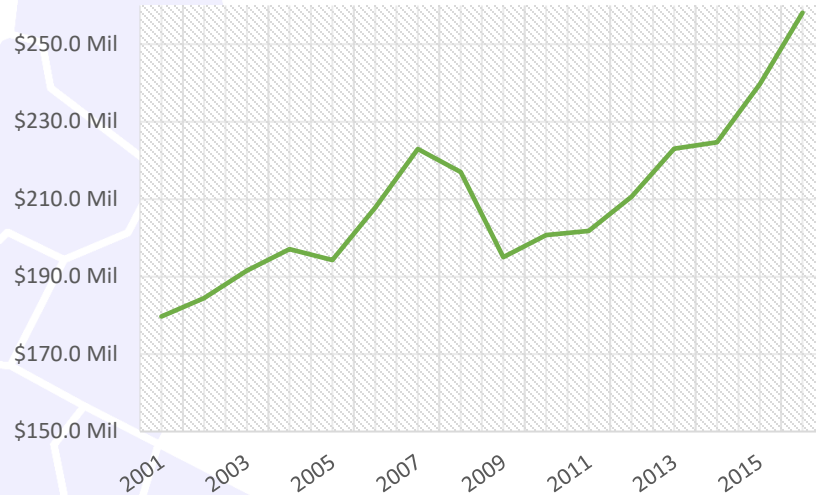
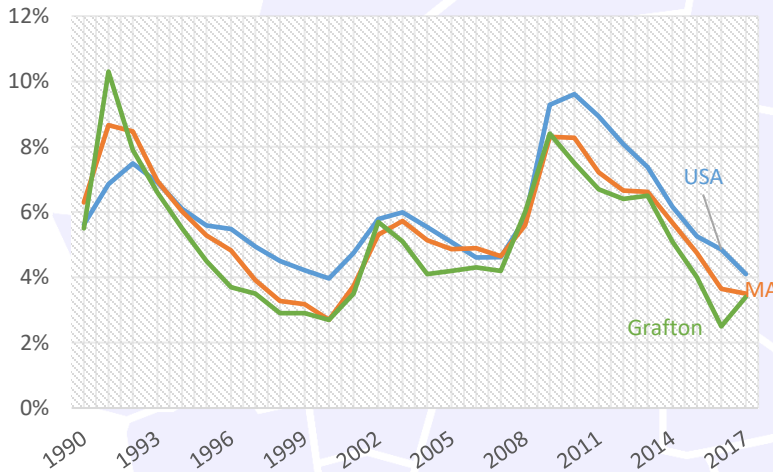


Increasing Payroll

From Q2 2016 to Q2 2017, the payroll for all places of employment in Grafton was \$ 258,985,000.¹ Since our last report the payroll has increased over \$11 million.



