

GREATER METROWEST ECONOMIC PROFILE 2021[©]



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GREATER METROWEST
ECONOMIC PROFILE
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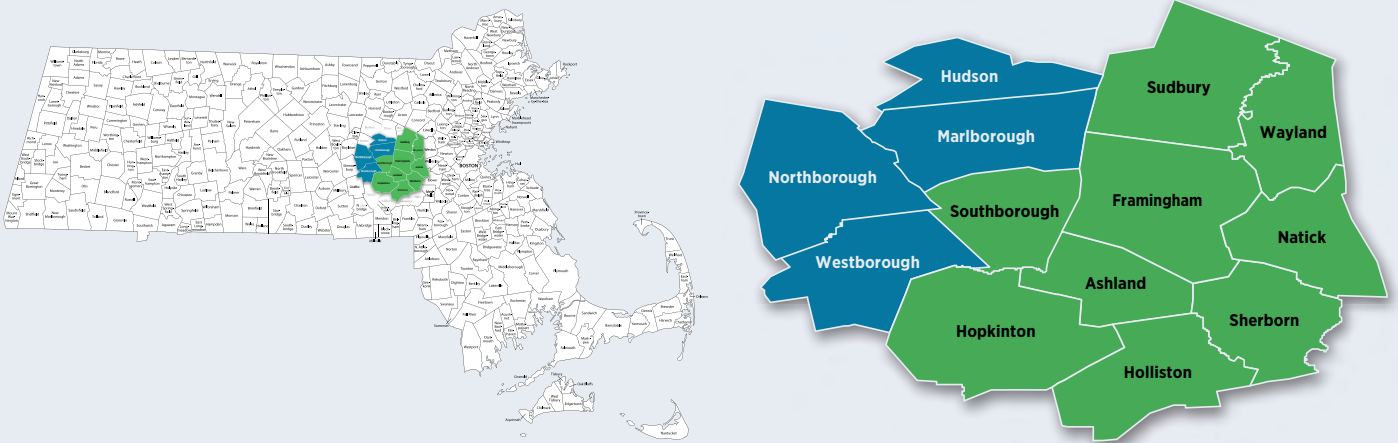
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INTRODUCTION

Greater MetroWest (GMW) includes thirteen communities located between Boston and Worcester: the nine towns of the MetroWest Cohesive Commercial Statistical Area (CCSA), and the four communities of the Greater Marlborough Region. With a population of just under 300,000, the region hosts a well-educated and highly-skilled labor force of more than 164,000 individuals who reside in households with high incomes when compared to the state and the nation. Strategically located between Boston and Worcester, GMW benefits from four major highways serving the region's residents and businesses: Interstate 495, Interstate 90 (Massachusetts Turnpike) and U.S. routes 9 and 20.

Greater MetroWest establishments generated 191,879 jobs and a payroll of nearly \$15.5B in 2019. The region provided 4.5% of the Massachusetts labor force, 5.3% of Massachusetts employment, and 5.6% of Massachusetts payroll. Home to thousands of small and medium sized businesses as well as large national firms such as, Bose, Boston Scientific, Cumberland/Gulf, Dell/EMC, GE Healthcare Life Sciences, Intel, Kidde-Fenwal, Mathworks, Quest Diagnostics, Raytheon, Sanofi Genzyme, Staples, TJX, and the internationally-known U.S. Army Natick Laboratories, GMW is a recognized center of research and development, wholesale and retail trade, and corporate headquarters.



The *2021 Greater MetroWest Economic Profile* includes the most recent economic data for the region and its individual communities, and trends over several years as well as comparisons with the state and the nation. This comprehensive publication provides economic data and analyses of labor force and unemployment, employment (including payroll, wages and establishments), existing home sales, municipal revenue, municipal taxes, and K-12 public school enrollment.

The MetroWest Economic Research Center (MERC) at Framingham State University creates and maintains economic databases on a number of regional economies in the state. For more information on the data and analyses in this report, please contact MERC.*

* Due to the COVID-19 Pandemic, MERC was unable to conduct the Cost of Living survey this year. Therefore, the MetroWest Cost of Living section is not included in this report.

