price:
\$495,000

Median Price Per Square
Foot:
\$269.53

Median Time on Market:
38 Days

Number of Sales:
498

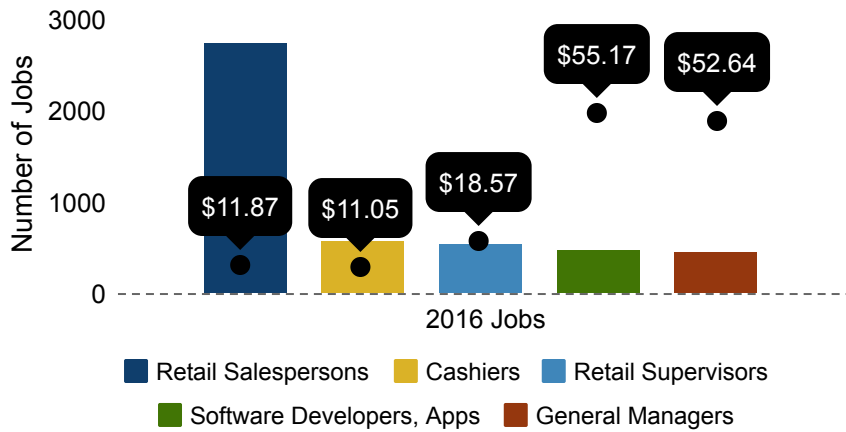
Year Structure Built:



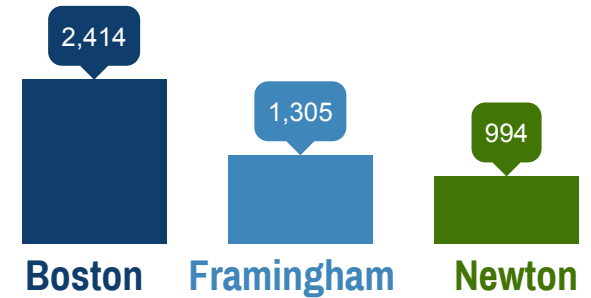
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Natick

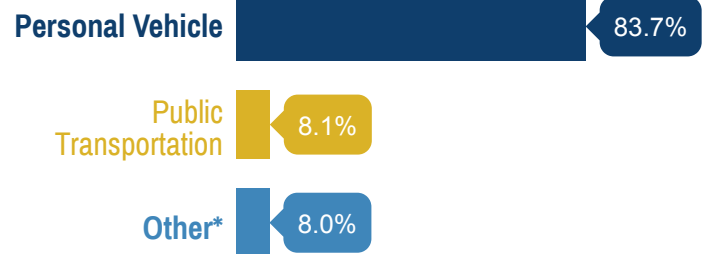
■ Median Hourly Wage



Top Communities Natick Workers Commute To:



Getting to Work



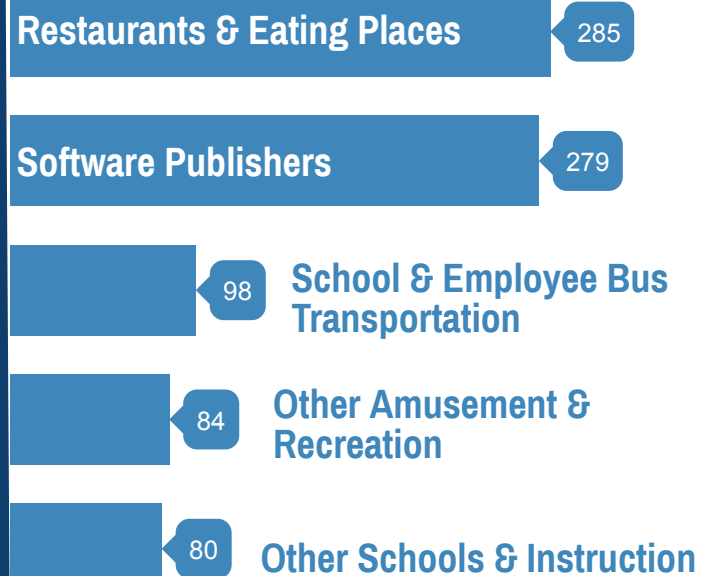
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



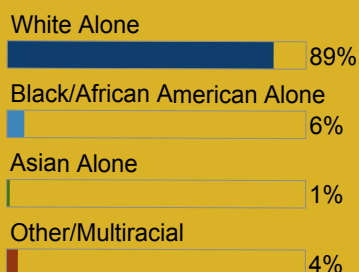
NORFOLK, MA



	% of 495/MetroWest	% of MA
Population: 11,660	1.9%	0.2%
Median Household Income: \$141,278	N/A	206%
Per Capita Income: \$43,175	94%	117%
Jobs: 3,554	1.0%	0.1%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Norfolk

495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income

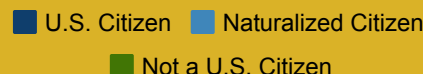
\$43,175

\$46,118

\$36,895

94%

Citizenship



HOUSING

Total Housing Units: 3,295

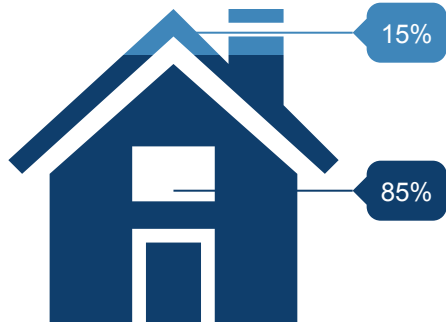
96% Occupied 4% Vacant

97%

of units are in single unit buildings

3%

of units are in multi-unit buildings



Owner Occupied (85%)

Renter Occupied (15%)

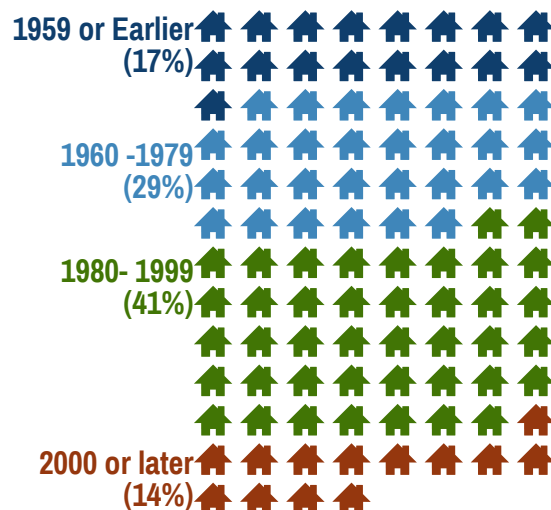
Median Home Sales Price:
\$487,000

Median Price Per Square Foot:
\$211.98

Median Time on Market:
59 Days

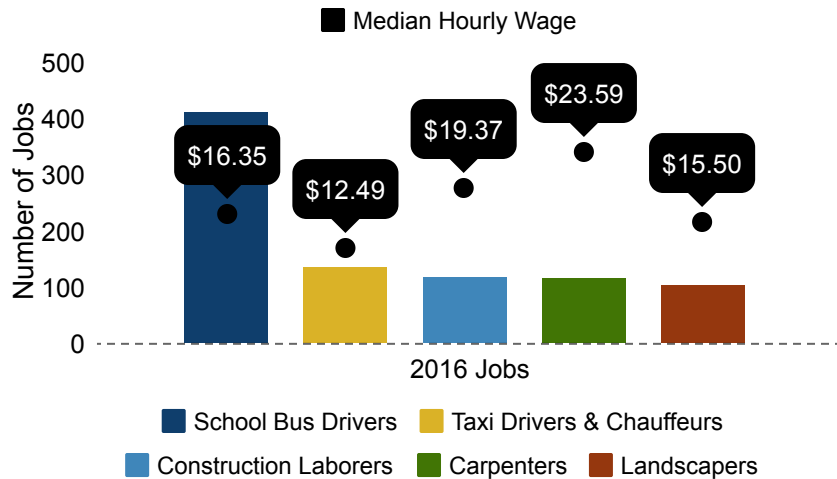
Number of Sales:
165

Year Structure Built:



OCCUPATIONS & COMMUTING

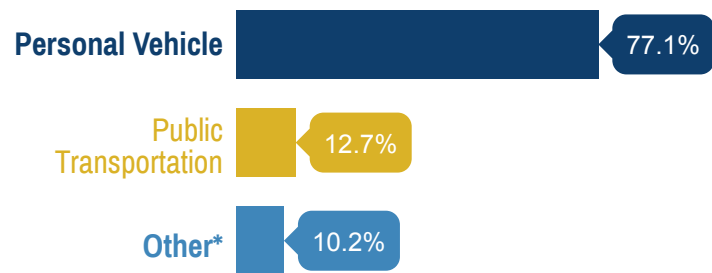
Top Occupations & Wages in Norfolk



Top Communities Norfolk Workers Commute To:



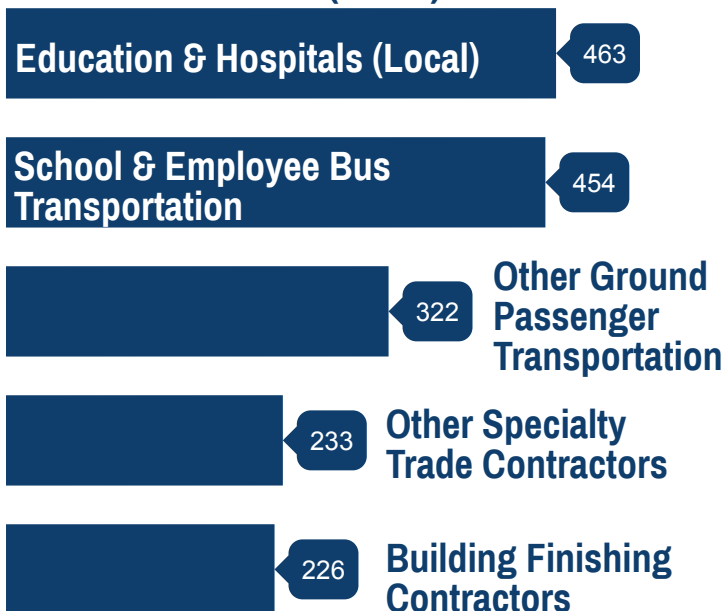
Getting to Work



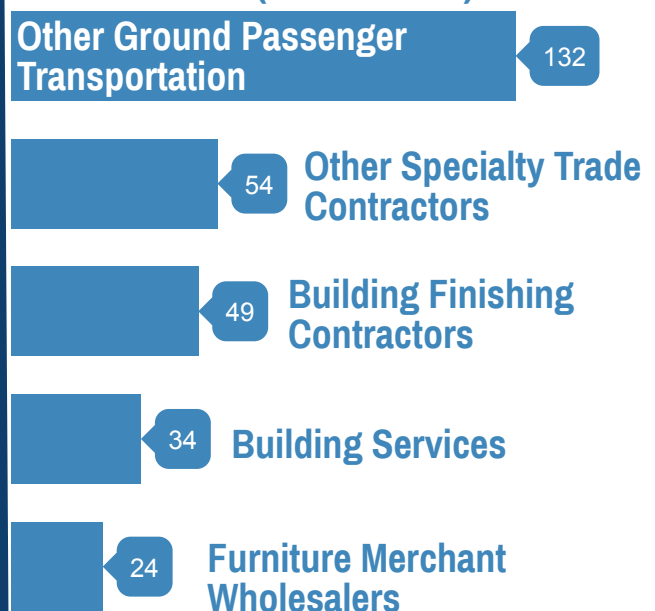
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



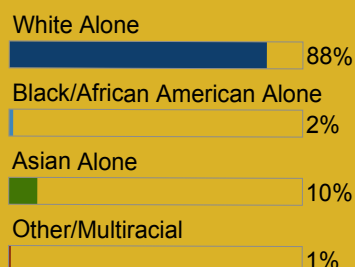
NORTHBOROUGH, MA



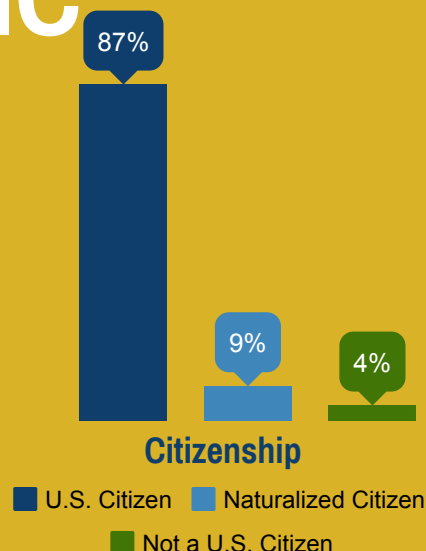
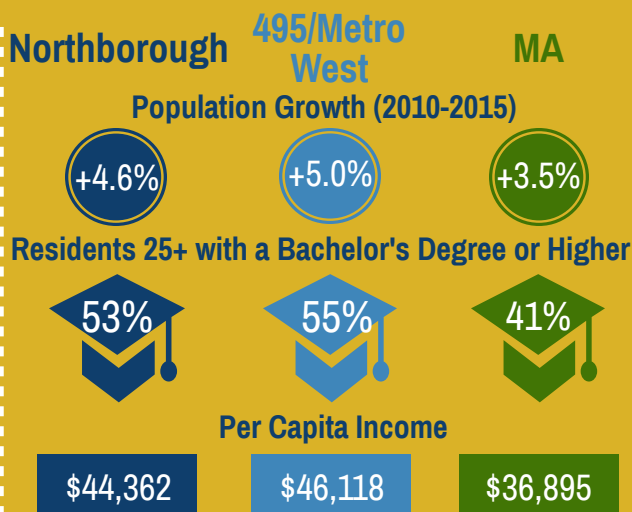
	% of 495/MetroWest	% of MA
Population: 14,814	2.5%	0.2%
Median Household Income: \$107,797	N/A	157%
Per Capita Income: \$44,362	96%	120%
Jobs: 9,564	2.7%	0.2%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.



