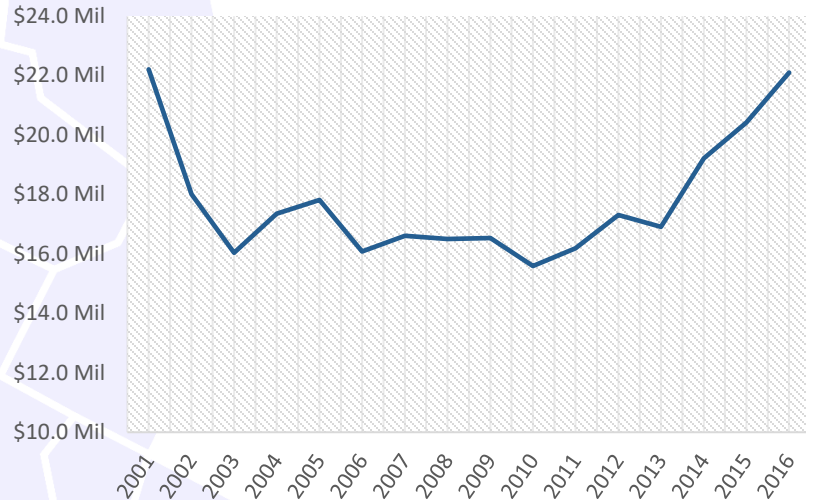
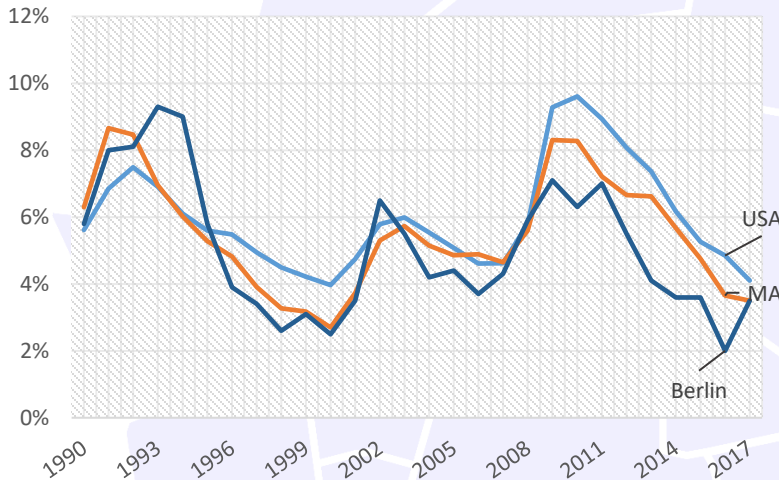


Increasing Payroll

From Q2 2016 to Q2 2017, the payroll for all places of employment in Berlin was \$22,978,142.³ Since our last report the payroll has increased over \$2 million.



