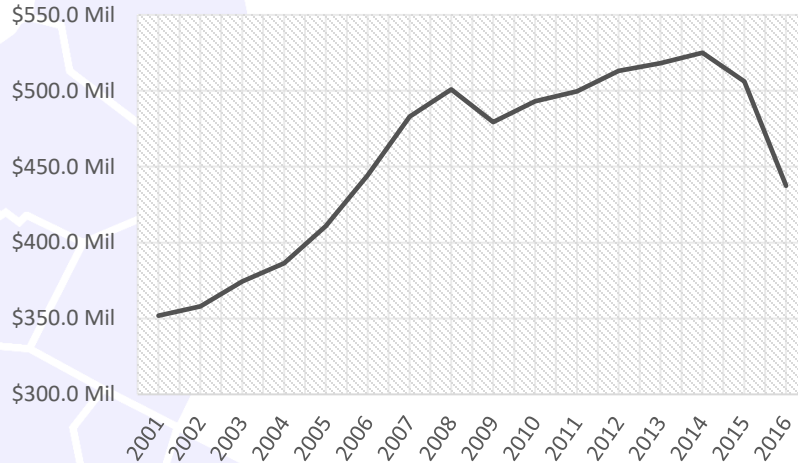


Sudbury

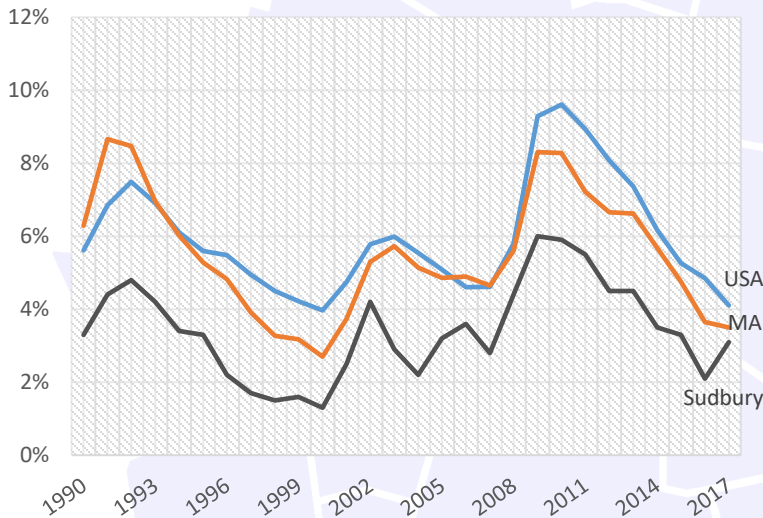
STRENGTH IN NUMBERS: 2018 EDITION Demographic Data for the 495/MetroWest Region

Payroll

From Q2 2016 to Q2 2017, the payroll for all places of employment in Sudbury was \$410,822,392.³ The closure of Raytheon in 2016, has led to the declining payroll.