UNEMPLOYMENT



Each month, the MetroWest Economic Research Center (MERC) at Framingham State University calculates a composite unemployment rate for the Greater MetroWest region, which includes MetroWest and the Greater Marlborough Region. The unemployment rate is household-based and reflects the labor market status of the **residents** of the regions. The information for the rate is obtained from the Massachusetts Executive Office of Labor and Workforce Development (MA EOLWD) which provides monthly estimates of the size of the local labor force, the number of employed and unemployed residents, and the unemployment rates for all Massachusetts cities and towns.



The unemployment rate is a measure of the amount of unutilized labor in the economy. The rate represents the proportion of unemployed individuals in the labor force. The **labor force** is defined as all civilian non-institutionalized persons age 16 and over who are either employed or unemployed. The **employed** are

those individuals who work as paid employees, are self-employed, or who work 15 hours or more as unpaid workers in a family-operated enterprise. Also included as employed are people who did not work, but who had a job from which they temporarily were absent due to vacation, illness, childcare problems, or other personal obligations, whether or not they were paid during their absence. The **unemployed** are those who did not hold a job during the survey period but were actively seeking employment. For example, the January 2021 unemployment rate in Framingham of 5.8% was based on the following information: the size of the labor force was **estimated** at 40,993 workers, the sum of 38,601 residents who were employed and 2,392 residents who were unemployed. The rate, expressed as a percentage, was obtained by dividing the unemployed (2,392) by the labor force (40,993) and multiplying by 100 to get the unemployment rate of 5.8%.

Not everyone in the working age population is included in the labor force. Individuals who were in the working age population, but who could not be classified as employed or unemployed (a full-time homemaker, for example) would not be counted in the labor force.

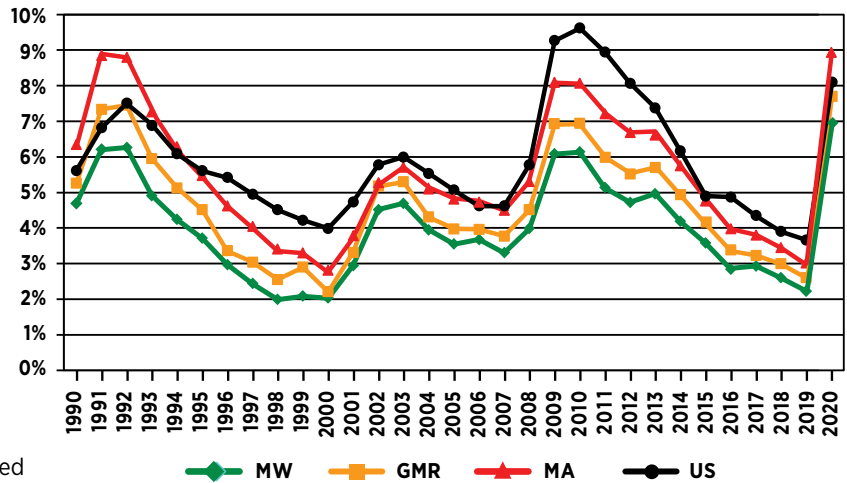
The local area unemployment rates for the cities and towns are not seasonally adjusted and are subject to periodic revision and re-benchmarking. For purposes of comparison, the state and national unemployment rates shown in this report are likewise not seasonally adjusted.¹

¹ The definition of terms such as labor force, employed, and unemployed are based on those in *The BLS Handbook of Methods*, U.S. Bureau of Labor Statistics, 2015.