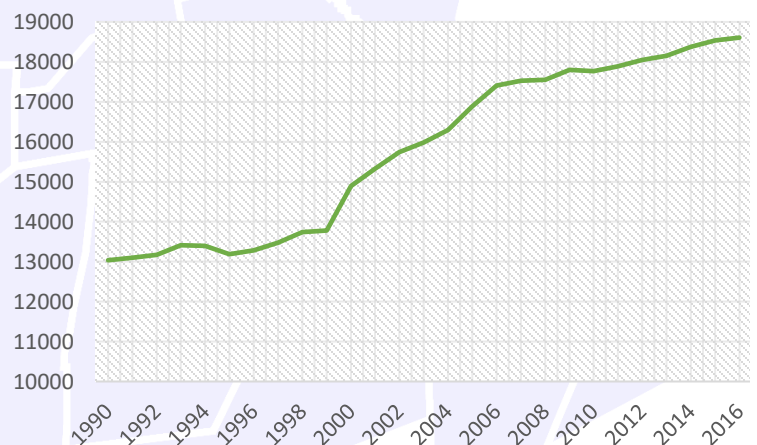
Low Unemployment



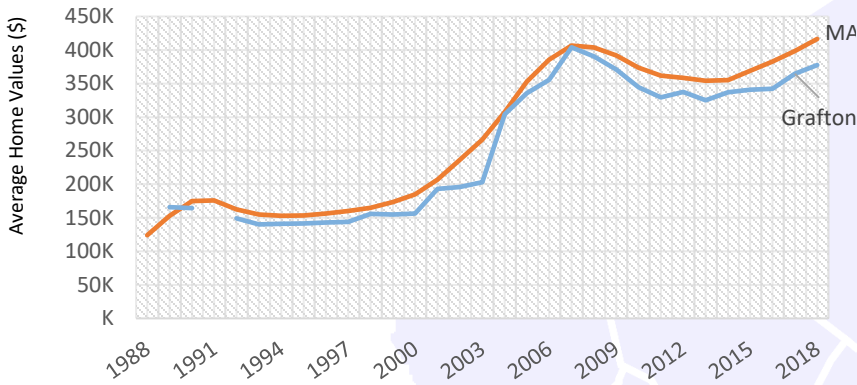
Beyond the year to year averages, in February 2018, the unemployment rate in Grafton was 3.5%. This is slightly higher than the state and 495/MetroWest regional unemployment rate, which is 3.35%, but lower than the state unemployment rate of 4.0% and the national unemployment rate of 4.1%.³

Growing Population

The population of Grafton has been increasing steadily. In 2000, the population of Grafton was 14,894 this increased to 17,765 by 2010, and in 2016, the population of Grafton was estimated to be 18,607.⁵



Home Values



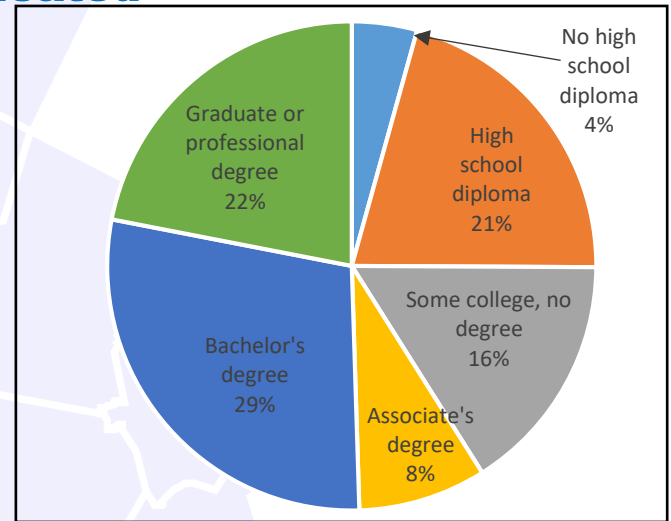
Grafton's Average Single Family Home value is 377,488 vs. M.A average 416,426

Median Sale Price Snapshot

In March 2018, the median single family sales price in Grafton was \$326,750¹. This is slightly lower than the state median sale price which was \$354,000¹, and much higher than the national median which was \$251,500¹.

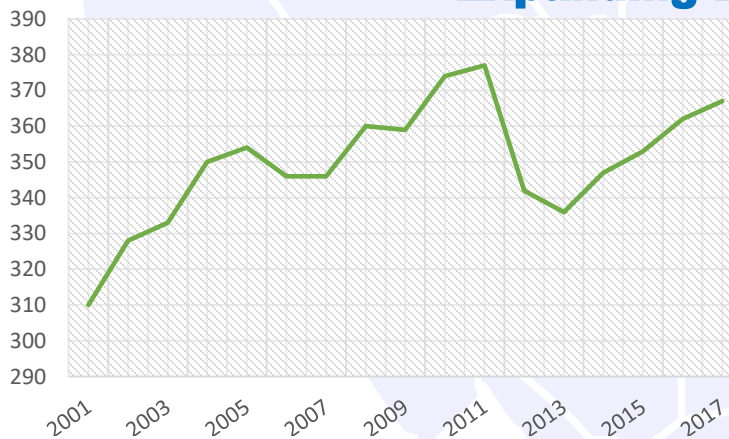
Highly Educated

Grafton has a highly educated population compared to the state and to the nation with 51% of residents in Grafton 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.



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

Expanding Employers



The number of employers in Grafton has been increasing at a steady rate. In 2001, there were 310 employers in the town, this increased to 351 by Q2 2016 and by Q2 2017 this number had increased to 367.³

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>