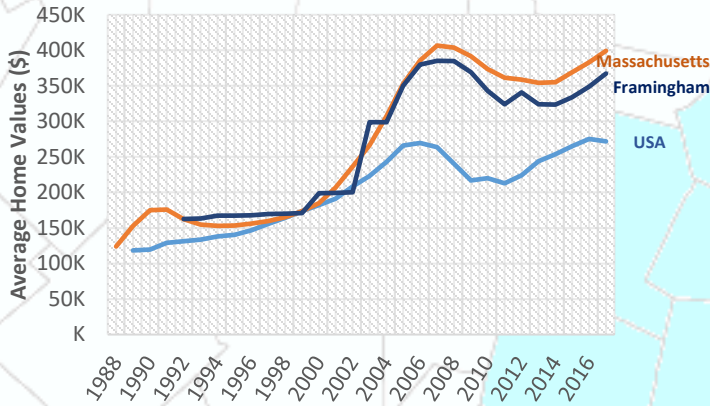


Framingham

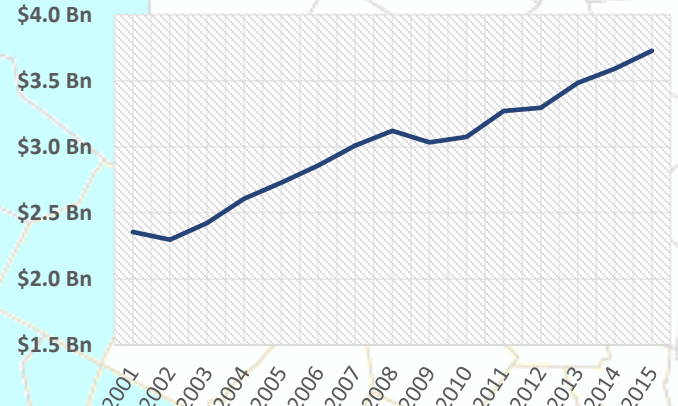
STRENGTH IN NUMBERS: 2017 EDITION Demographic Data for the 495/MetroWest Region

Rising Home Values



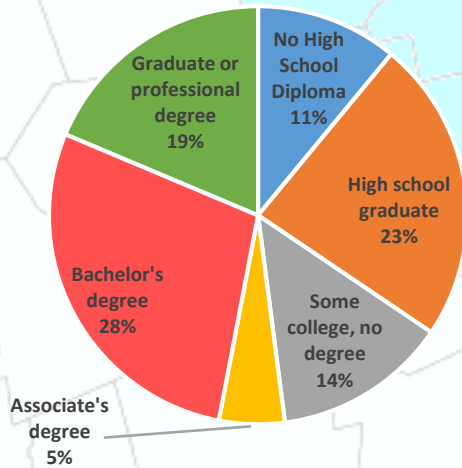
Beyond the year to year averages, in February 2017, the median single family home in Framingham sold for \$560,000¹. This is much higher than the state median sale price for the same month which was \$319,000¹ and the national median for February which was \$228,200².

Increasing Payroll



From Q2 2015 to Q2 2016, the payroll for all places of employment in Framingham was \$3,782,064,096.³ As the town has recovered from the recession the payroll has increased significantly in the last few years.

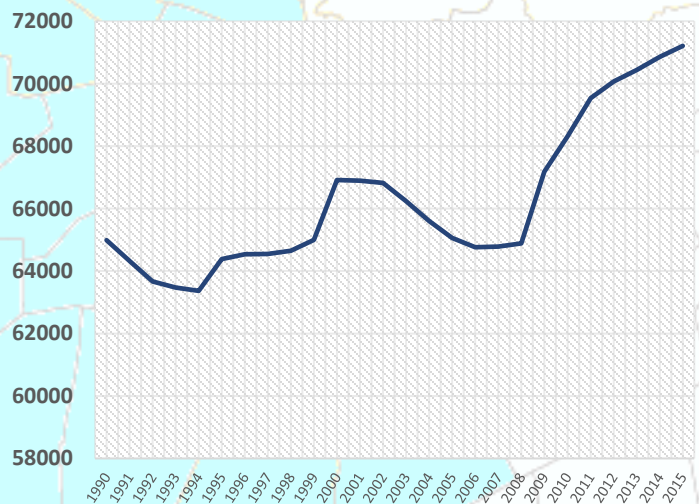
Highly Educated



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

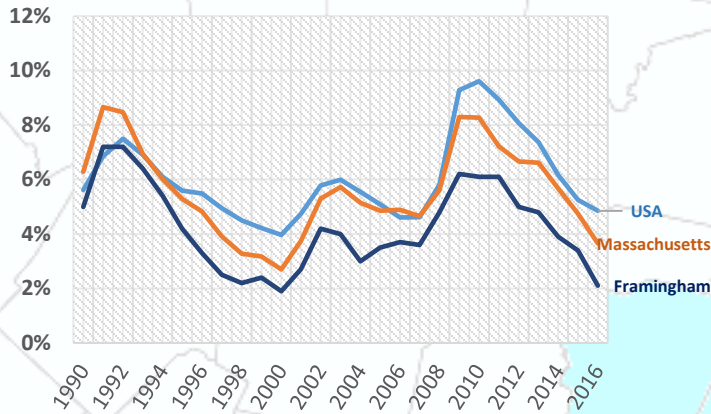
Framingham has a highly educated population compared to the state and to the nation with 47% of residents having a bachelor's degree or higher. During the same time 40.5% of people in Massachusetts had a bachelor's degree or higher, while only 29.8% of all people in the U.S. had one.⁴

