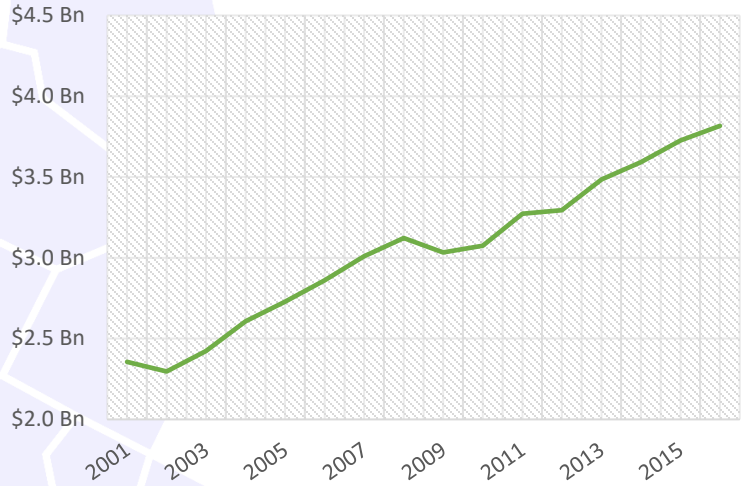


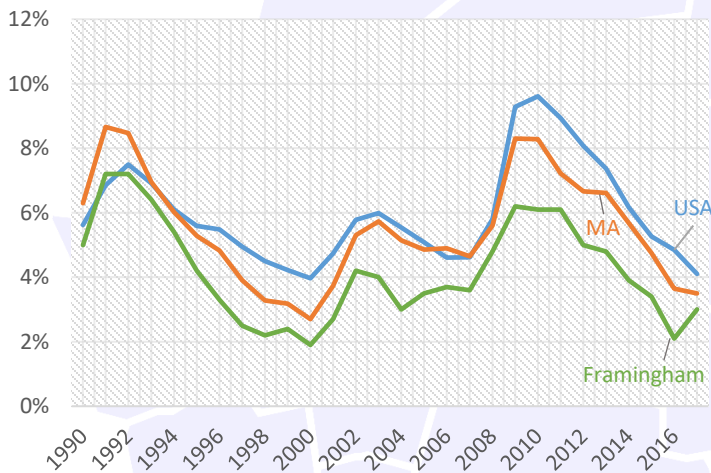
### Increasing Payroll

From Q2 2016 to Q2 2017, the payroll for all places of employment in Framingham was \$3,945,613,874. Since our last report the payroll has increased by over \$163.5 million. The year to year trend remains positive.



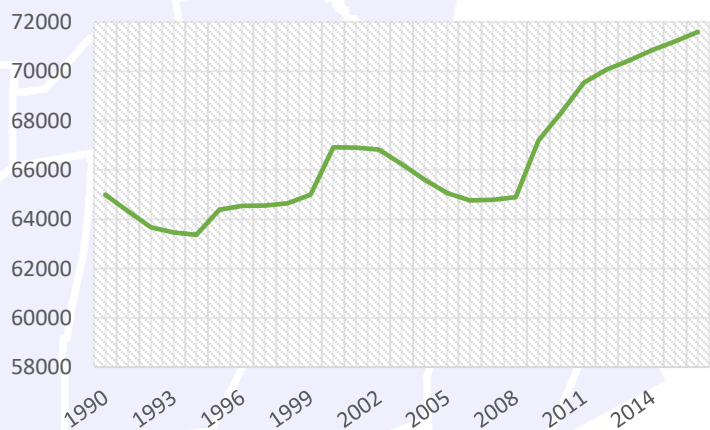
### Low Unemployment

Beyond the year to year averages, in February 2018, the unemployment rate in Framingham was 3.2%. This is much lower than the state's unemployment rate of 4.0% and significantly lower than the national unemployment rate of 4.1%<sup>3</sup>.

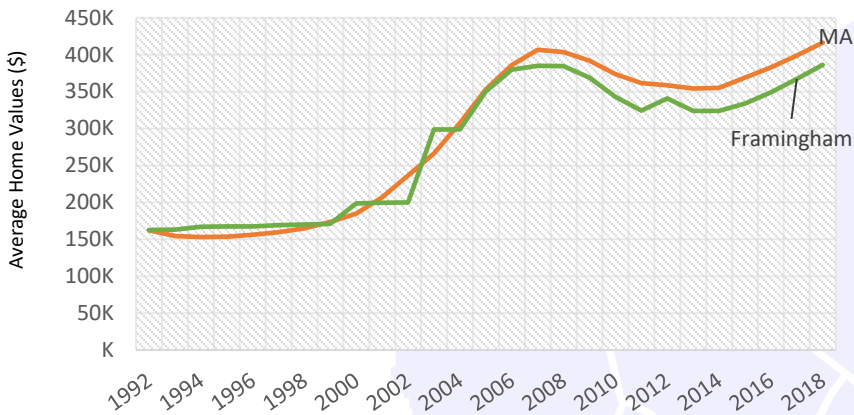


### Growing Population

The population of Framingham has been increasing steadily. In 2000, the population of Framingham was 66,910 this increased to 68,318 by 2010, and in 2016, the population of Framingham was estimated to be 71,594<sup>5</sup>.



## Home Values



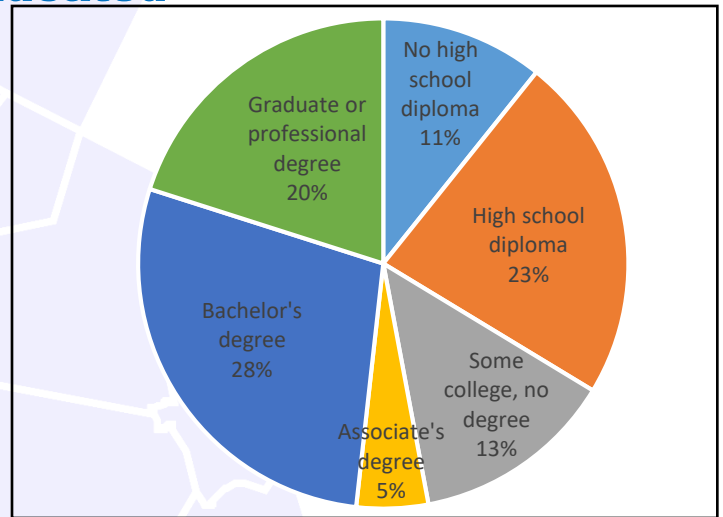
Framingham's Average Single Family Home value is 386,292 vs. M.A average 416,426

## Median Sale Price Snapshot

In March 2018, the median single family sales price in Framingham was \$408,500<sup>1</sup>. This is slightly lower than the state median sale price, which was \$354,000<sup>1</sup>, and the national median which was \$251,500<sup>2</sup>.

## Well Educated

Framingham has a well-educated population compared to the state and to the nation with 48% of residents in Framingham had a bachelor's degree or higher. During the same time only 41.2% in Massachusetts had a bachelor's degree or higher, while only 30.3% in the U.S had one<sup>4</sup>.



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

## Expanding Employers



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 2017 this number had increased to 2,514<sup>3</sup>.

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](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>