

2025 STRENGTH IN NUMBERS

Economic & Demographic Data for the
495/MetroWest Region

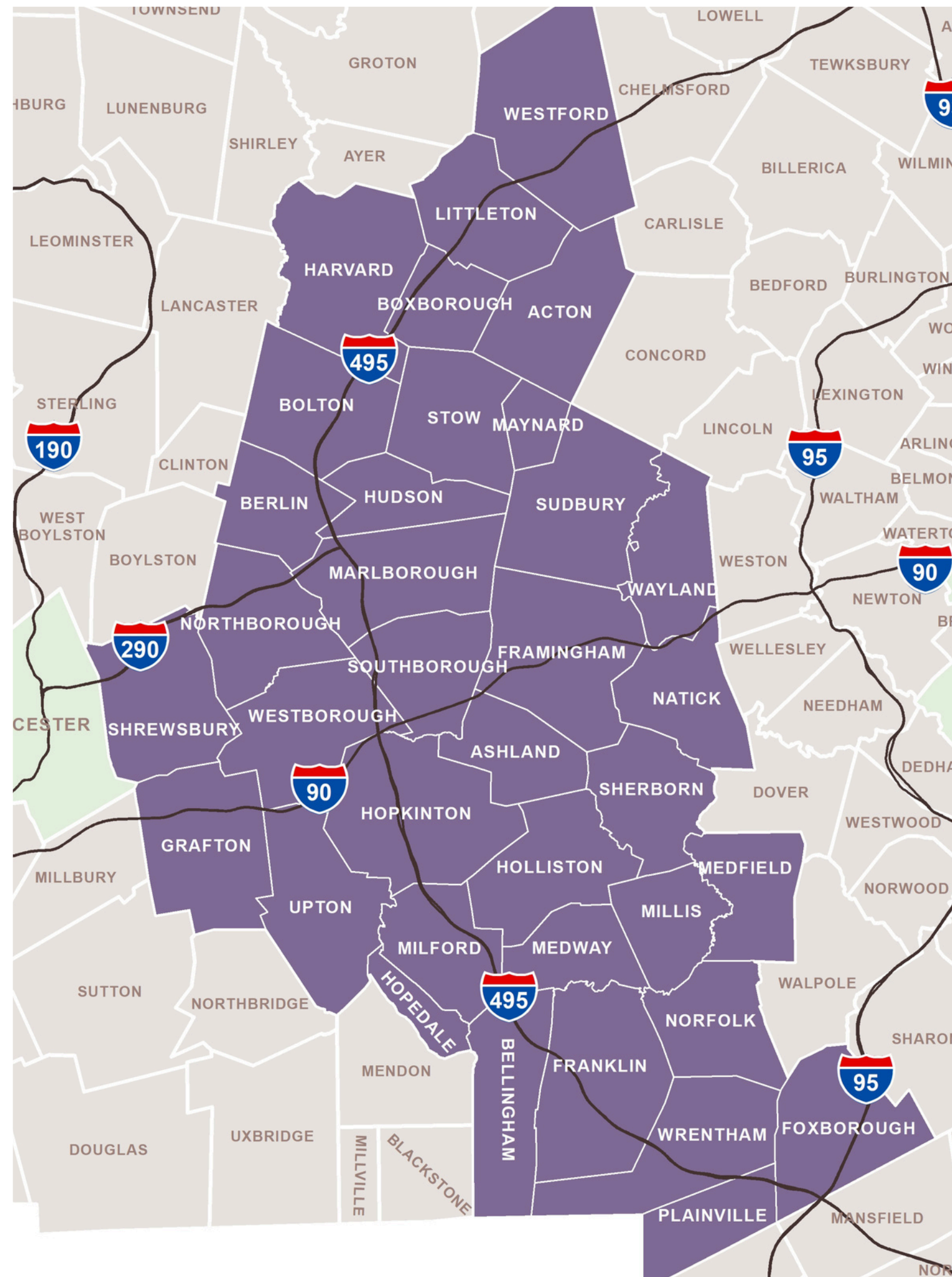


ABOUT THE REGION

The 495/MetroWest region consists of 36 cities and towns to the west of Boston.

495/MetroWest is home to roughly one in 10 Massachusetts residents.

The region's annual payroll passed \$30 billion for the first time in FY24, coming in at \$30.3 billion.



The 495/MetroWest region grew by 49% between 1970 and 2020, compared with 24% for Massachusetts.

The region is a technology and life sciences hub. Industry clusters with higher job concentration in the region than the state include IT and Analytics, Biopharmaceuticals, and Medical Devices.

The region has consistently experienced higher growth, lower unemployment, higher educational attainment levels, and better-priced commercial and industrial real estate than the state.

ABOUT THE PARTNERSHIP

The 495/MetroWest Partnership is a unique public-private collaboration among businesses, municipalities, and other stakeholders focused on creating an environment that prepares for and cultivates sustainable growth across our 36-community region.