Growing Population

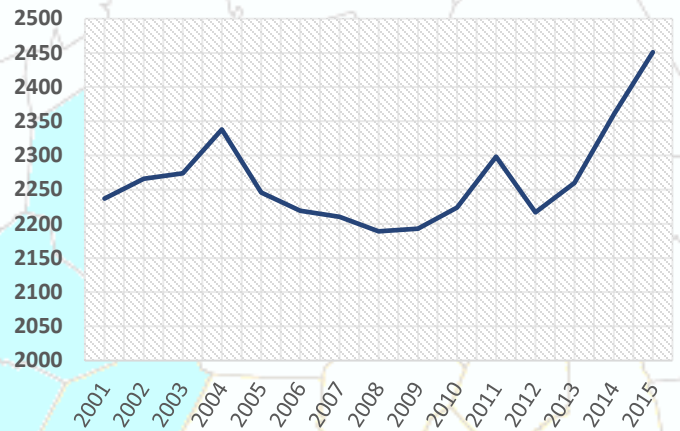


The population of Framingham has been increasing quickly. In 2000, the population of Framingham was 66,910 this increased to 68,318 by 2010, and in 2015, the population of Framingham was estimated to be approximately 71,209.⁵

Low Unemployment



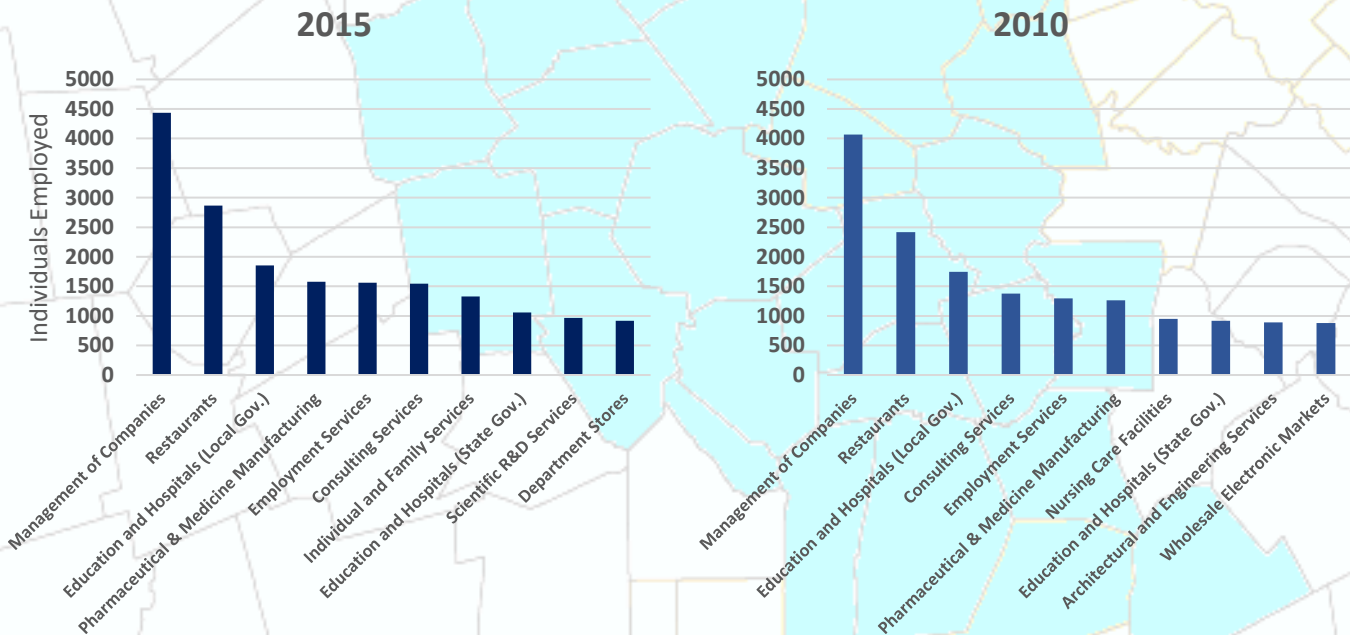
Expanding Employers



Beyond the year to year averages, in February 2017, the unemployment rate in Framingham was 3.2%. This is lower than the state and 495/MetroWest regional unemployment rates, which were both 3.4%, and much lower than the national unemployment rate of 4.8%³

The number of employers in Framingham has been increasing at a steady rate. In 2001, there were 2,237 employers in the town, and by Q2 2016 this number had increased to 2,473.³

Top Ten Industries In Framingham



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
 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>