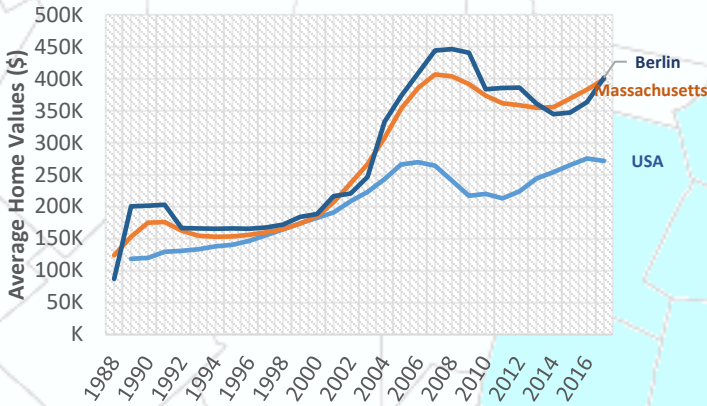
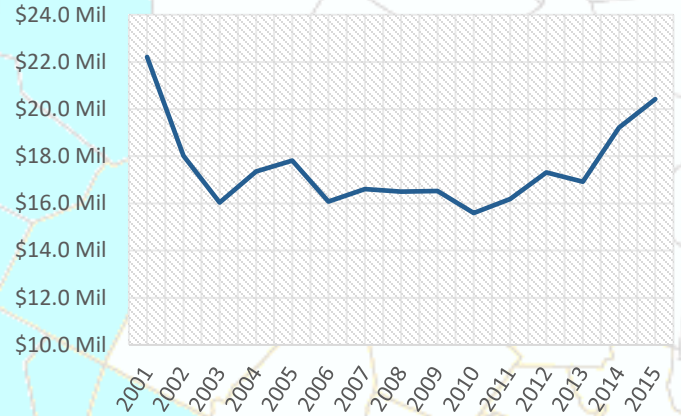


### Rising Home Values



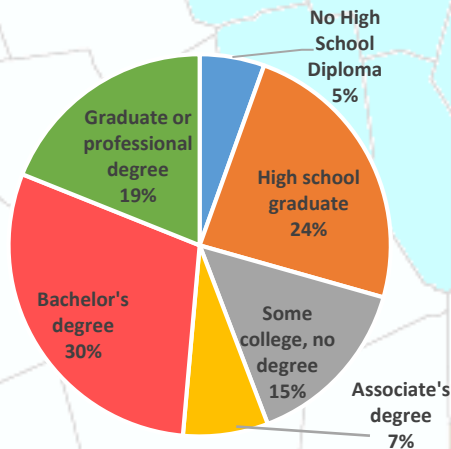
Beyond the year to year averages, in 2016, the median single family home in Berlin sold for \$403,750<sup>1</sup>. This is higher than the state median sale price for 2016 which was \$345,000<sup>1</sup> and the national median for that year which was \$232,067<sup>2</sup>.

### Increasing Payroll



From Q2 2015 to Q2 2016, the payroll for all places of employment in Berlin was \$20,602,929.<sup>3</sup> As the town has recovered from the recession the payroll has increased significantly in the last few years.

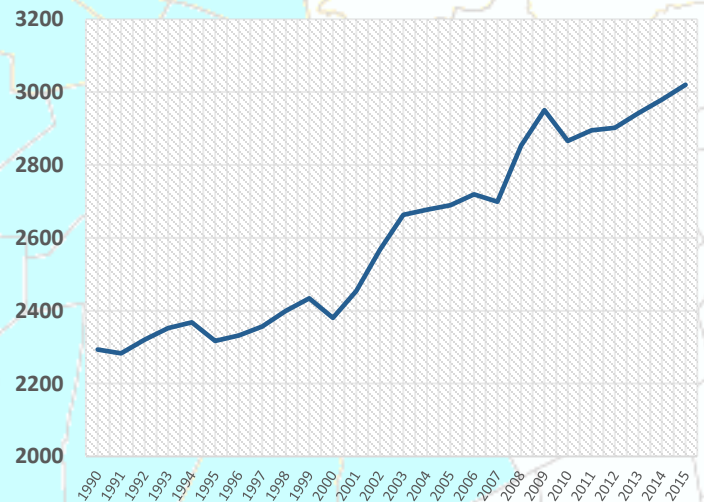
### Highly Educated



2011-2015 ACS (U.S. Census Bureau)

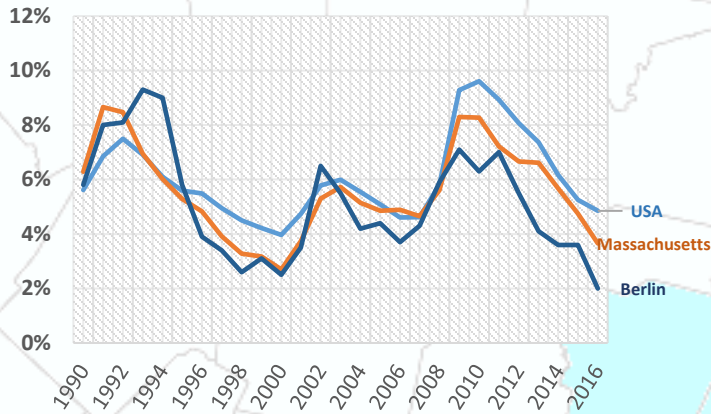
Berlin has a highly educated population compared to the state and to the nation with 49% of residents having a bachelor's degree or higher. During the same time 40.5% of people in Massachusetts had a bachelor's degree or higher, while only 29.8% of all people in the U.S. had one.<sup>4</sup>