HOUSING

Total Housing Units: 5,253

97% Occupied 3% Vacant

82% of units are in single unit buildings

18% of units are in multi-unit buildings



Owner Occupied (85%)

Renter Occupied (15%)

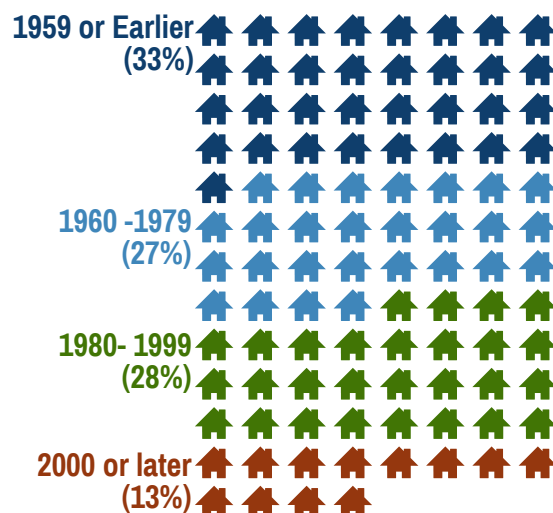
Median Home Sales Price:
\$355,000

Median Price Per Square
Foot:
\$200.78

Median Time on Market:
50 Days

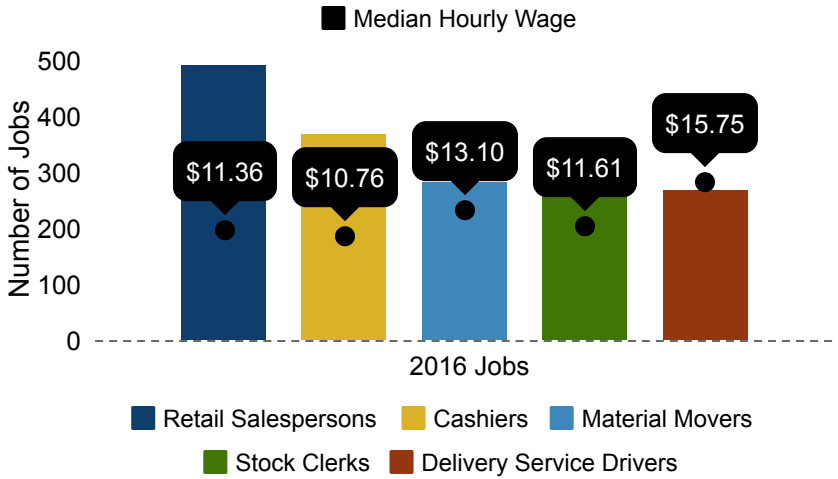
Number of Sales:
196

Year Structure Built:

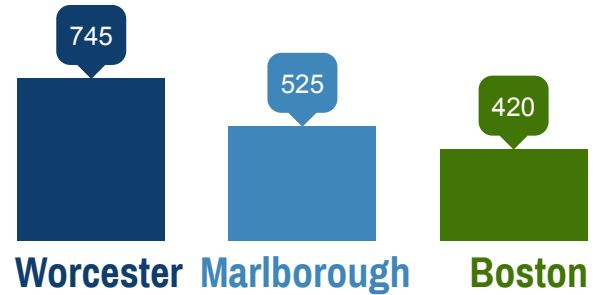


OCCUPATIONS & COMMUTING

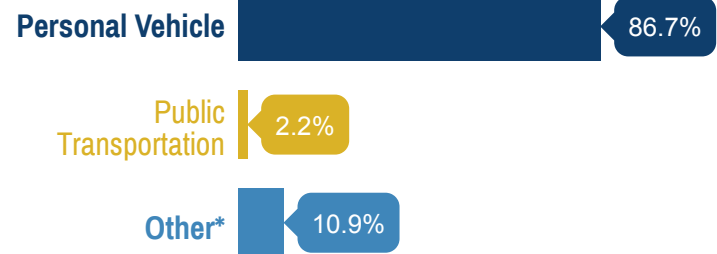
Top Occupations & Wages in Northborough



Top Communities Northborough Workers Commute To:



Getting to Work



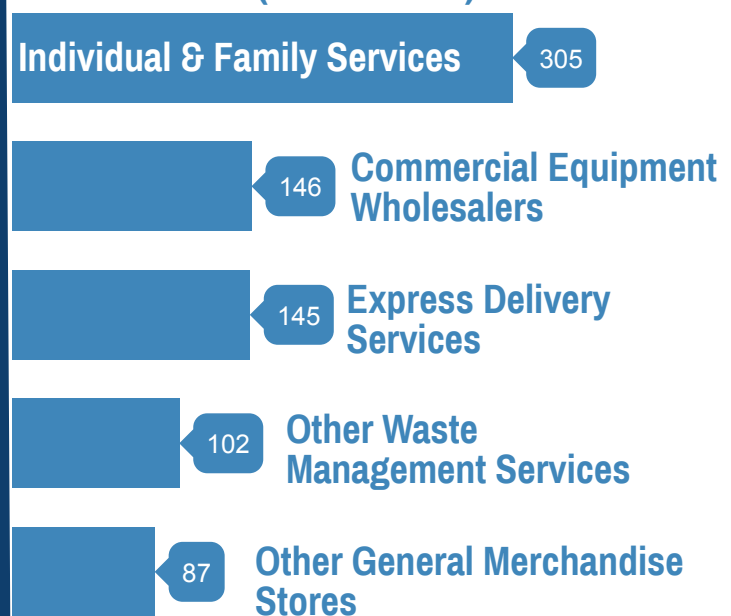
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



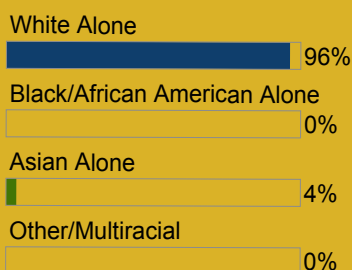
SHERBORN, MA

	% of 495/MetroWest	% of MA
Population: 4,245	0.7%	0.1%
Median Household Income: \$155,956	N/A	228%
Per Capita Income: \$75,427	164%	204%
Jobs: 1,081	0.3%	0.0%



SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Sherborn 495/Metro West MA

Population Growth (2010-2015)



Per Capita Income

\$75,427	\$46,118	\$36,895
----------	----------	----------

92%

Citizenship



HOUSING

Total Housing Units: 1,554

94% Occupied 6% Vacant

92%

of units are in single unit buildings

8%

of units are in multi-unit buildings



■ Owner Occupied (93%)
■ Renter Occupied (7%)

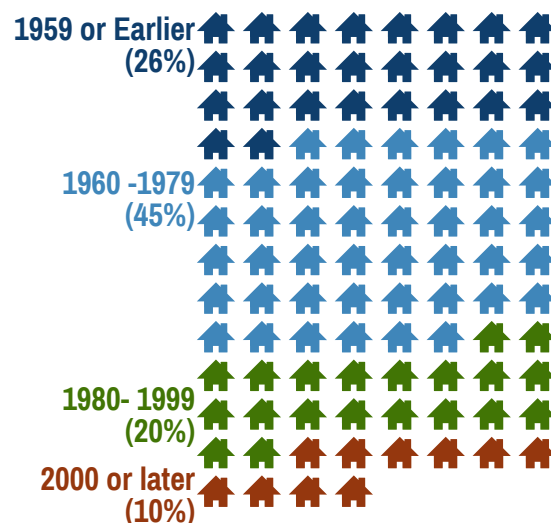
Median Home Sales Price:
\$749,000

Median Price Per Square
Foot:
\$260.09

Median Time on Market:
52 Days

Number of Sales:
65

Year Structure Built:



Prepared by the Public Policy Center at UMass Dartmouth for the 495/MetroWest Partnership in support of the 495/MetroWest Suburban Edge Community Commission

Sources

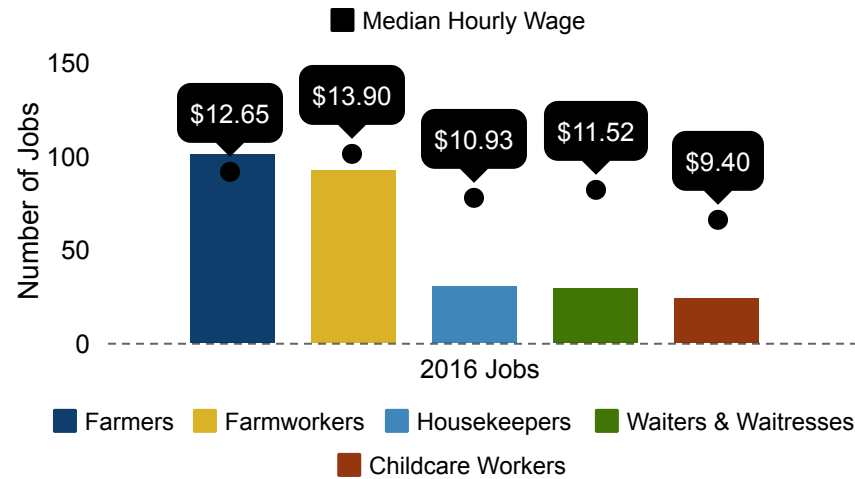
QUICK FACTS: United States Census Bureau, 2015 5-year; EMSI, 2016 Jobs (includes self-employed workers)

SOCIOECONOMIC: United States Census Bureau, 2015 5-year

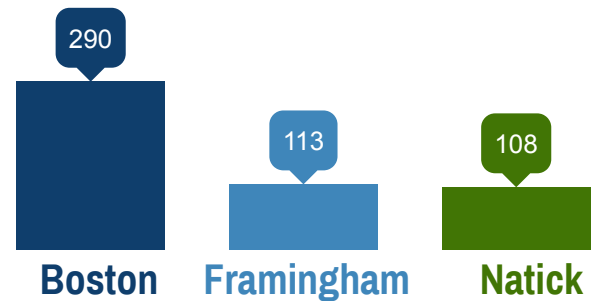
HOUSING: United States Census Bureau, 2015 5-year; MLS Home Sales, 2015

OCCUPATIONS & COMMUTING

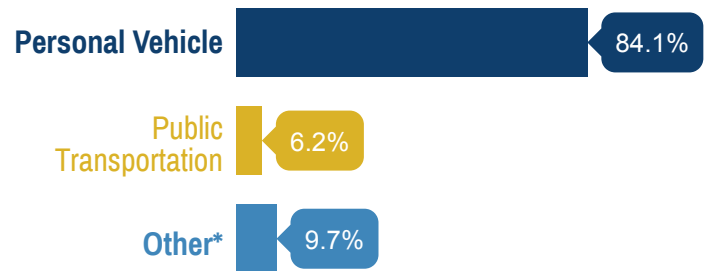
Top Occupations & Wages in Sherborn



Top Communities Sherborn Workers Commute To:



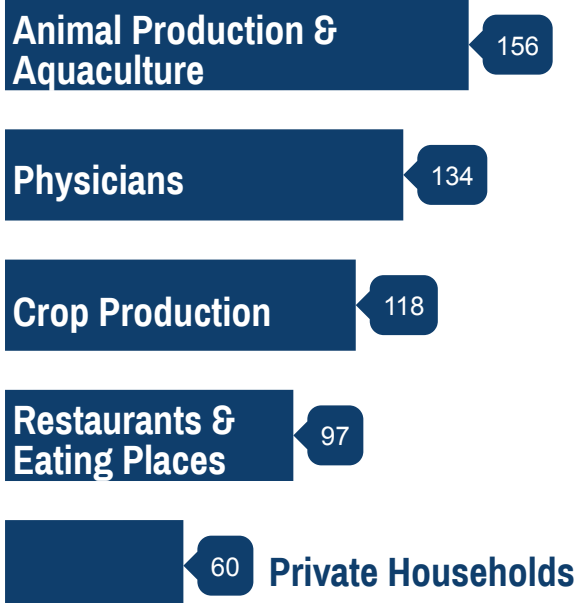
Getting to Work



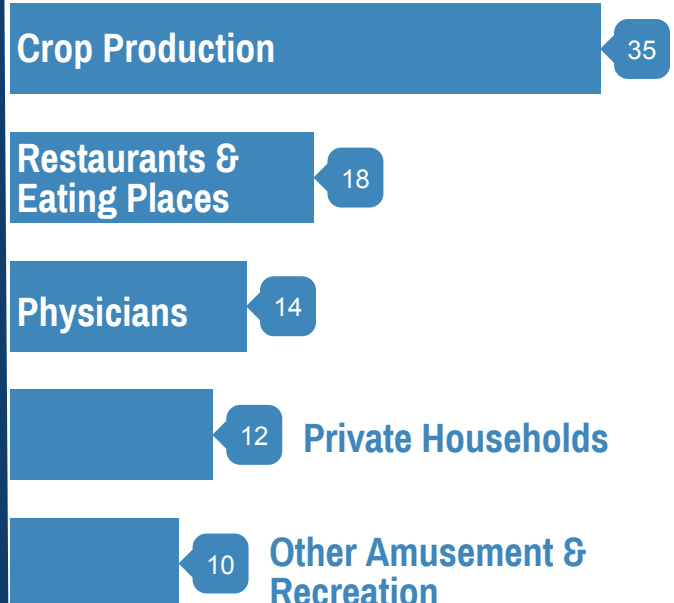
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



SHREWSBURY, MA

% of
495/MetroWest

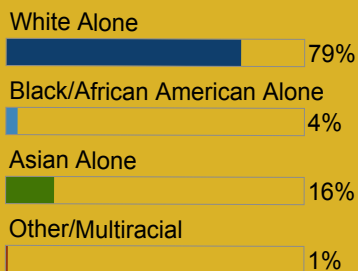
% of
MA



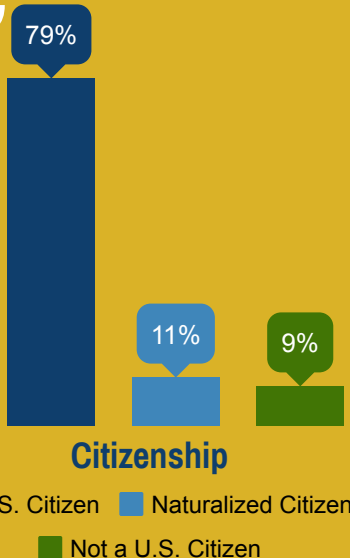
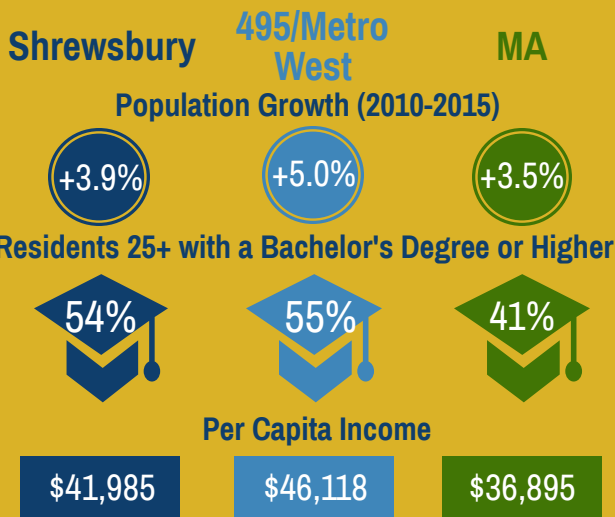
Population: 36,352	6.0%	0.5%
Median Household Income: \$94,017	N/A	137%
Per Capita Income: \$41,985	91%	114%
Jobs: 14,260	4.0%	0.4%

SOCIOECONOMIC

Race

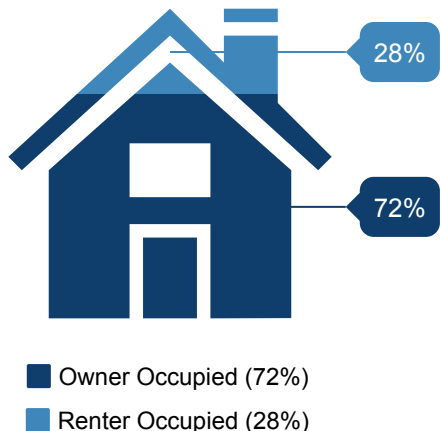
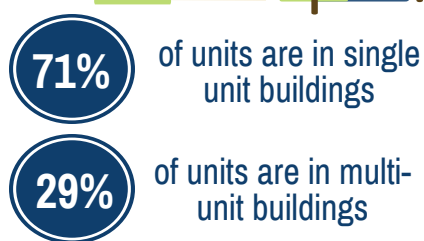


Note: Percentages in this profile may not add to 100% due to rounding.



HOUSING

Total Housing Units: 13,807
93% Occupied 7% Vacant



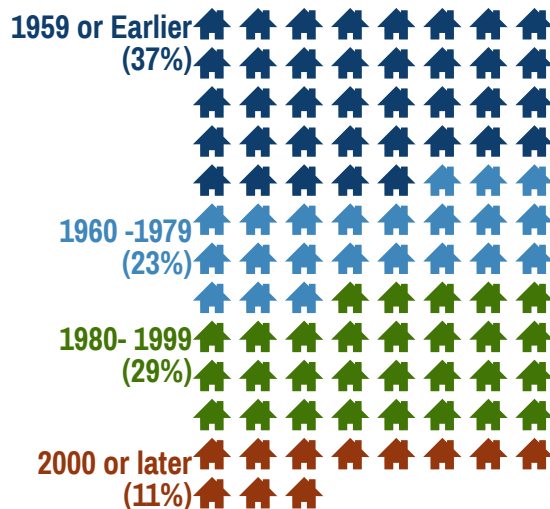
Median Home Sales Price:
\$352,750

Median Price Per Square Foot:
\$193.23

Median Time on Market:
50 Days

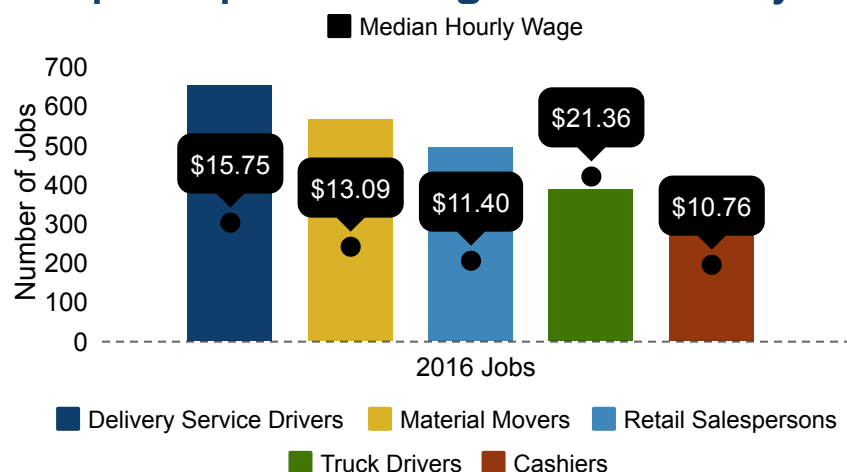
Number of Sales:
490

Year Structure Built:

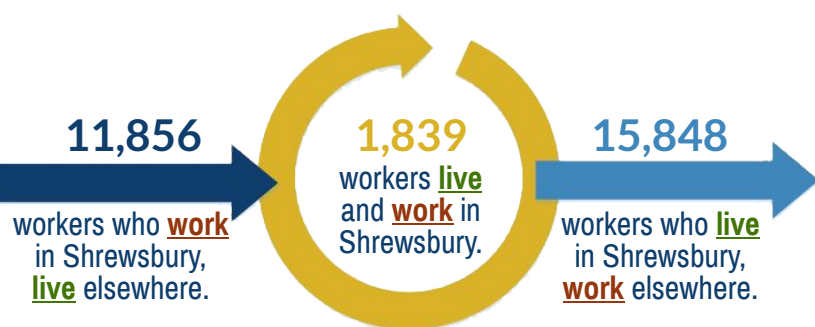
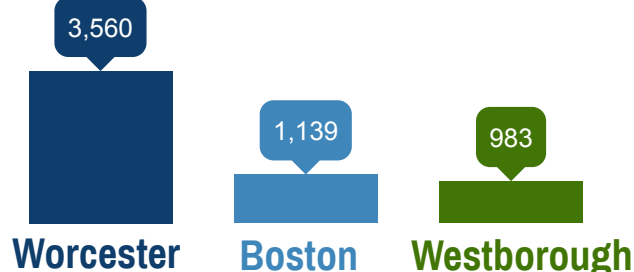


OCCUPATIONS & COMMUTING

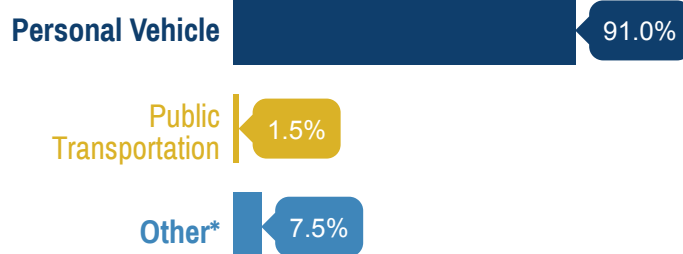
Top Occupations & Wages in Shrewsbury



Top Communities Shrewsbury Workers Commute To:



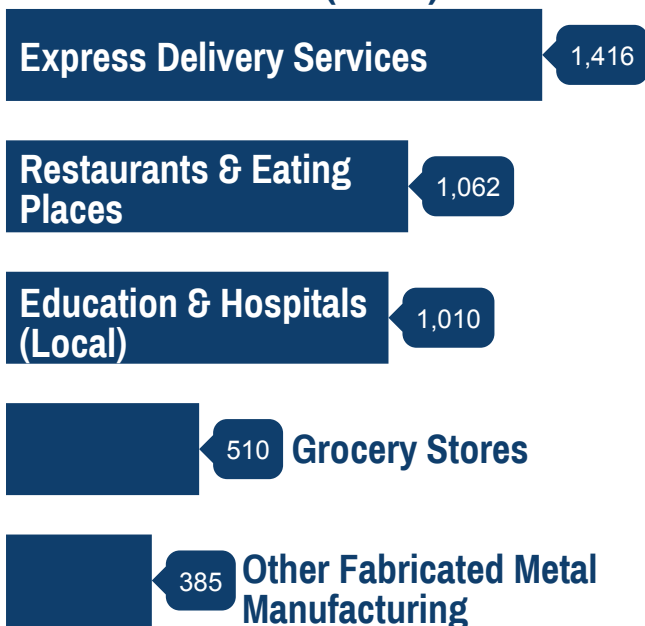
Getting to Work



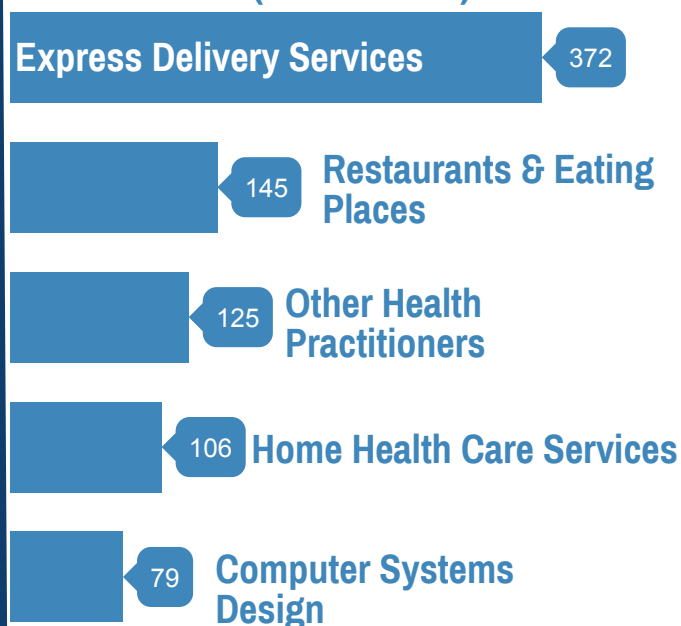
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