The **mission** of the 495/MetroWest Partnership is to lead the advancement of the 495/MetroWest region as an exceptional location for people, businesses, and communities.

Our **vision** is that the 495/MetroWest region will enjoy sustainable economic growth, well-stewarded natural and built resources, and diverse transportation and housing choices. Together, these assets make our region a desirable place for all to live and work.



ABOUT STRENGTH IN NUMBERS

Each year, the 495/MetroWest Partnership publishes our annual Strength in Numbers update, highlighting the advantages of locating and doing business in our region.

The 495/MetroWest region continues to be an economic powerhouse, offering:

- **A highly skilled workforce**
- **More affordable commercial & industrial real estate**
- **All of the advantages of being in Massachusetts and Metro Boston**

Despite national economic turbulence, 495/MetroWest employers remain comparatively **optimistic**, and continue to **punch above their weight class** in jobs and wages.



A HIGHLY SKILLED WORKFORCE

The 495/MetroWest region's population continues to reach higher levels of educational attainment when compared with the state – and Massachusetts is a highly-educated state.

- **62% of the region's workforce have a Bachelor's Degree or higher, compared to 47% statewide.**
- **30% have a Graduate Degree, compared with 21% statewide.**



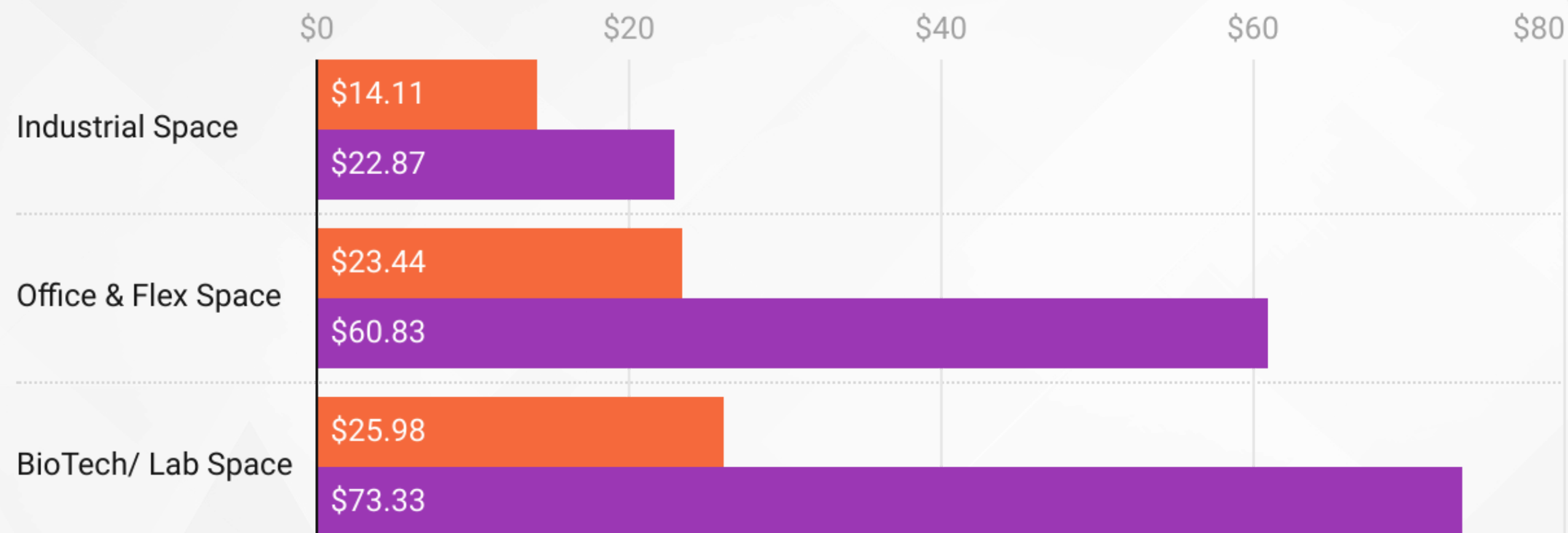
MORE AFFORDABLE COMMERCIAL & INDUSTRIAL REAL ESTATE

The 495/MetroWest region offers a significant pricing discount on commercial, industrial, and lab space when compared to the Boston and Cambridge markets – **while still enjoying access to all the advantages that Metro Boston has to offer.**

Of space currently for lease, 495/MetroWest Industrial space is a 38% discount from Boston/Cambridge, with a **62% discount on Office & Flex space**, and a **65% discount on BioTech & Lab Space.**



495/MetroWest Boston/Cambridge



REAL ESTATE

LEASING

COSTS PER

SQUARE FOOT

AVAILABLE SPACE **FOR ALL NEEDS**

The 495/MetroWest region offers 18.4 million square feet of leasable Office & Flex space, 1.5 million square feet of Industrial space, and 2.1 million square feet of BioTech/Lab space.