### Growing Population

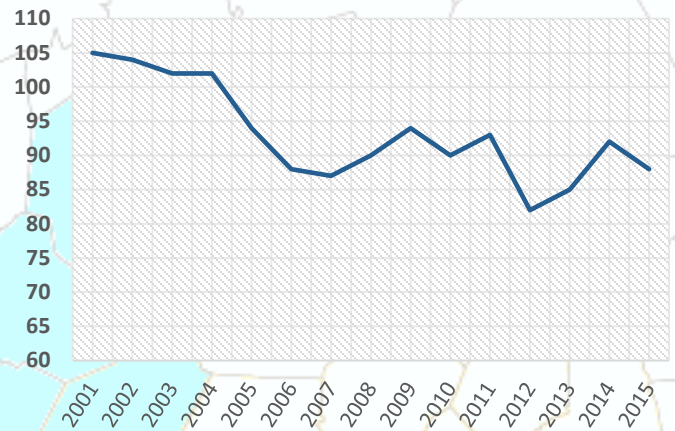


The population of Berlin has been increasing steadily. In 2000, the population of Berlin was 2,380 this increased to 2,866 by 2010, and in 2015, the population of Berlin was estimated to be approximately 3,020.<sup>5</sup>

## Low Unemployment



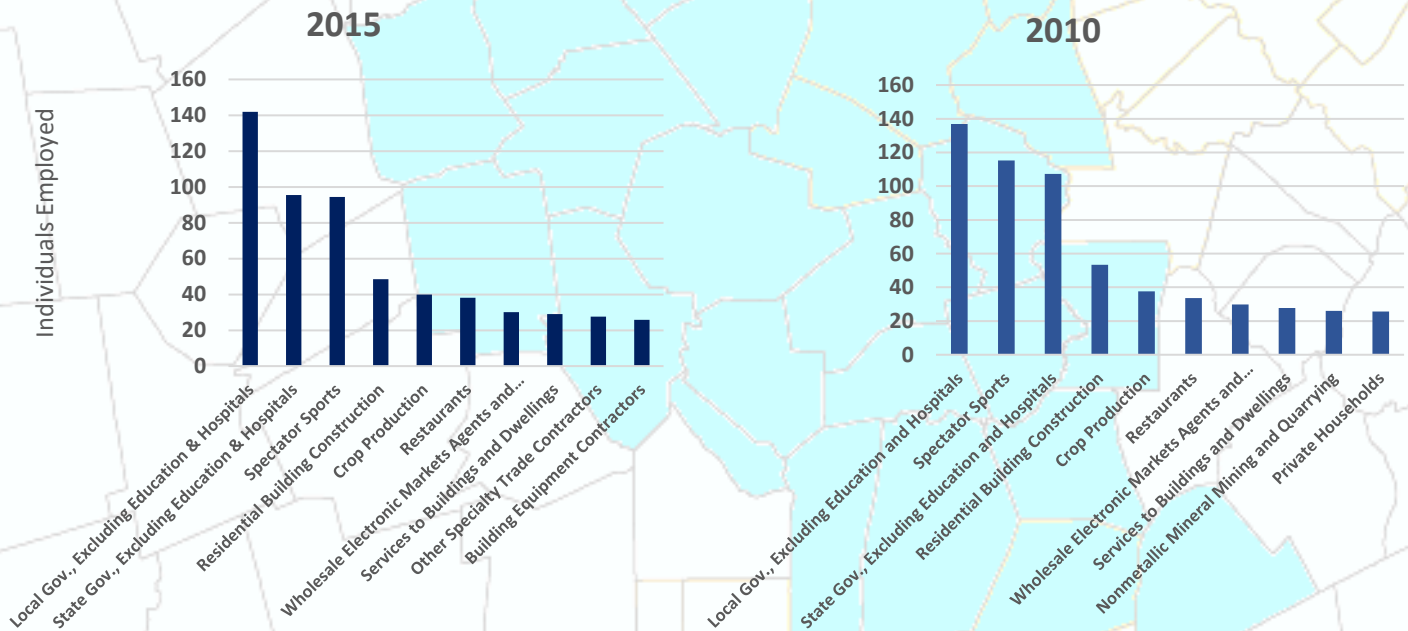
## Employers



Beyond the year to year averages, in February 2017, the unemployment rate in Berlin was 3.5%. This is slightly higher than the state and 495/MetroWest regional unemployment rates, which were both 3.4%, but much lower than the national unemployment rate of 4.8%<sup>3</sup>

The number of employers in Berlin has been declining. In 2001, there were 105 employers in the town, and by Q2 2016 this number had decreased to 90.<sup>3</sup>

## Top Ten Industries In Berlin



**Top Ten Industries data** and analysis conducted by the Public Policy Center at UMass Dartmouth for the 495/MetroWest Partnership in support of the 495/MW Suburban Edge Community Commission utilizing 2014 US Census Bureau Local Employment Dynamics. For more information on these data sets please visit <http://lehd.ces.census.gov/>

### Sources:

- Mass.gov Municipal Databank <http://www.mass.gov/dor/local-officials/municipal-databank-and-local-aid-unit/databank-reports-new.html> (Line graph municipal data)  
 1. The Warren Group <http://www.twgstats.com/tssub/start.asp> 2. Ycharts Average US Home Values [https://ycharts.com/indicators/sales\\_price\\_of\\_existing\\_homes](https://ycharts.com/indicators/sales_price_of_existing_homes)  
 3. Mass.gov Labor and Workforce Development <http://www.mass.gov/lwd/economic-data/> 4. US Census Bureau <https://www.census.gov/> 5. UMASS Donahue Institute <http://www.donahue.umassp.edu/news-events/institute-news/new-population-estimates-for-mass-released-interactive-map-available>