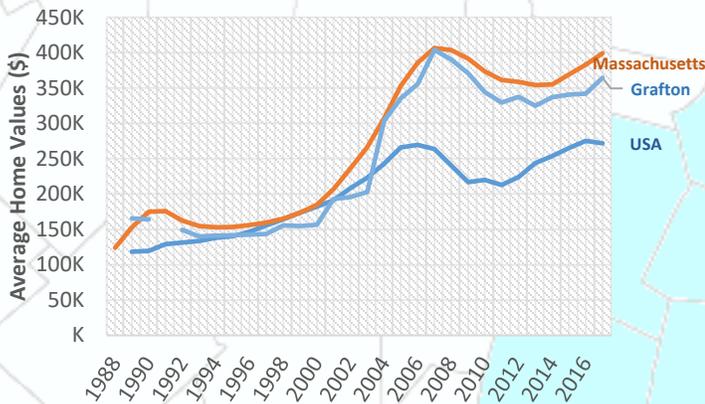


Rising Home Values



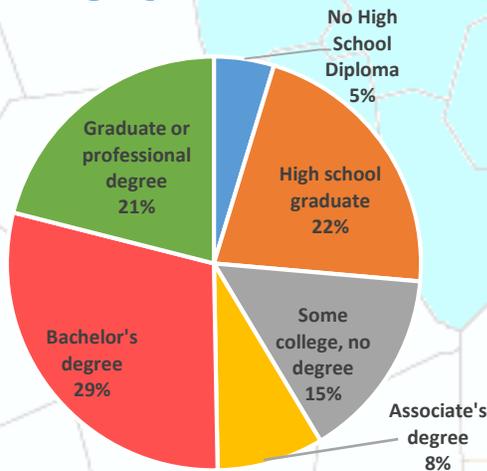
Beyond the year to year averages, in February 2017, the median single family home in Grafton sold for \$322,000¹. This is higher than the state median sale price for the same month which was \$319,000¹ and the national median for February which was \$228,200².

Increasing Payroll



From Q2 2015 to Q2 2016, the payroll for all places of employment in Grafton was \$247,762,945.³ As the town has recovered from the recession the payroll has increased significantly in the last few years.

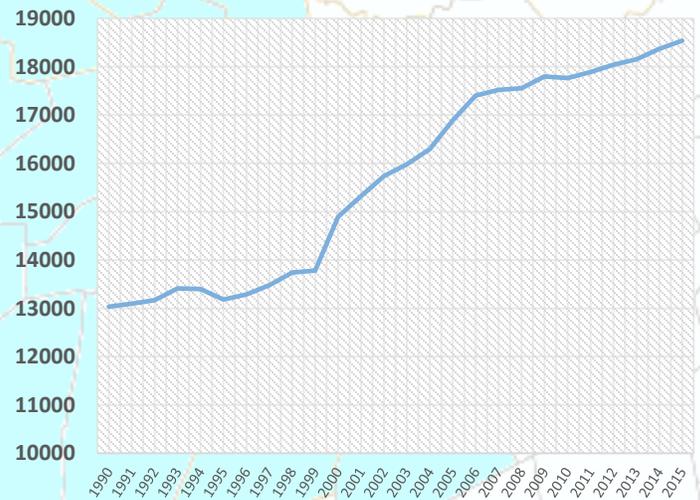
Highly Educated



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

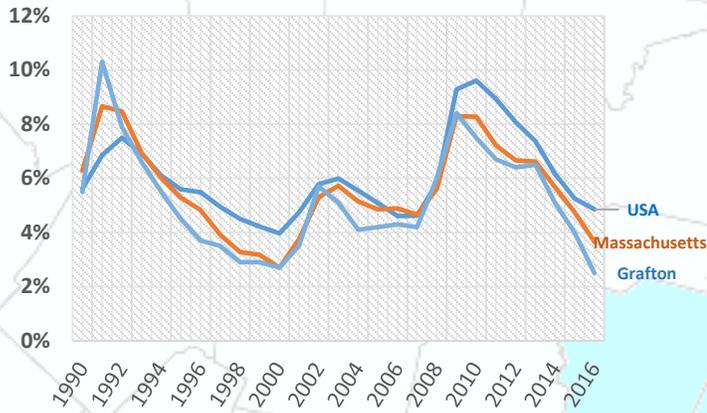
Grafton has a highly educated population compared to the state and to the nation with 50% of residents having a bachelor's degree or higher. During the same time 40.5% of people in Massachusetts had a bachelor's degree or higher, while only 29.8% of all people in the U.S. had one.⁴