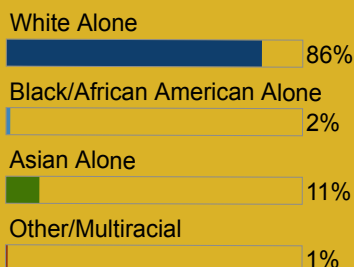
SOUTHBOROUGH, MA



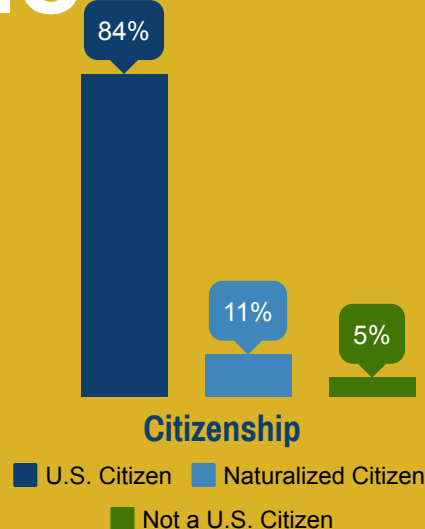
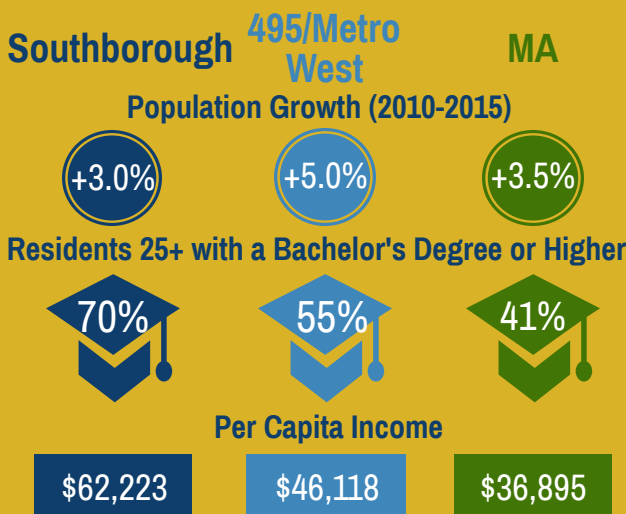
	% of 495/MetroWest	% of MA
Population: 9,909	1.6%	0.1%
Median Household Income: \$143,916	N/A	210%
Per Capita Income: \$62,223	135%	169%
Jobs: 9,392	2.6%	0.2%

SOCIOECONOMIC

Race

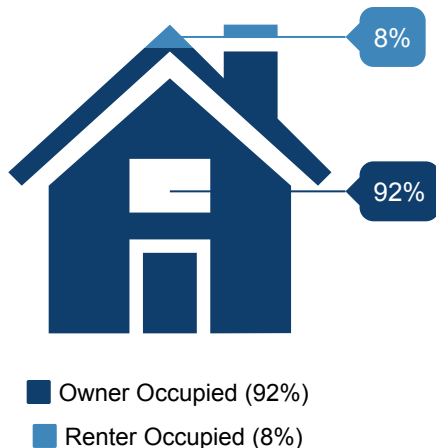
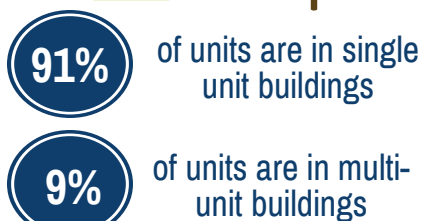


Note: Percentages in this profile may not add to 100% due to rounding.



HOUSING

Total Housing Units: 3,537
94% Occupied 6% Vacant



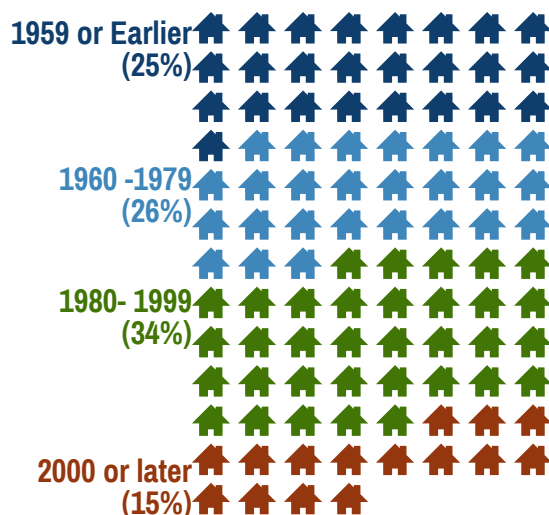
Median Home Sales Price:
\$560,000

Median Price Per Square
Foot:
\$217.17

Median Time on Market:
45 Days

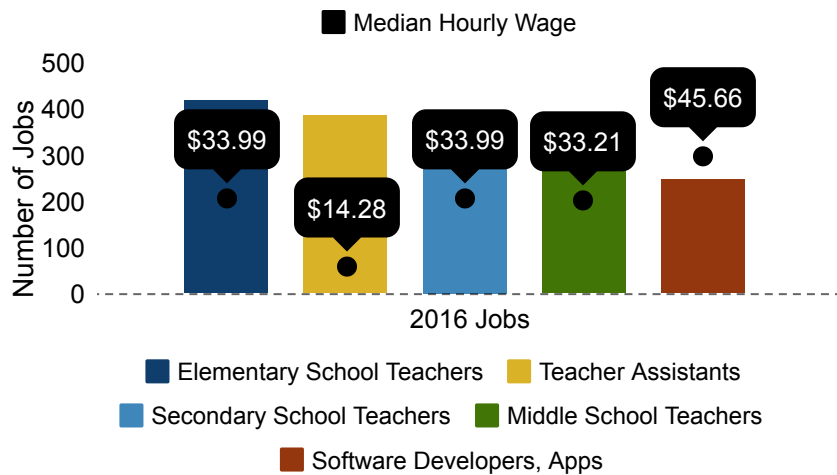
Number of Sales:
145

Year Structure Built:

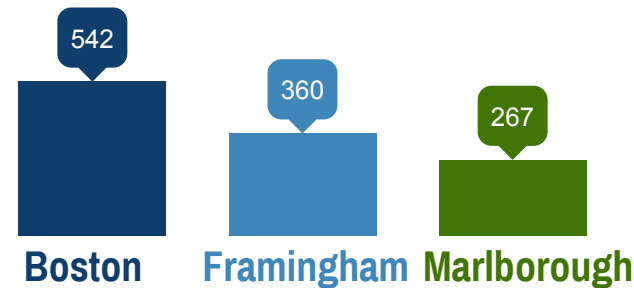


OCCUPATIONS & COMMUTING

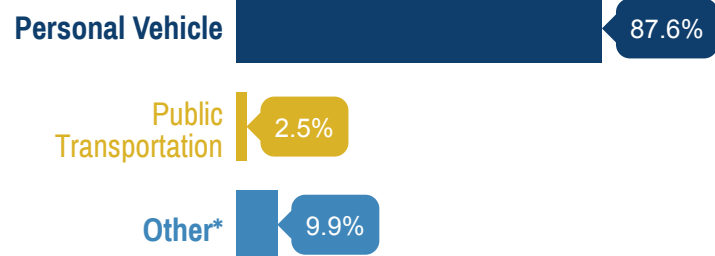
Top Occupations & Wages in Southborough



Top Communities Southborough Workers Commute To:



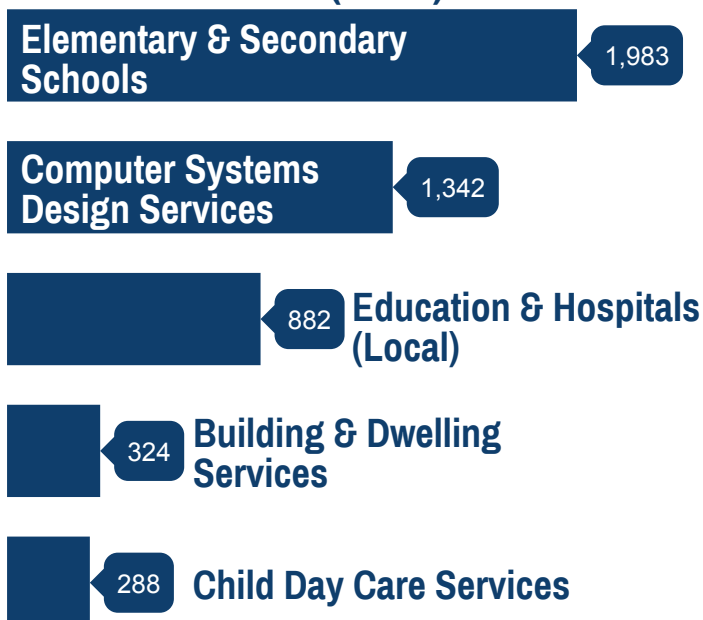
Getting to Work



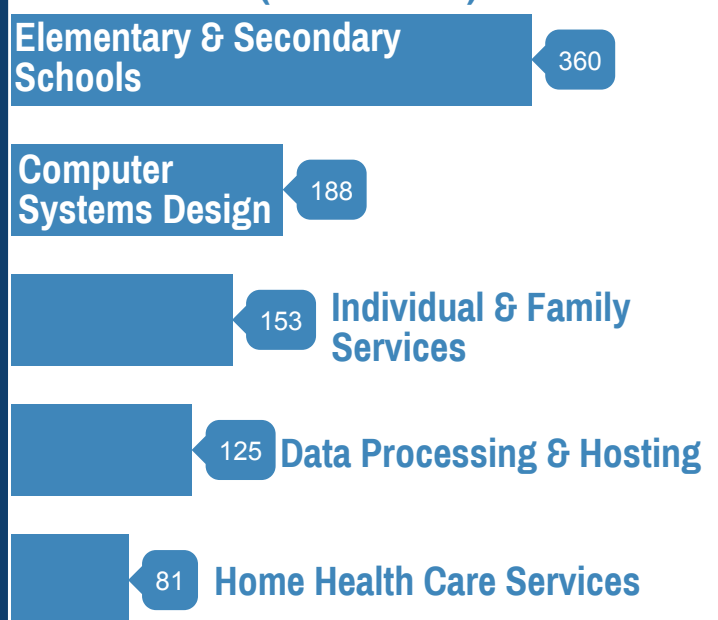
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



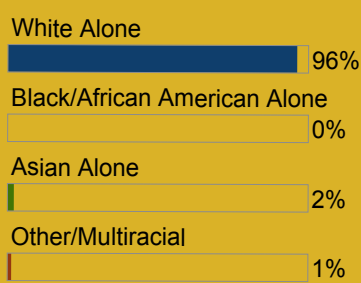
STOW, MA



	% of 495/MetroWest	% of MA
Population: 6,957	1.2%	0.1%
Median Household Income: \$137,551	N/A	201%
Per Capita Income: \$51,081	111%	138%
Jobs: 1,708	0.5%	0.1%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Stow 495/Metro West MA

Population Growth (2010-2015)



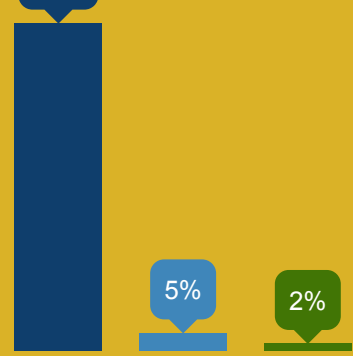
Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income



93%



Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen



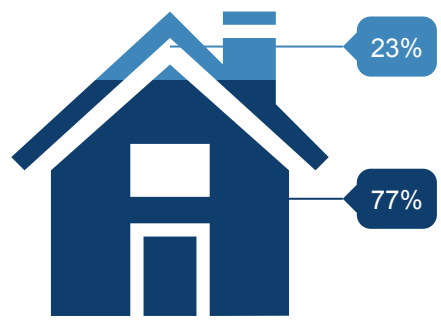
HOUSING

Total Housing Units: 2,591

98% Occupied 2% Vacant

92% of units are in single unit buildings

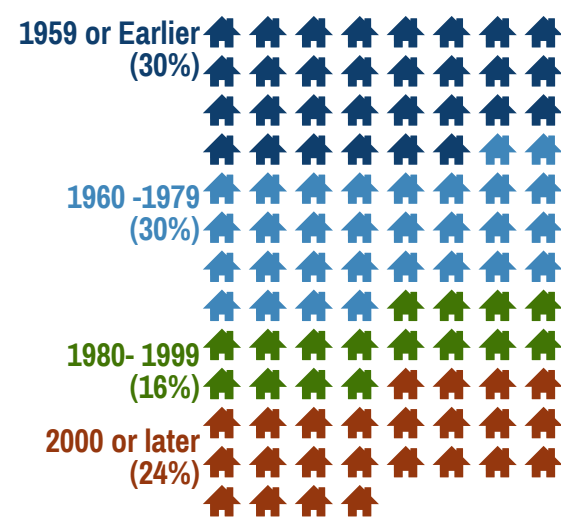
8% of units are in multi-unit buildings



■ Owner Occupied (77%)
■ Renter Occupied (23%)



Year Structure Built:



Prepared by the Public Policy Center at UMass Dartmouth for the 495/MetroWest Partnership in support of the 495/MetroWest Suburban Edge Community Commission

QUICK FACTS: United States Census Bureau, 2015 5-Year; EMSI, 2016 Jobs (includes self-employed workers)