UNEMPLOYMENT

1990 - 2020 ANNUAL UNEMPLOYMENT RATES MW, GMR, MA and US

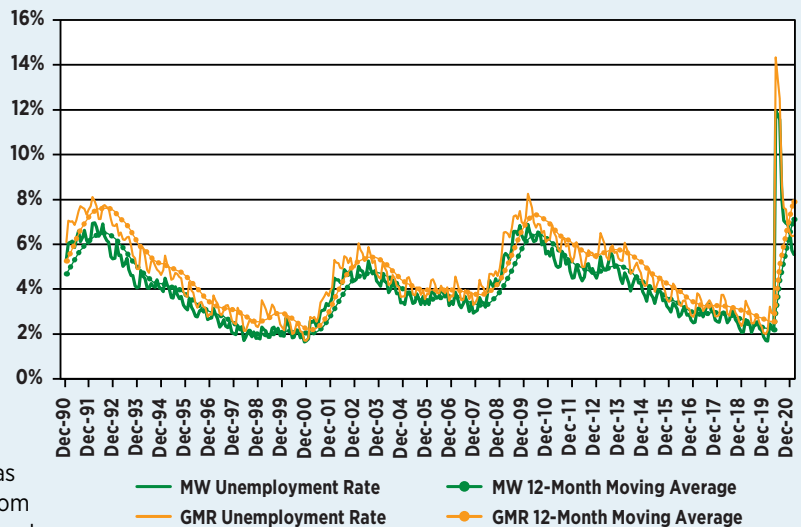
- The annual unemployment rates for MetroWest (MW), the Greater Marlborough Region (GMR), Massachusetts, and the United States from 1990 to 2020 are calculated by averaging the monthly unemployment rates for each year.
- MW posted an unemployment rate of 6.9% in 2020 while GMR posted an unemployment rate of 7.7% for the same year. Both MW's and GMR's rates were lower than the Massachusetts' and the United States' rate of 8.9% and 8.1%, respectively.
- As a reflection of the economic impact caused by the COVID-19 Pandemic, between 2019 and 2020, both MW and GMR experienced a significant increase in their unemployment rates by 4.7 and 5.1 percentage points, respectively.
- Massachusetts and the United States both experienced increases in their unemployment rates from 2019 to 2020 by 5.9 and 4.4 percentage points, respectively.
- Despite the COVID-19 Pandemic, MW and GMR still posted annual unemployment rates lower than both Massachusetts and the United States with the exception of 1991 when GMR recorded higher annual unemployment rate than the nation.



Source: MA EOLWD and MERC

DECEMBER 1990 - JANUARY 2021 GMW MONTHLY UNEMPLOYMENT RATES

- This graph examines the monthly unemployment rates and the 12-month moving average rates for MetroWest (MW, shown in green) and the Greater Marlborough Region (GMR, shown in orange) from December 1990 to January 2021. The 12-month moving average smooths the month-to-month variation of the data.
- MW and GMR reached their highest unemployment rate of 11.9% and 14.3% respectively in April 2020. Both peaks were the result of the COVID-19 Pandemic economic impact. MW and GMR reached their lowest unemployment rates of 1.6% and 1.7% respectively in October 2000.
- The unemployment rate in MW in January 2021 was 5.5% which decreased by 0.2 percentage points from 5.7% of the previous month. GMR's unemployment rate in January 2021 was 6.4%, a slight increase of 0.1 percentage points from the previous month's rate in December 2020 of 6.3%.
- The 12-month moving averages in both MW and GMR followed a similar pattern with their monthly rates from December 1990 through January 2021. GMR rates tend to be slightly higher than MW rates throughout the years.