Growing Population



The population of Grafton has been increasing slowly. In 2000, the population of Grafton was 14,894, this increased to 17,765 by 2010, and in 2015, the population of Grafton was estimated to be approximately 18,540.⁵

Low Unemployment



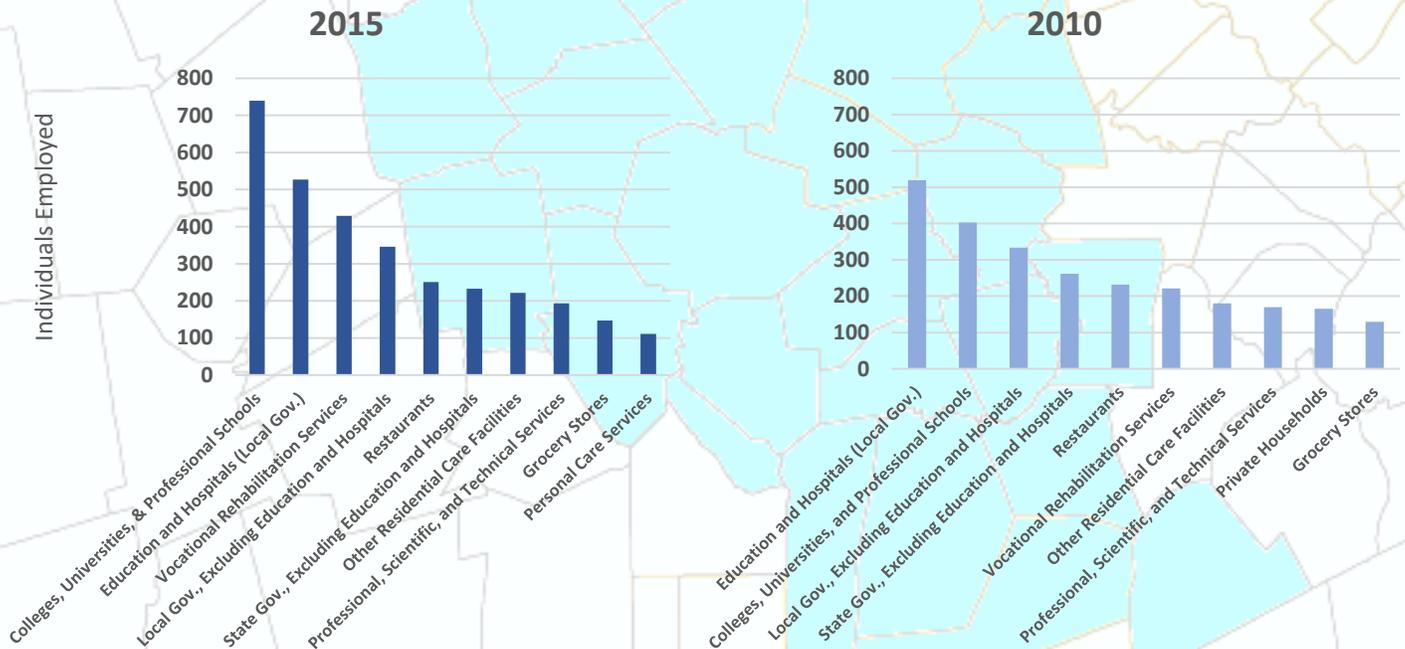
Expanding Employers



Beyond the year to year averages, in February 2017, the unemployment rate in Grafton was 3.8%. This is higher than the state and 495/MetroWest regional unemployment rates, which were both 3.4%, but lower than the national unemployment rate of 4.8%³

The number of employers in Grafton has been increasing. In 2001, there were 310 employers in the town, and by Q2 2016 this number had increased to 353.³

Top Ten Industries In Grafton



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>