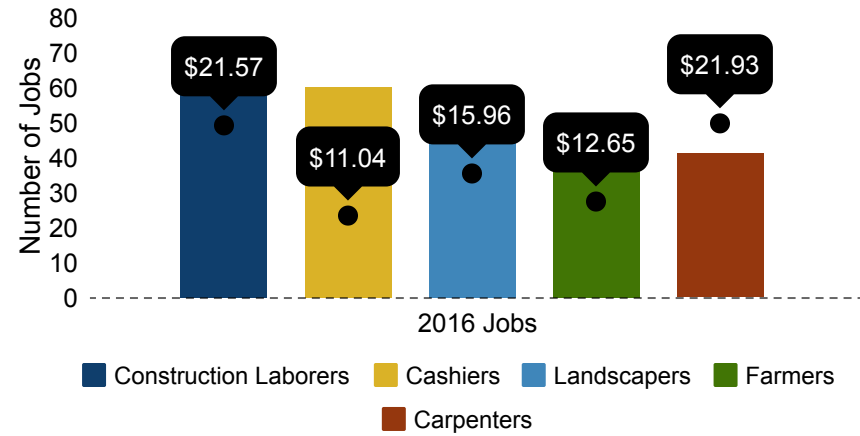
SOCIOECONOMIC: United States Census Bureau, 2015 5-year

HOUSING: United States Census Bureau, 2015 5-year; MLS Home Sales, 2015

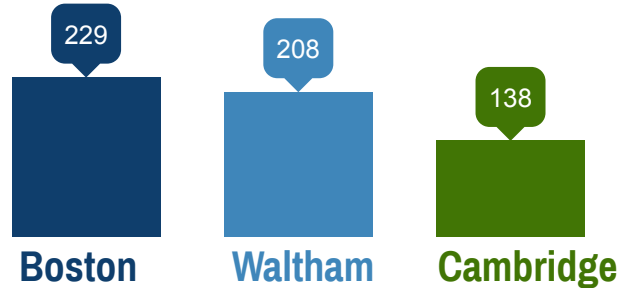
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Stow

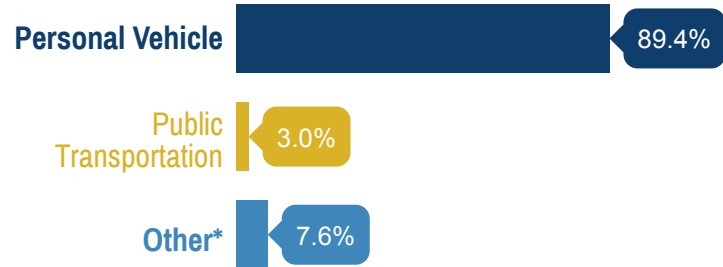
■ Median Hourly Wage



Top Communities Stow Workers Commute To:



Getting to Work



*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



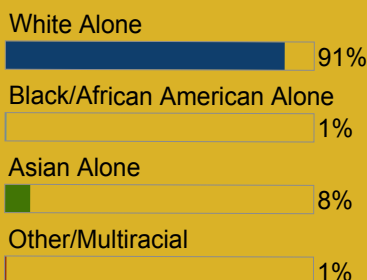
SUDBURY, MA



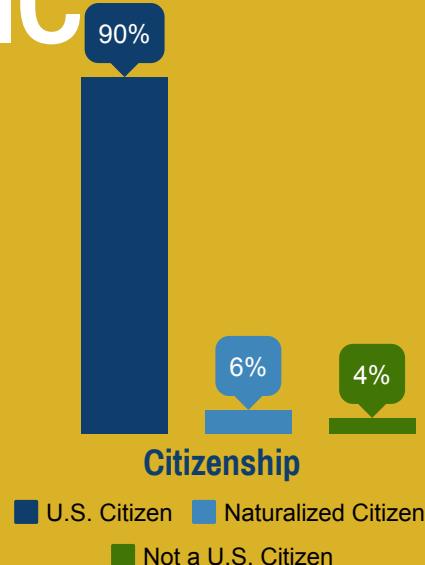
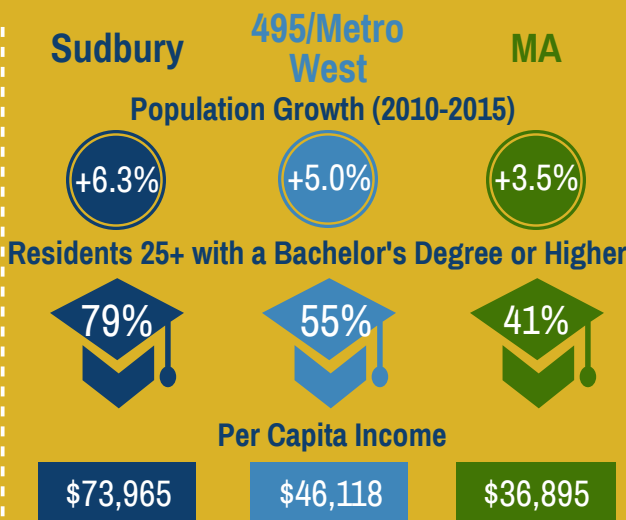
	% of 495/MetroWest	% of MA
Population: 18,397	3.0%	0.3%
Median Household Income: \$165,745	N/A	242%
Per Capita Income: \$73,965	160%	201%
Jobs: 8,858	2.5%	0.2%

SOCIOECONOMIC

Race

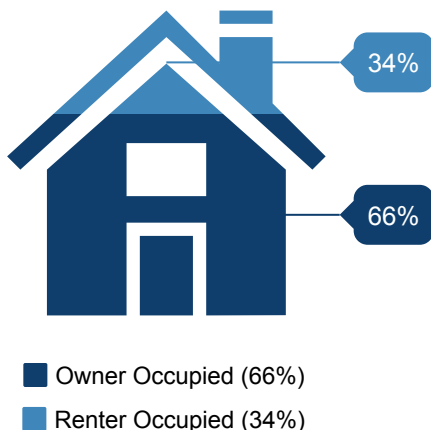
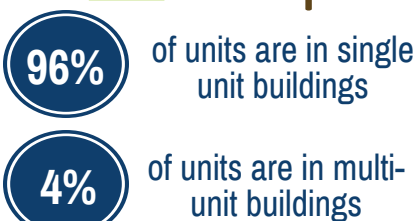


Note: Percentages in this profile may not add to 100% due to rounding.



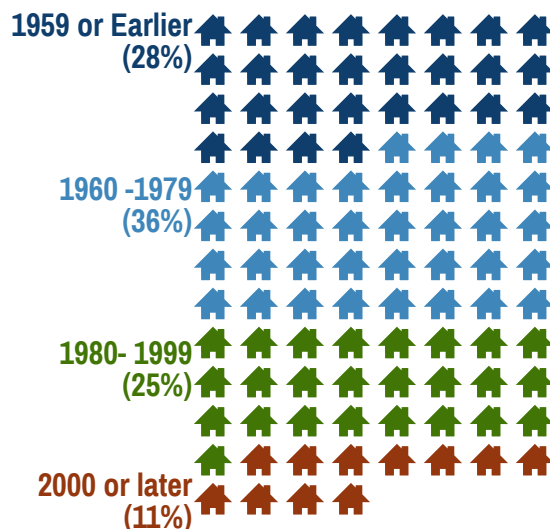
HOUSING

Total Housing Units: 6,221
98% Occupied 2% Vacant



Median Home Sales Price: \$690,000
Median Price Per Square Foot: \$244.68
Median Time on Market: 64 Days
Number of Sales: 279

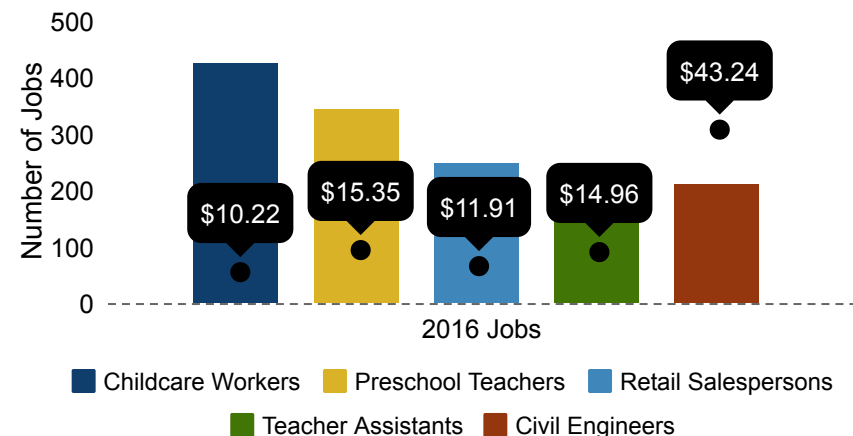
Year Structure Built:



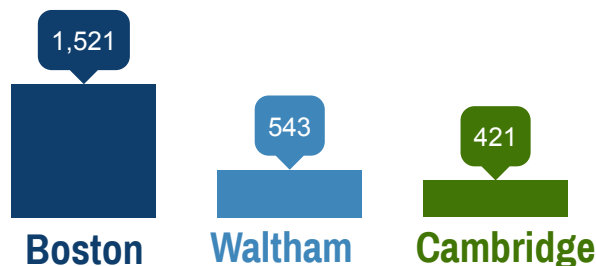
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Sudbury

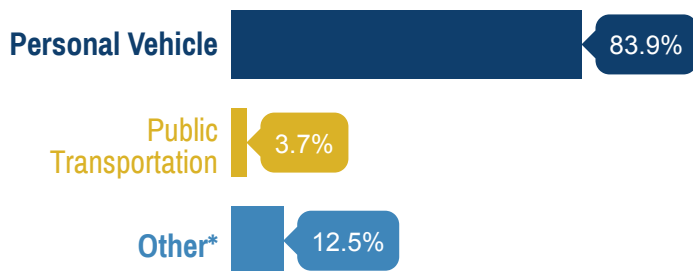
■ Median Hourly Wage



Top Communities Sudbury Workers Commute To:



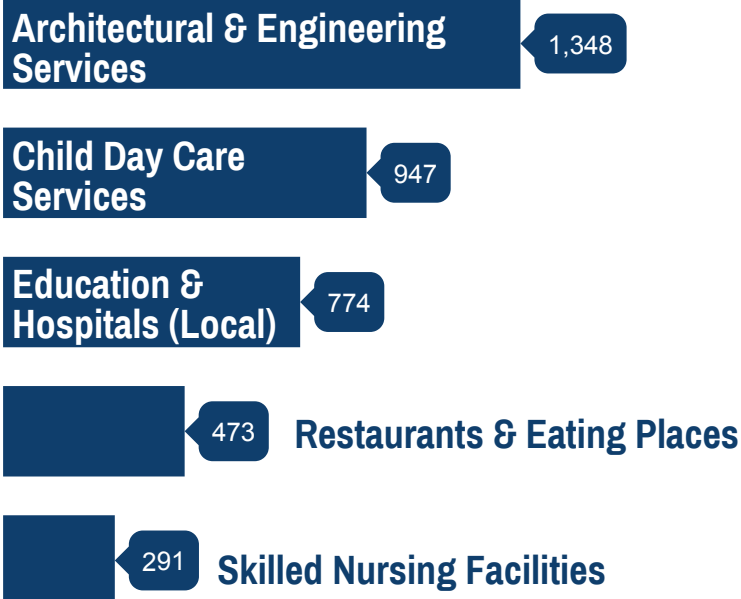
Getting to Work



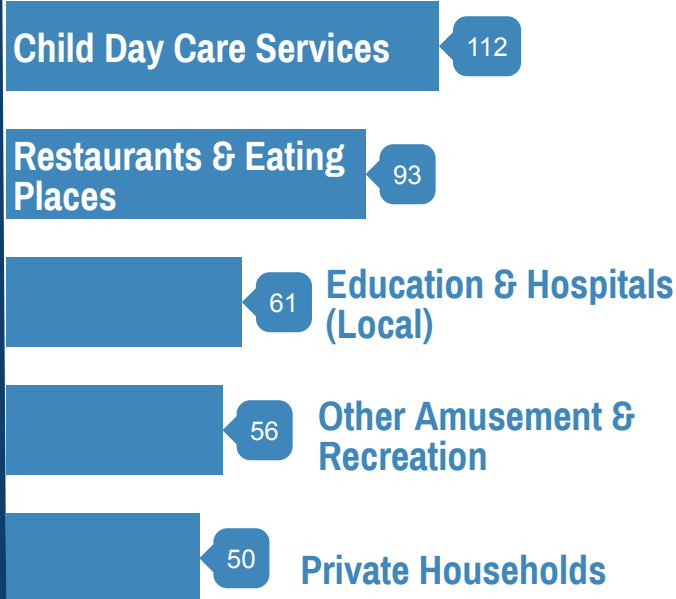
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



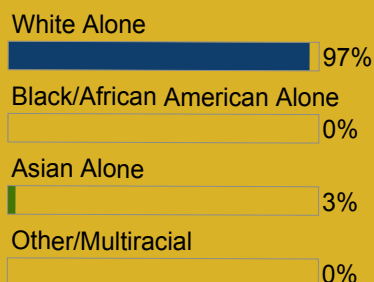
UPTON, MA



	% of 495/MetroWest	% of MA
Population: 7,674	1.3%	0.1%
Median Household Income: \$112,917	N/A	165%
Per Capita Income: \$44,971	98%	122%
Jobs: 1,569	0.4%	0.0%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Upton

495/Metro West

MA

Population Growth (2010-2015)