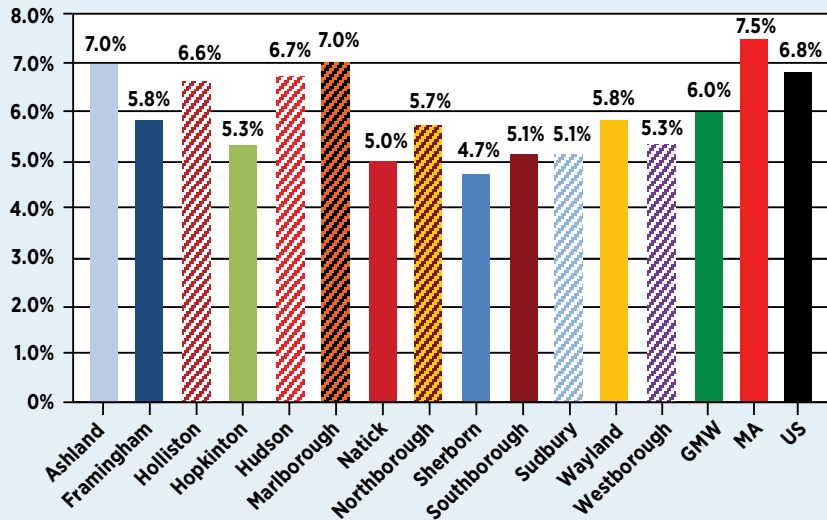


Source: MA EOLWD, MERC

UNEMPLOYMENT

JANUARY 2021 GMW UNEMPLOYMENT RATES By Community

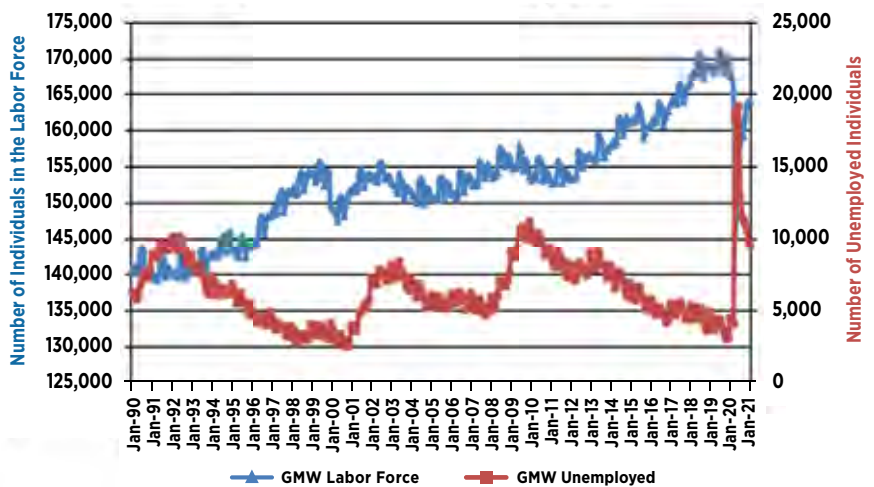
- In January 2021, all thirteen communities in Greater MetroWest (GMW) posted unemployment rates lower than the state's rate of 7.5%.
- All the communities in GMW posted unemployment rates lower than that of the nation's rate of 6.8% except for Ashland and Marlborough.
- Among the thirteen communities, Sherborn was the community that recorded the lowest unemployment rate of 4.7%, followed by Natick at 5.0%, and Southborough and Sudbury both at 5.1%.
- The highest unemployment rates in the region were recorded by Ashland and Marlborough at 7.0%, followed by Hudson at 6.7% and Holliston at 6.6%. These were the four communities in the region that experienced higher unemployment rates than GMW's rate of 6.0%.



Source: MA EOLWD and MERC

JANUARY 1990 - JANUARY 2021 GMW LABOR FORCE VS. UNEMPLOYED

- This graph uses two different scales to compare the labor force, shown in blue on the left-hand scale, to the number of unemployed individuals, shown in red on the right-hand scale, in Greater MetroWest (GMW) from January 1990 to January 2021. The labor force includes individuals aged 16 years and older who were either employed or unemployed. An individual is unemployed if he or she did not have a job but was actively seeking employment.
- GMW totaled 164,204 individuals in the labor force in January 2021. The highest recorded number of individuals in the region was in July 2018 with 170,808 individuals. The lowest recorded number of individuals in the labor force was in May 1991 at 139,225 individuals.