GROWTH IN **KEY INDUSTRIES**



The 495/MetroWest region benefits from a strong presence of industry clusters that continued to perform strongly throughout periods of economic turbulence:

- Biopharmaceuticals
- Research & Development Services
- Information Technology & Analytics, Computer Systems Design
- Distribution & ECommerce Equipment

EMPLOYERS

The number of business establishments in 495/MetroWest **stands at 23,680**, representing 8.23% of the state total.



WAGES & JOBS

The region's **payroll of \$30.3 billion** reflects 8.9% of the state total, while 9.14% of the state's jobs are in the region. 495/MetroWest **punches above its weight class in strong wages and jobs numbers.**

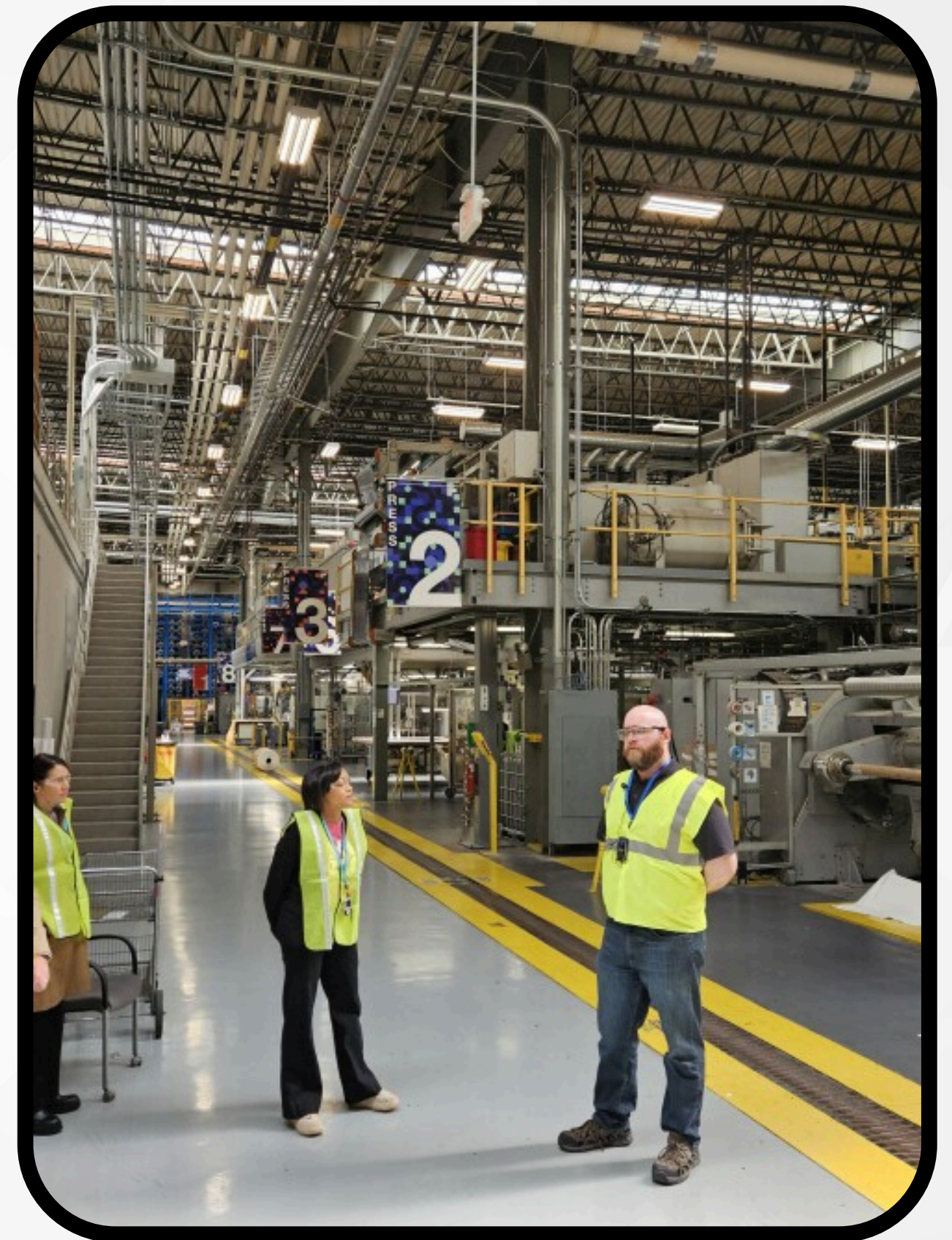


OUR EMPLOYERS **REMAIN RESILIENT**

The 495/MetroWest Partnership conducts an annual survey of the region's employers to gauge business confidence, intentions, and challenges.

In Spring 2025, amidst intense national economic turbulence, **49% of 495/MetroWest employers still expected their revenues to grow** in the coming year, with 29% expecting revenue performance to be about the same as last year.

Only 3% expect to reduce their staff in the coming year, while **38% expect to grow their staff.**



DO BUSINESS IN
495/METROWEST

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