+6.7%

+5.0%

+3.5%

Residents 25+ with a Bachelor's Degree or Higher

47%

55%

41%

Per Capita Income

\$44,971

\$46,118

\$36,895

97%

2%

1%

Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen

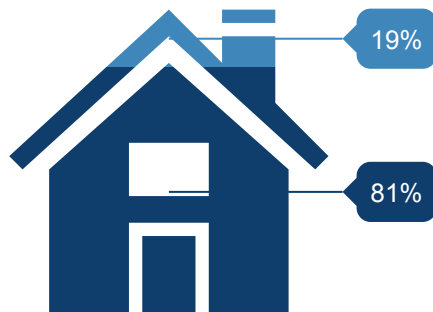


84%

of units are in single unit buildings

16%

of units are in multi-unit buildings



■ Owner Occupied (81%)

■ Renter Occupied (19%)

HOUSING

Total Housing Units: 2,963

91% Occupied 9% Vacant

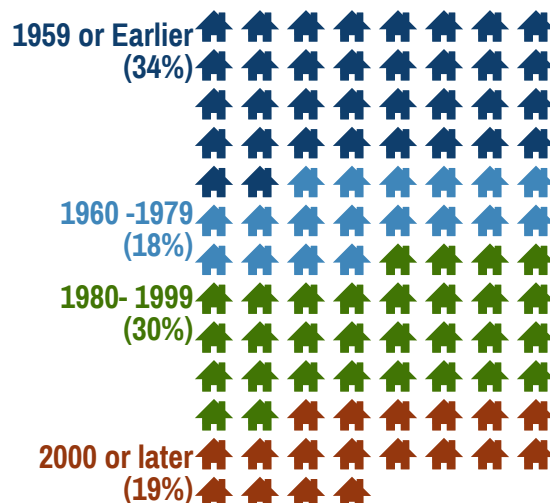
Median Home Sales Price:
\$415,000

Median Price Per Square
Foot:
\$170.08

Median Time on Market:
53 Days

Number of Sales:
121

Year Structure Built:



Prepared by the Public Policy Center at UMass Dartmouth for the 495/MetroWest Partnership in support of the 495/MetroWest Suburban Edge Community Commission

Sources

QUICK FACTS: United States Census Bureau, 2015 5-Year; EMSI, 2016 Jobs (includes self-employed workers)

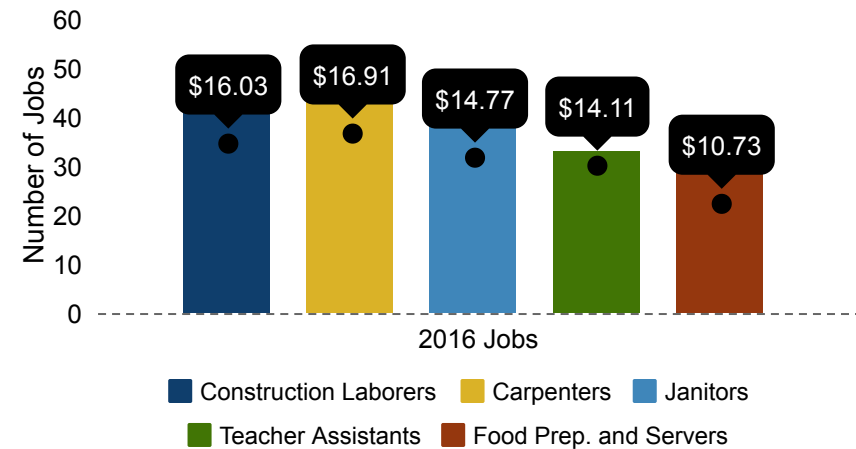
SOCIOECONOMIC: United States Census Bureau, 2015 5-year

HOUSING: United States Census Bureau, 2015 5-year; MLS Home Sales, 2015

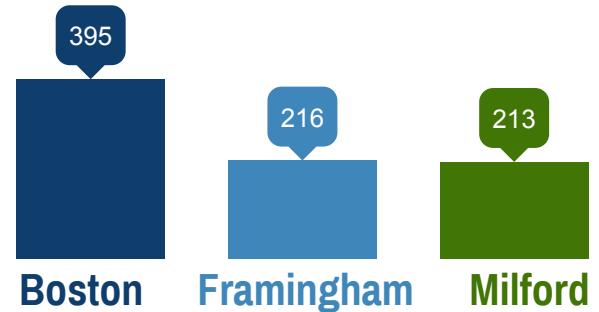
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Upton

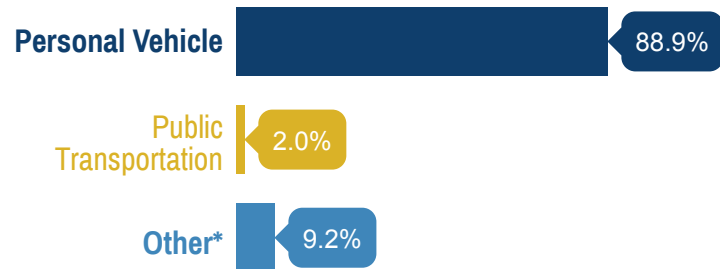
■ Median Hourly Wage



Top Communities Upton Workers Commute To:



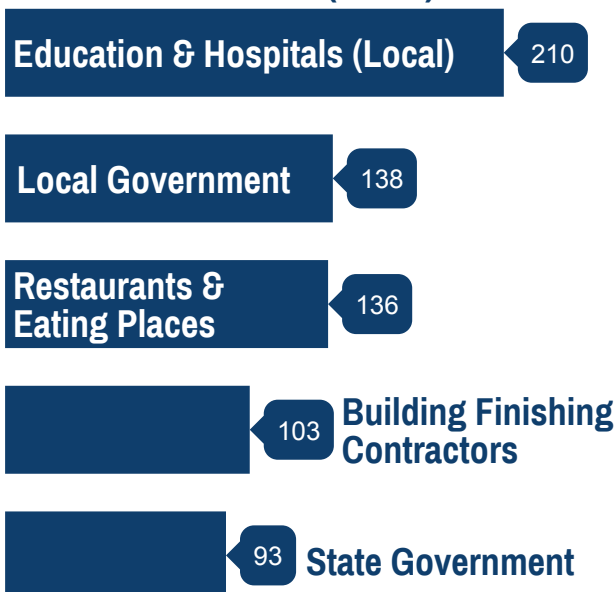
Getting to Work



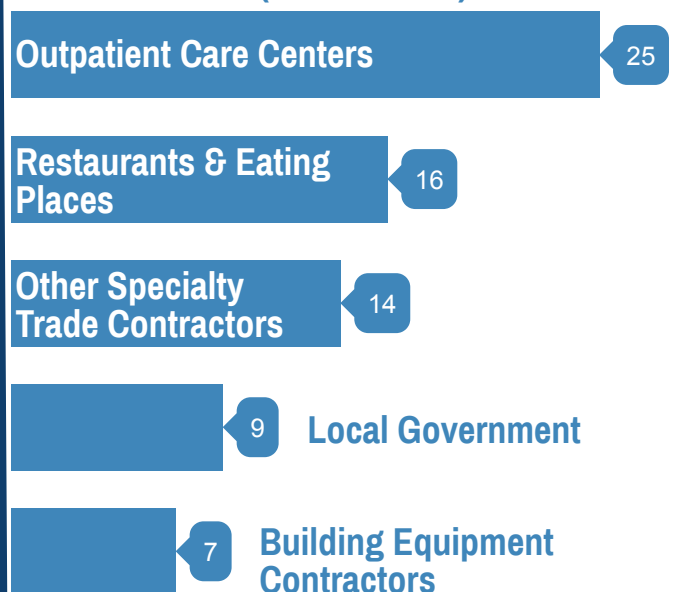
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



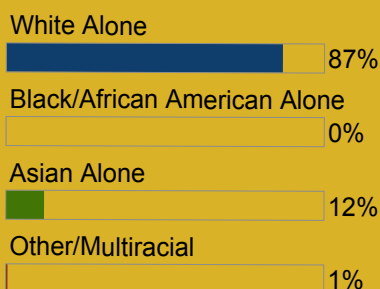
WAYLAND, MA



	% of 495/MetroWest	% of MA
Population: 13,432	2.2%	0.2%
Median Household Income: \$145,266	N/A	212%
Per Capita Income: \$72,773	158%	197%
Jobs: 5,293	1.5%	0.1%

SOCIOECONOMIC

Race



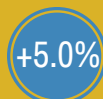
Note: Percentages in this profile may not add to 100% due to rounding.

Wayland

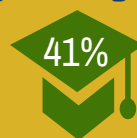
495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher



Per Capita Income

\$72,773

\$46,118

\$36,895

83%



12%

5%

Citizenship

■ U.S. Citizen ■ Naturalized Citizen ■ Not a U.S. Citizen

HOUSING

Total Housing Units: 5,384

96% Occupied 4% Vacant

89%

of units are in single unit buildings

11%

of units are in multi-unit buildings



■ Owner Occupied (74%)

■ Renter Occupied (26%)

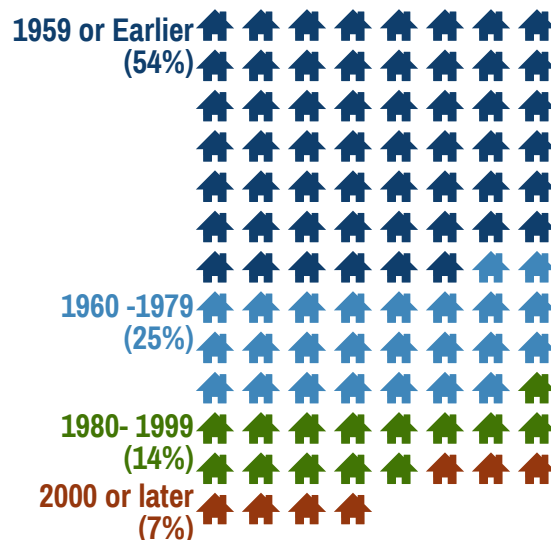
Median Home Sales Price:
\$709,500

Median Price Per Square
Foot:
\$283.50

Median Time on Market:
49 Days

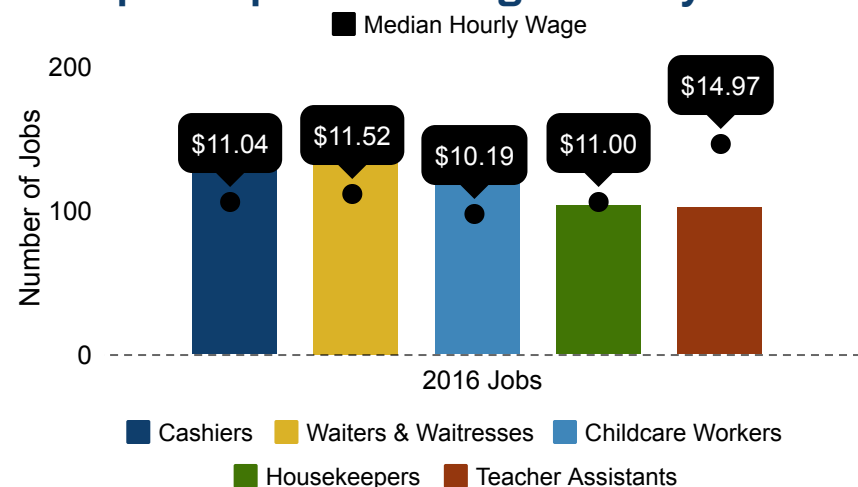
Number of Sales:
248

Year Structure Built:

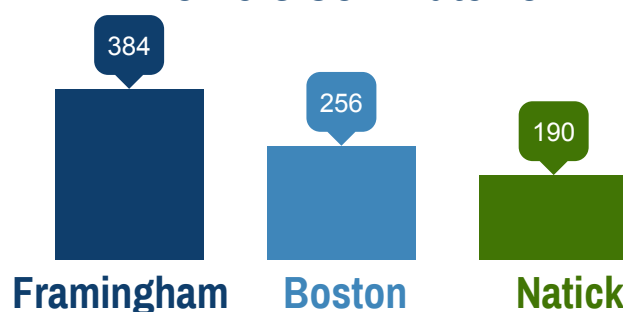


OCCUPATIONS & COMMUTING

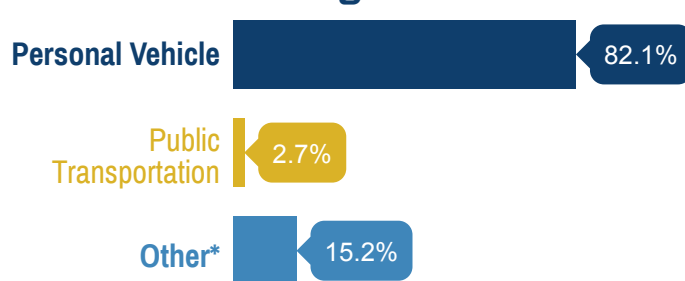
Top Occupations & Wages in Wayland



Top Communities Wayland Workers Commute To:



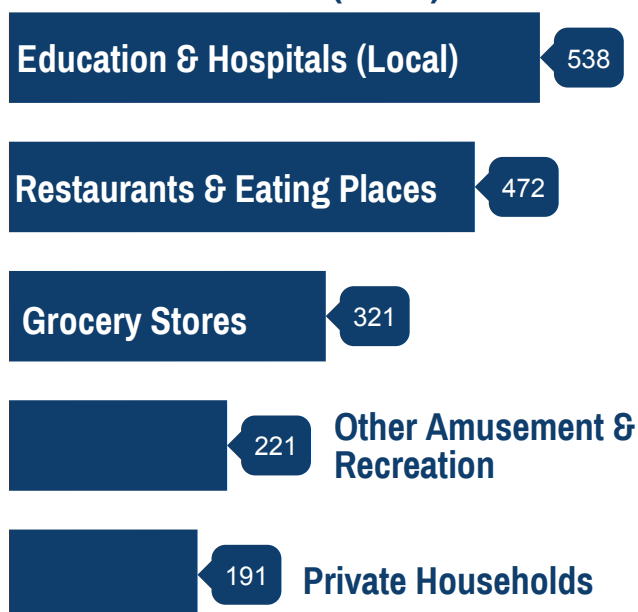
Getting to Work



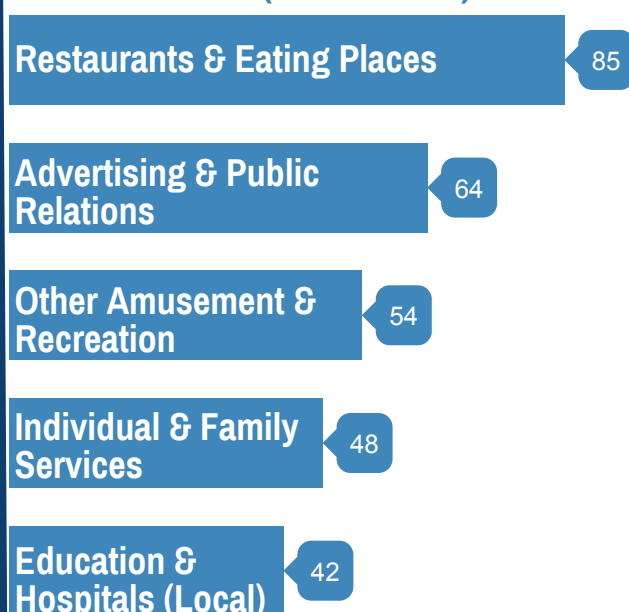
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



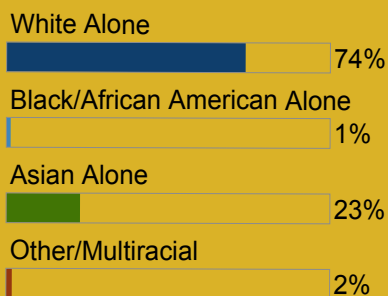
WESTBOROUGH, MA



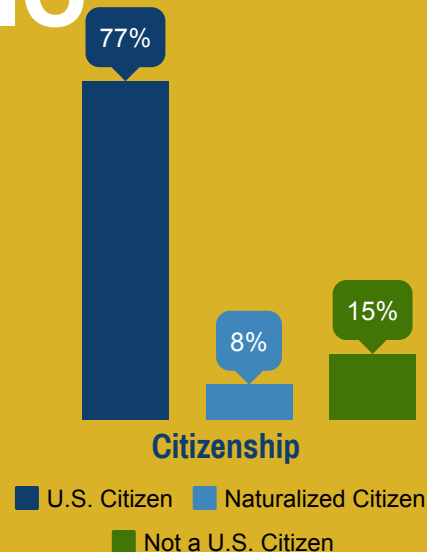
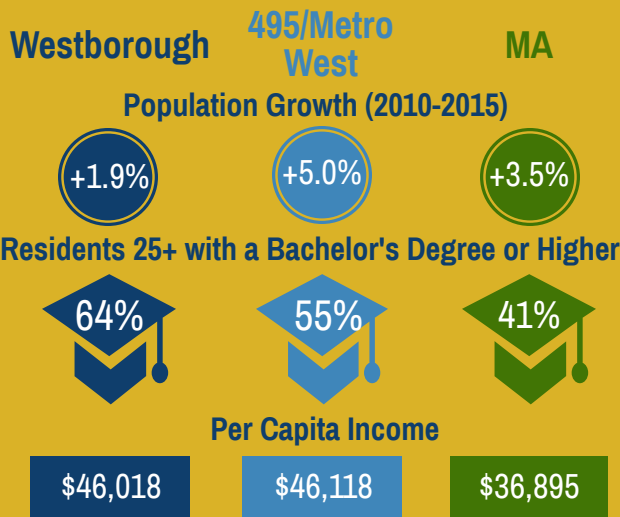
	% of 495/MetroWest	% of MA
Population: 18,611	3.1%	0.3%
Median Household Income: \$101,467	N/A	148%
Per Capita Income: \$46,018	100%	125%
Jobs: 25,775	7.1%	0.7%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.



HOUSING

Total Housing Units: 7,337
95% Occupied 5% Vacant

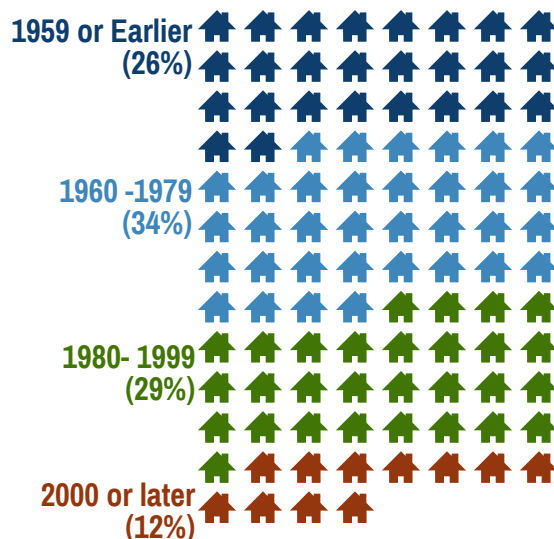
59% of units are in single unit buildings

41% of units are in multi-unit buildings



Median Home Sales Price: \$391,000
Median Price Per Square Foot: \$208.13
Median Time on Market: 62 Days
Number of Sales: 302

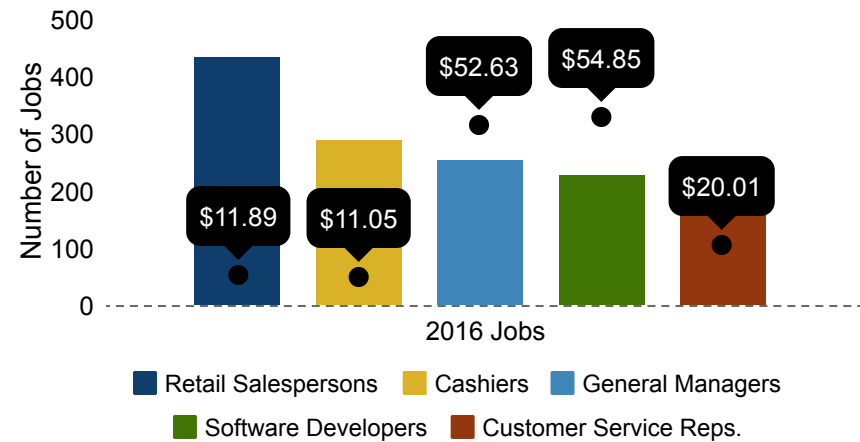
Year Structure Built:



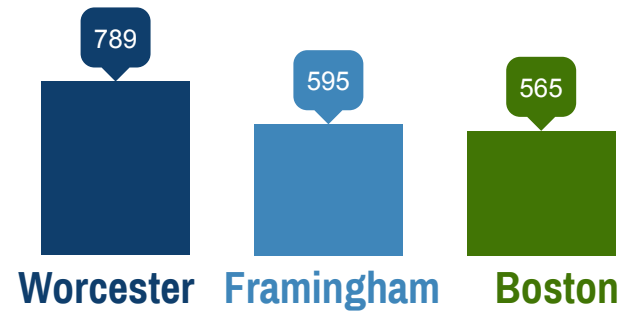
OCCUPATIONS & COMMUTING

Top Occupations & Wages in Westborough

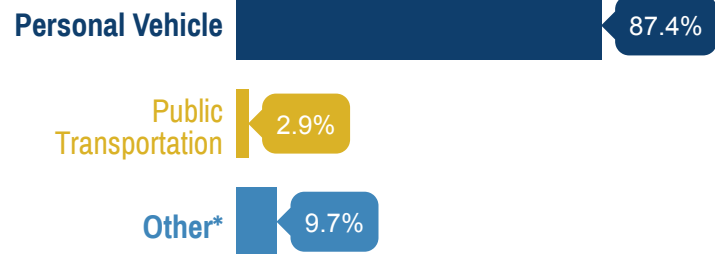
■ Median Hourly Wage



Top Communities Westborough Workers Commute To:



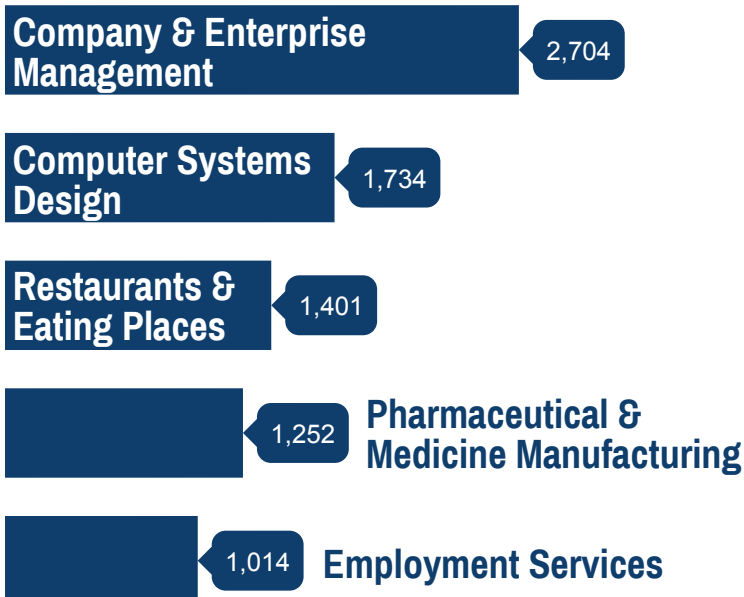
Getting to Work



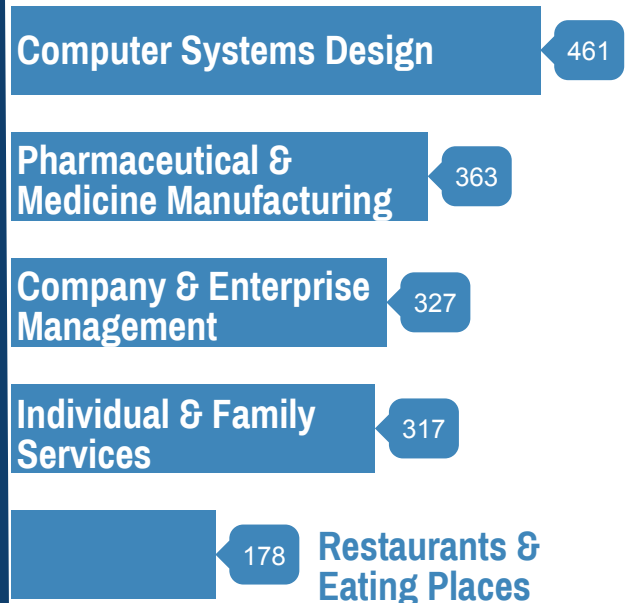
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):



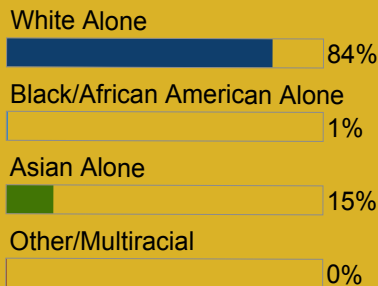
WESTFORD, MA



	% of 495/MetroWest	% of MA
Population: 23,232	3.9%	0.3%
Median Household Income: \$121,591	N/A	177%
Per Capita Income: \$49,004	106%	133%
Jobs: 11,788	3.3%	0.3%

SOCIOECONOMIC

Race



Note: Percentages in this profile may not add to 100% due to rounding.