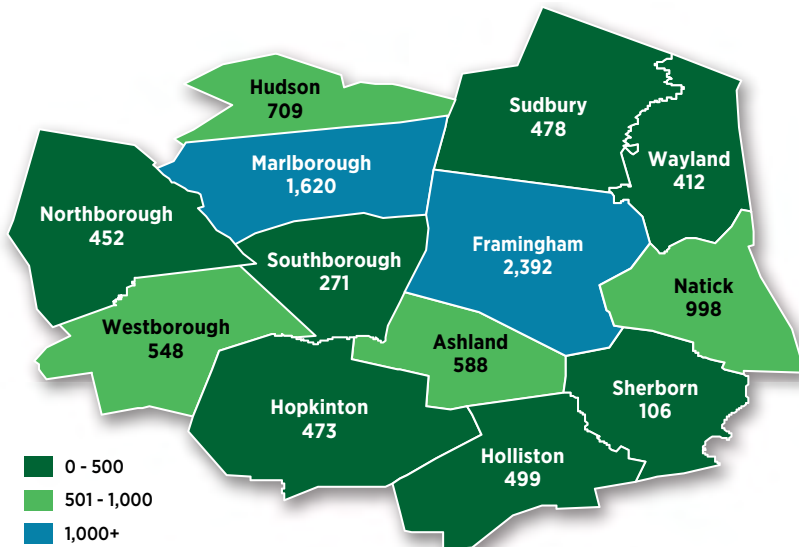


Source: MA EOLWD and MERC

- In January 2021, GMW reported 9,546 unemployed individuals. The region registered its lowest number of unemployed individuals in October 2000 with 2,498 individuals. The COVID-19 Pandemic caused the number of unemployed in GMW to reach a record high in June 2020 at 19,157 individuals.

UNEMPLOYMENT

JANUARY 2021 GMW NUMBER OF UNEMPLOYED Total 9,546

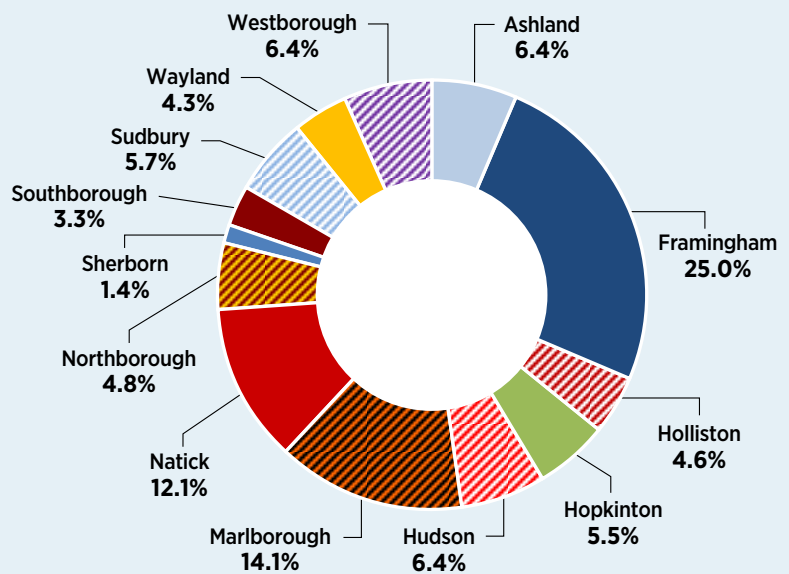


Source: MA EOLWD, MERC

- In January 2021, the total number of unemployed individuals in Greater MetroWest area (GMW) was 9,546.
- Framingham and Marlborough each reported more than 1,000 unemployed individuals within the entire GMW. These two communities combined, accounted for 42.0% of the entire number of unemployed individuals in the region. This implied that 4 out of 10 individuals who did not have a job in GMW resided within these two communities. Natick presented the third largest number of unemployed for the region, with 998 individuals.
- The communities with the lowest number of unemployed individuals in the labor force were Sherborn with 106 individuals, followed by Southborough with 271 individuals and Wayland with 412 individuals. Together, these three communities accounted for just about 8.3% of the total unemployed individuals in the region.

JANUARY 2021 GMW TOTAL LABOR FORCE Total 164,204

- In January 2021, the total number of individuals in the labor force in Greater MetroWest (GMW) was 164,204 individuals.
- The nine communities that make up MetroWest (MW) accounted for 112,111 individuals or about two-thirds of the total labor force in GMW. The four communities in the Greater Marlborough Region (GMR) accounted for 52,093 individuals or about one-third of the total labor force in GMW.
- Among the communities in GMW, Framingham was the largest contributor to the total labor force during January 2021 with 25.0% or 40,993 individuals. The second largest contributor to the labor force in the region was Marlborough with 14.1% or 23,210 individuals, followed by Natick with 12.1% or 19,923 individuals. Together, these three communities accounted for about half of the region's total labor force.
- Of the thirteen communities, the smallest contributors to the total labor force in GMW were Sherborn with only 1.4% or 2,246 individuals, followed by Southborough with 3.3% or 5,347 individuals and Wayland with 4.3% or 7,071 individuals. Combined, these three communities accounted for 9.0% of the total labor force in the GMW.