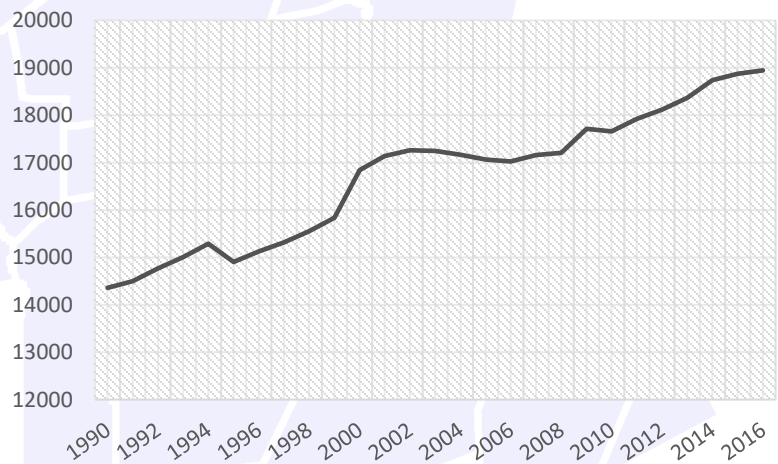
Low Unemployment



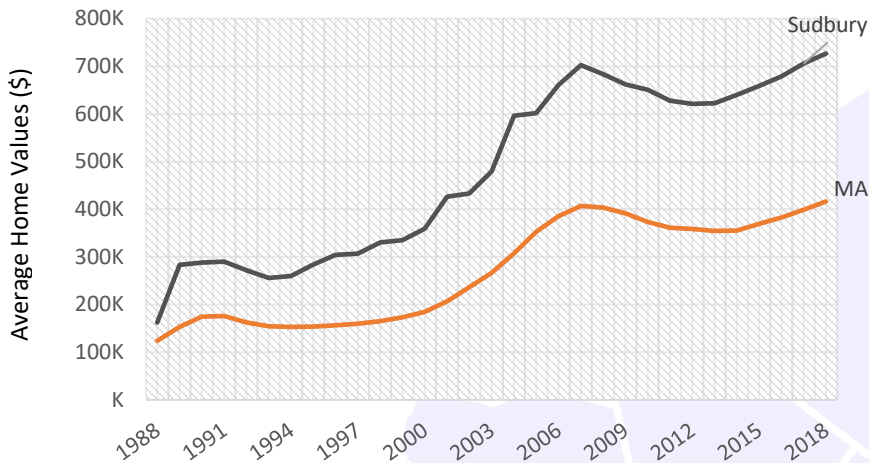
Beyond the year to year averages, in February 2018, the unemployment rate in Sudbury was 2.7%. This is much lower in comparison to the state and nation unemployment rate of 4.0% and 4.1%.³

Growing Population

The population of Sudbury has been increasing steadily. In 2000, the population of Sudbury was 16,841 this increased to 17,659 by 2010, and in 2016, the population of Sudbury was estimated to be 18,897.⁵



Rising Home Values



Sudbury average Home Value is \$726,906 vs. M.A average of \$416,426

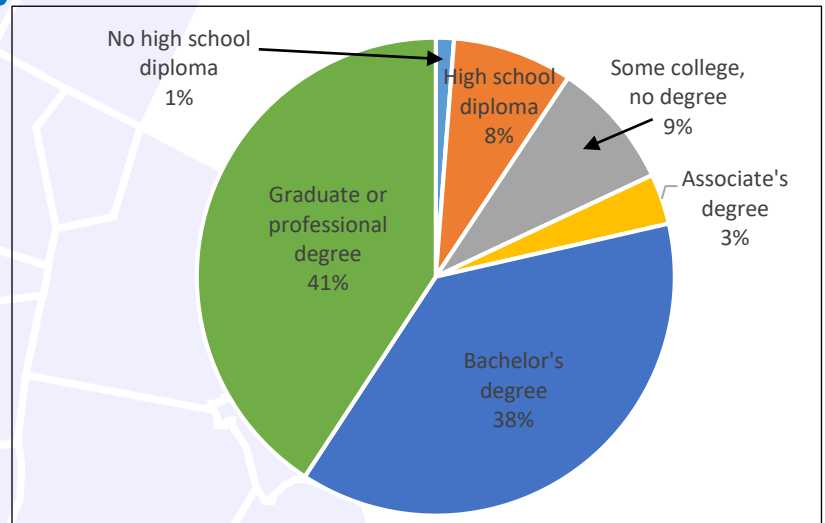
Median Sales Price

Snapshot

In March 2018, the median single family sales price in Sudbury was \$712,500.¹ This is significantly higher than the state median sale price which was \$354,000¹, and the national median which was \$251,500.²

Highly Educated

Sudbury has an extremely educated population compared to the state and to the nation with 79% of residents having a bachelor's degree or higher. During the same time 41.2% in Massachusetts had a bachelor's degree or higher, while only 30.3% in the U.S. had one.⁴



2012-2016 ACS (U.S. Census Bureau)

Expanding Employers



The number of employers in Sudbury has been increasing at steady rate. In 2001, there were 594 employers in the town, and by Q2 2017 there were 708.³

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 <https://www.bankerandtradesman.com/real-estate-transactions/town-stats/> 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>