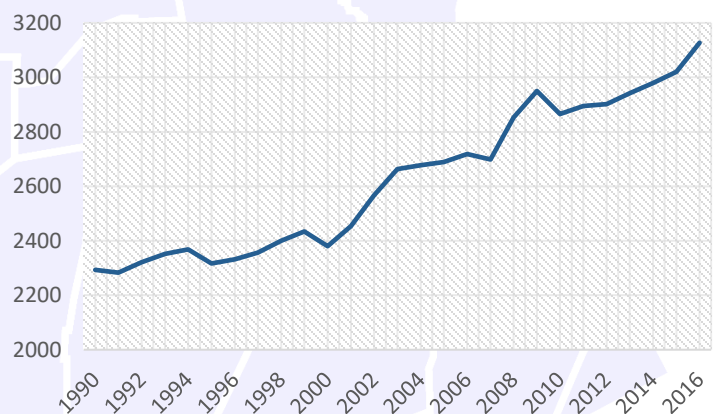
Low Unemployment



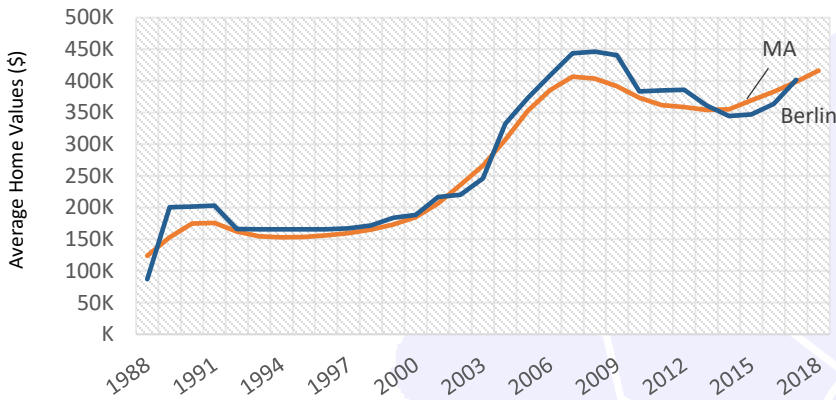
Beyond the year to year averages, in February 2018, the unemployment rate in Berlin was 3.0%. This is much lower than the state unemployment rate of 4.0% and significantly lower than the national unemployment rate of 4.1%.³

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 2016, the population of Berlin was estimated to be 3,127.⁵



Rising Home Values



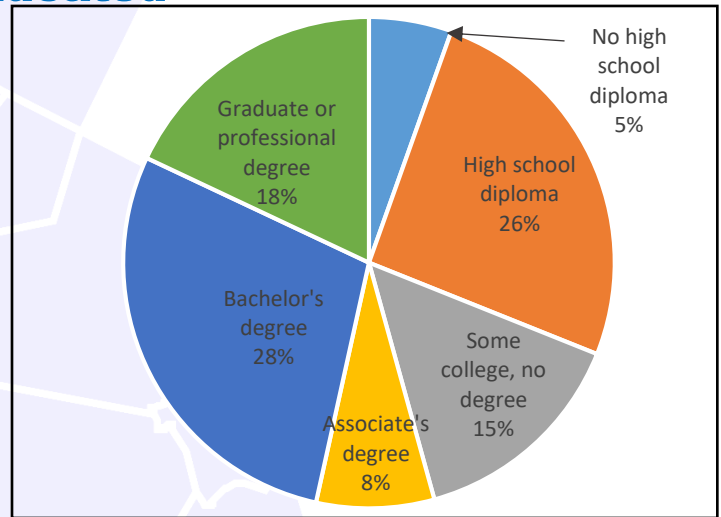
Berlin's Average Single Family Home value is 395,215 vs. M.A average 416,426

Median Sale Price Snapshot

In February 2018, the median single family sales price in Berlin was \$369,500¹. This is higher than the state median sale price which was \$354,000¹, and higher than the national median for that month which was \$251,500¹.

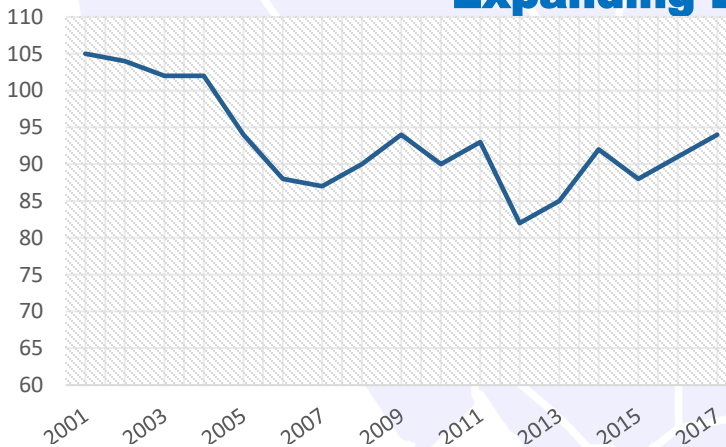
Well Educated

Berlin has a well-educated population compared to the state and to the nation with 46% of the 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 Berlin has been slightly increasing since last year. In Q2 2016 the number of employers in the town were 90, now in Q2 2017 it has increased to 94.³

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>