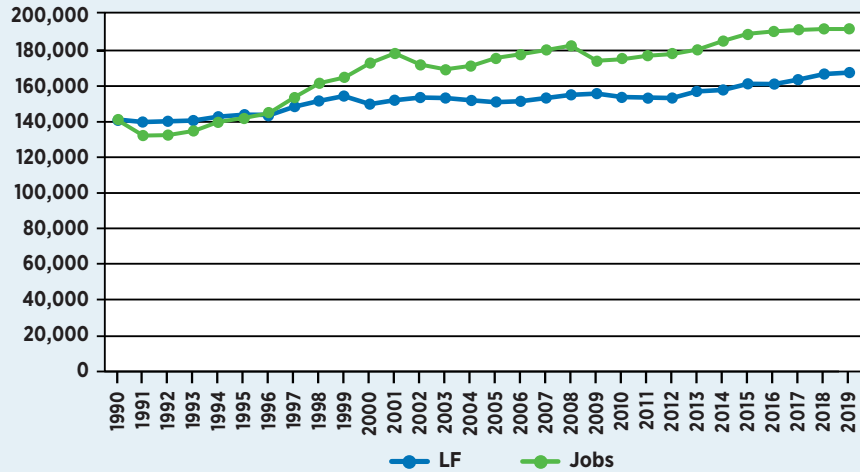


Source: MA EOLWD, MERC

UNEMPLOYMENT

1990 - 2019 GMW JOBS VS. LABOR FORCE

- The total number of jobs, depicted in green, refers to the total number of jobs in establishments located in Greater MetroWest (GMW). The total number of individuals in the labor force, depicted in blue, consists of residents in GMW that are currently employed or unemployed.
- Between 1990 and 1996, the number of jobs in GMW was less than the number of individuals in the labor force, indicating that the region was a net exporter of labor during this seven-year period. From 1997 to 2019, however, the number of jobs in GMW was greater than the number of individuals in the labor force, meaning that the region was a net importer of labor.

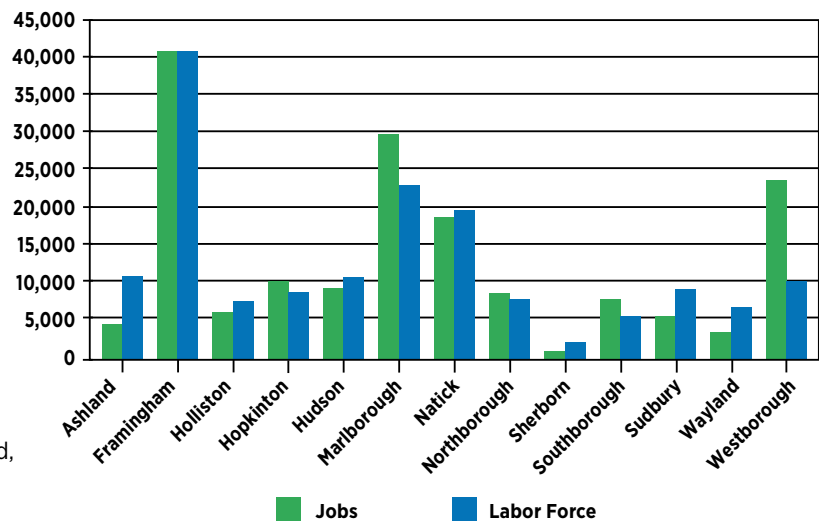


Source: MA EOLWD and MERC

- From 1990 through 2019, the total number of jobs reached its peak in 2018 with 191,886 job offers and in 2019, the region recorded its greatest number of individuals in the labor force with 167,511 individuals.
- In 2019, the total number of jobs in GMW was 191,879, about 24,368 jobs more than the number of individuals in the region's labor force.