Westford

495/Metro West

MA

Population Growth (2010-2015)



Residents 25+ with a Bachelor's Degree or Higher

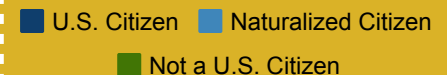


Per Capita Income



87%

Citizenship



HOUSING

Total Housing Units: 8,339

95% Occupied 5% Vacant

93%

of units are in single unit buildings

7%

of units are in multi-unit buildings



Owner Occupied (83%)

Renter Occupied (17%)

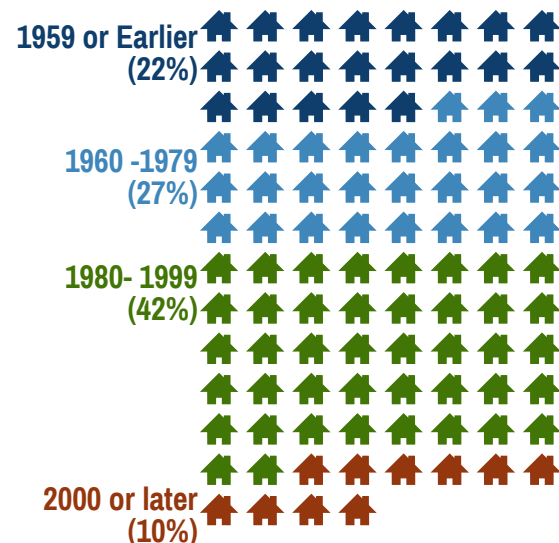
Median Home Sales Price:
\$427,000

Median Price Per Square Foot:
\$210.53

Median Time on Market:
45 Days

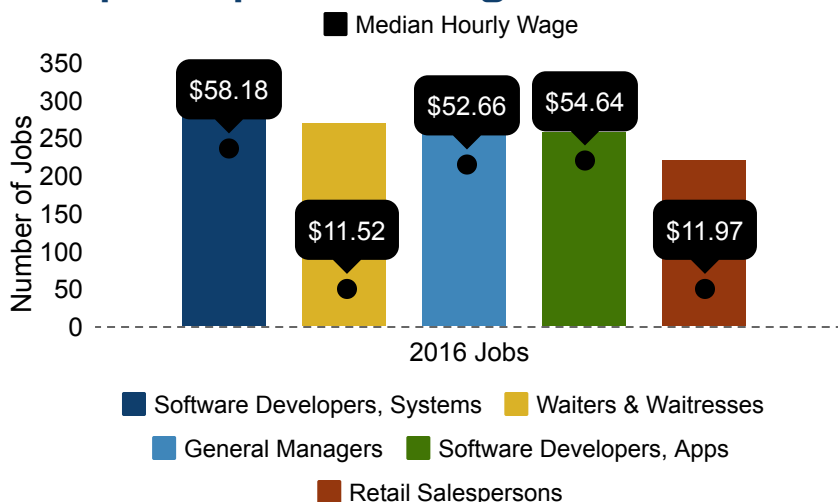
Number of Sales:
287

Year Structure Built:

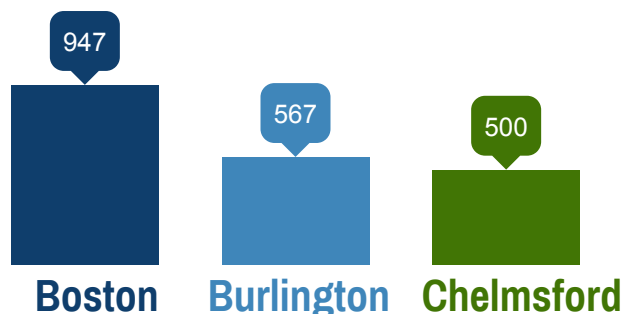


OCCUPATIONS & COMMUTING

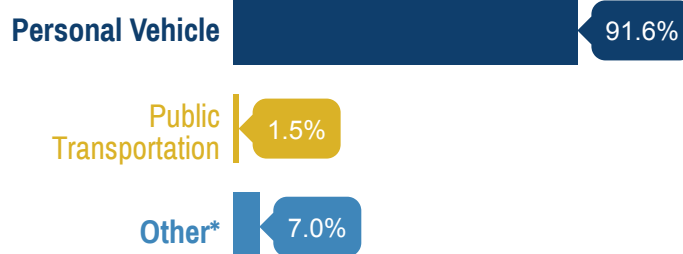
Top Occupations & Wages in Westford



Top Communities Westford Workers Commute To:



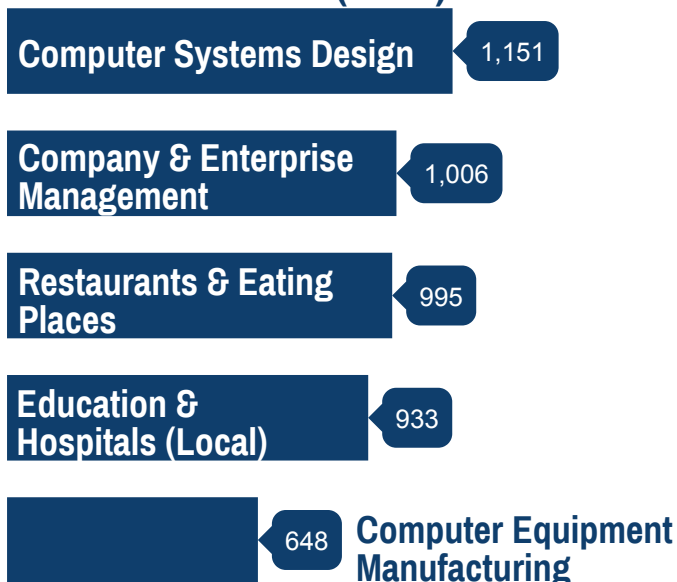
Getting to Work



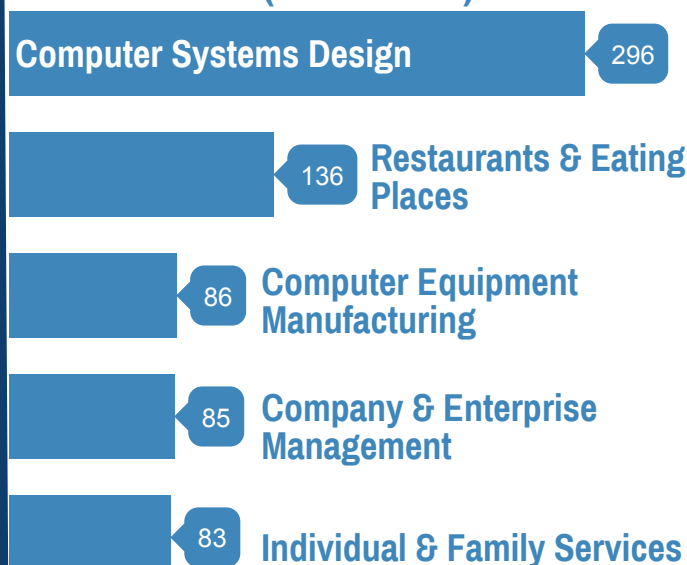
*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):

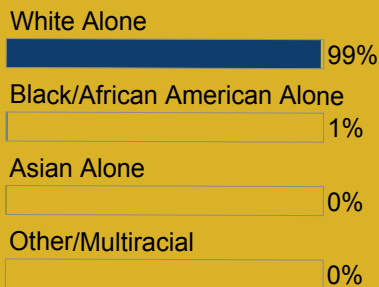


Fastest Growing Industries (2010-2016):



SOCIOECONOMIC

Race



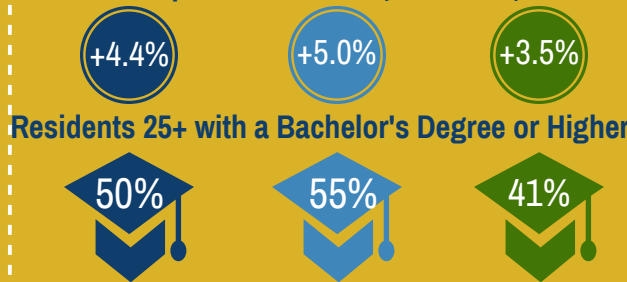
Note: Percentages in this profile may not add to 100% due to rounding.

Wrentham

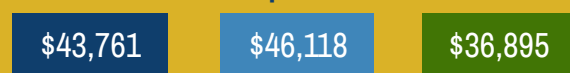
495/Metro West

MA

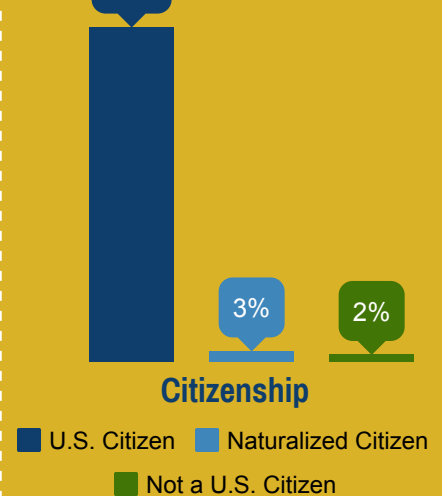
Population Growth (2010-2015)



Per Capita Income



95%



HOUSING

Total Housing Units: 4,083

95% Occupied **5%** Vacant



89%

of units are in single unit buildings

11%

of units are in multi-unit buildings



■ Owner Occupied (62%)

■ Renter Occupied (38%)

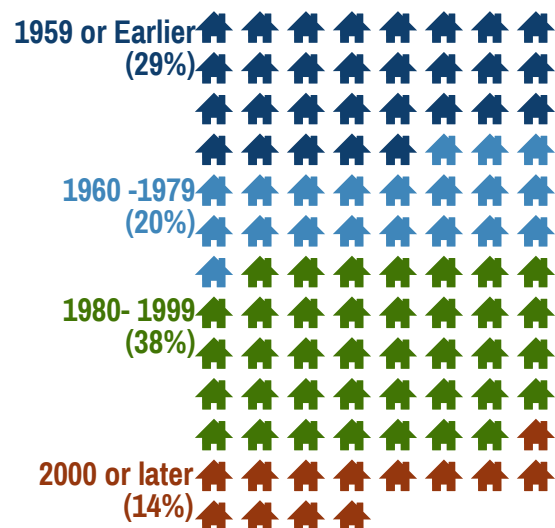
Median Home Sales Price:
\$407,750

Median Price Per Square Foot:
\$191.59

Median Time on Market: 56 Days

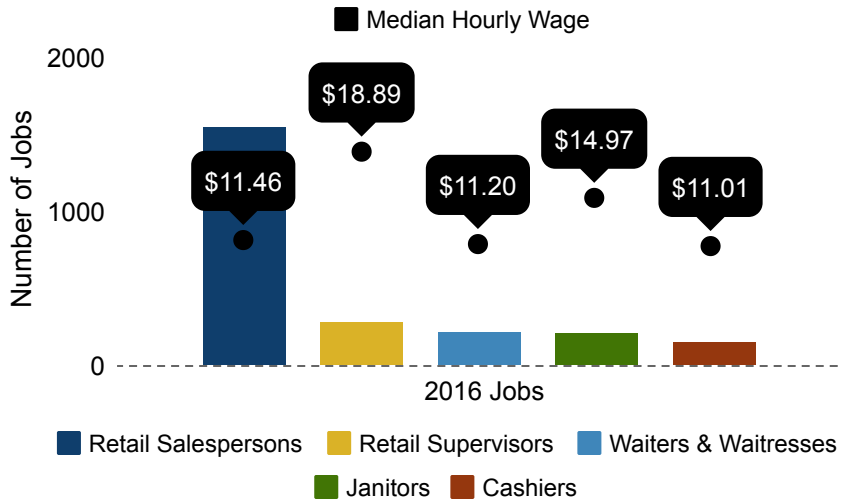
Number of Sales:
166

Year Structure Built:

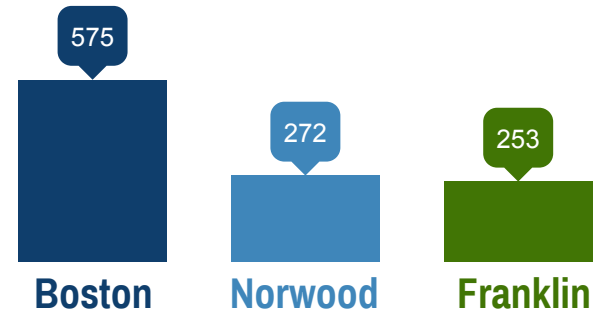


OCCUPATIONS & COMMUTING

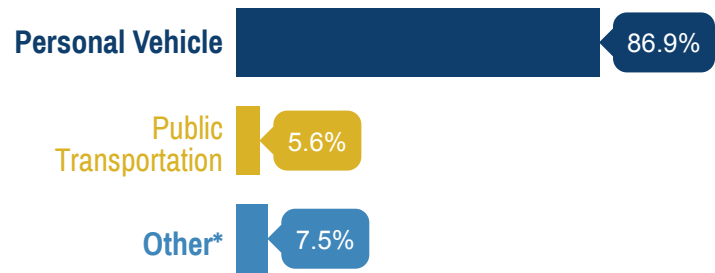
Top Occupations & Wages in Wrentham



Top Communities Wrentham Workers Commute To:



Getting to Work



*Other includes walking, bicycling, taxicab, motorcycle, or working at home.

INDUSTRY BASE

Largest Industries (2016):



Fastest Growing Industries (2010-2016):

