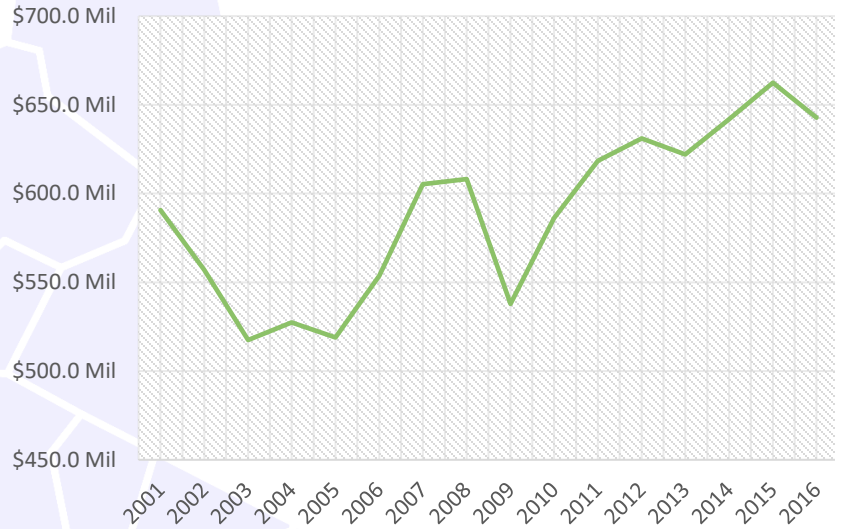


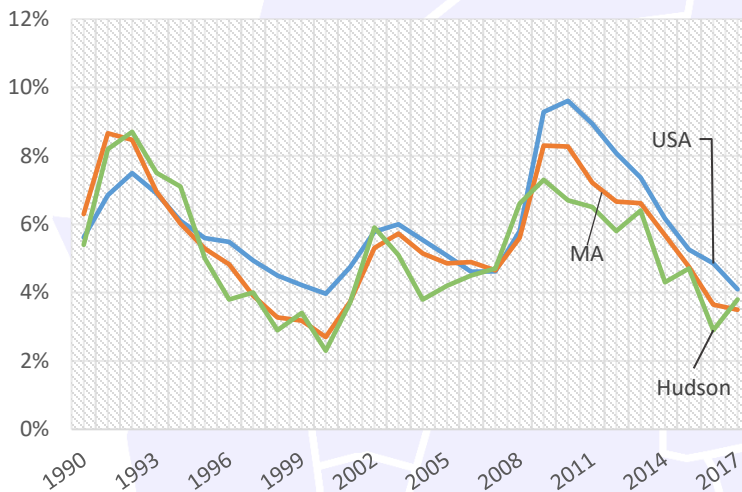
Payroll

From Q2 2016 to Q2 2017, the payroll for all places of employment in Hudson was \$619,005,567³. While the payroll dipped since our last report, the overall trend in recent years has been positive.



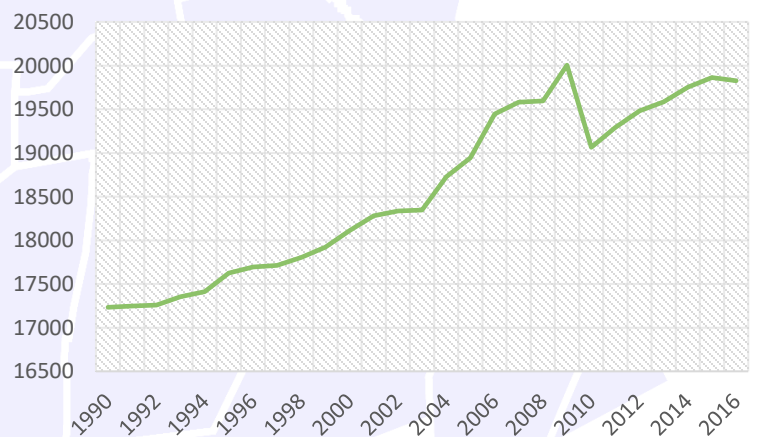
Unemployment

Beyond the year to year averages, in February 2018, the unemployment rate in Hudson was 4.7%. This is higher than the 495/MetroWest regional unemployment rate, which is at 3.4% and the national and state unemployment rates, which were at 4.0% and 4.1% respectively.³

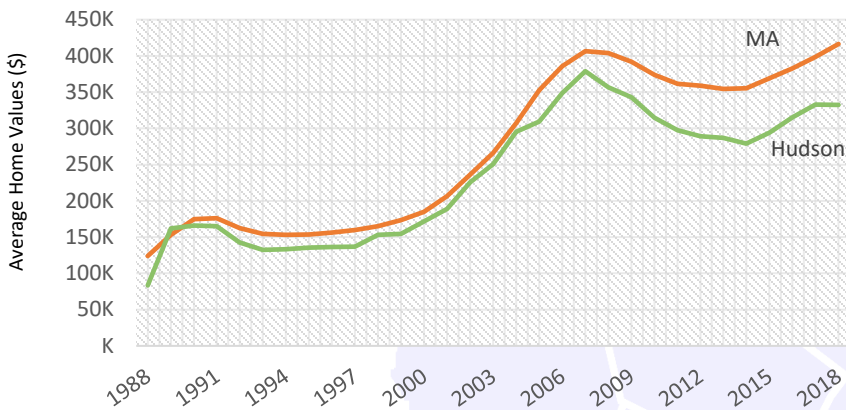


Growing Population

The population of Hudson has been increasing steadily. In 2000, the population of Hudson was 18,113 his increased to 19,063 by 2010, and in 2016, the population of Hudson was estimated to be 19,826⁵.



Rising Home Values



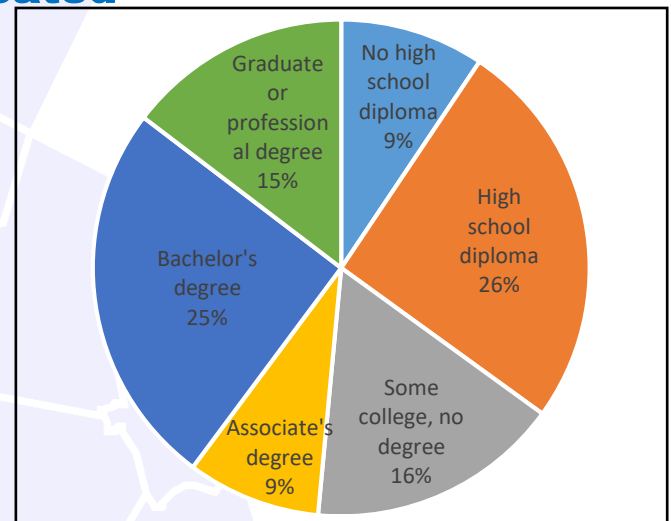
Hudson's Average Single Family Home value is 349,393 vs. M.A average 416,426

Median Sale Price Snapshot

In March 2018, the median single family sales price in Hudson was \$332,500¹. This is slightly lower than the state median sale price which was \$354,000¹, but higher than the national median which was \$251,500¹.

Well Educated

Hudson has a well-educated population compared to the state and to the nation with 40% 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 Hudson has been increasing at a steady rate. In 2001, there were 526 employers in the town, and by Q2 2017 this number had increased to 650.³

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>