JUNE 2020 GMW JOBS VS. LABOR FORCE By Community

- The total number of jobs, shown in green, is compared to the total number of people in the labor force, shown in blue, for each community in Greater MetroWest (GMW). Jobs refer to the number of jobs in the establishments that are located in each community while the labor force consists of all residents in each community who are either employed or unemployed.
- As of June 2020, there was a total of 168,042 jobs in GMW. Framingham had the highest number of jobs available during this month with 40,642 jobs, followed by Marlborough with 29,698 jobs, Westborough with 23,578, and Natick with 18,634 available jobs. Combined, these four communities contributed two-thirds of the total available jobs in the region.
- Hopkinton, Marlborough, Northborough, Southborough, and Westborough had more jobs available than individuals in the labor force, indicating that these five communities were net importers of labor.
- The remaining eight communities, however, had more individuals in the labor force than number of jobs available, implying that these eight communities were net exporters of labor.



Source: MA EOLWD and MERC

EMPLOYMENT



The MetroWest Economic Research Center (MERC) at Framingham State University maintains an employment database for the MetroWest CCSA™, the Greater Marlborough Region, the South Shore CCSA™, the 495/MetroWest region, the Blackstone Valley region, and other substate economies. MERC has documented major changes in regional employment, industrial structure and wages since 1980. For this 2021 publication, MERC has developed data for the Greater MetroWest region (GMW).

MERC research relies on the Massachusetts Executive Office of Labor and Workforce Development (MA EOLWD) ES-202 series to develop time series data for employment, payroll, wages and establishments¹ in the Greater MetroWest region and Massachusetts. ES-202 data are derived from quarterly census reports filed by all employers subject to unemployment laws, both state and federal, and cover 98% of all U.S. jobs. More than 150,000 MA employers subject to unemployment compensation laws participate in the quarterly census. In addition, MERC research relies on the U.S. Bureau of Labor statistics Quarterly Census of Employment and Work for national employment, payroll, wages, and establishment data. This publication will include the latest annual employment data for 2019 and quarterly employment data for 2020, Quarters 1 and 2.

In 2001, the North American Industry Classification System (NAICS) permanently replaced the Standard Industrial Classification (SIC) system which was in use for the previous 70 years. NAICS groups together establishments that use the same processes to produce goods and services. For a more detailed description of NAICS categories as used in this publication, please see the Appendix.

In the ES-202 series, **employment** refers to the count of all persons on the payroll of establishments

subject to the law, who worked full-time or part-time within the thirteen communities of Greater MetroWest. Annual **payroll** includes all wages and salaries paid to covered employees including commissions, bonuses, stock options, overtime and sick pay. The **average annual wage** is derived by dividing the gross annual payroll by the average annual employment. **Establishment** or place of work refers to an economic unit that produces goods or services at a single location and is engaged in one type of economic activity. A firm, therefore, may have one or more establishments where work is produced. More complete definitions are included in the Appendix.

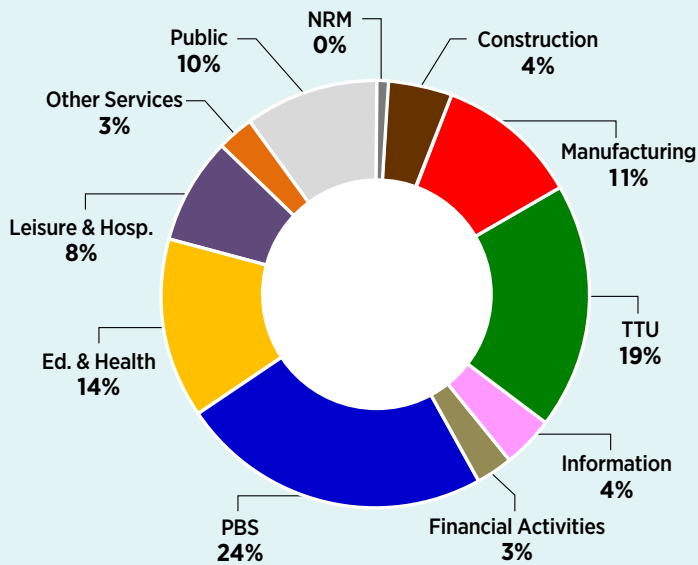


Please note that all data and analysis included in this section (*Greater MetroWest – Employment*) refer to business establishments, not residents, located within the thirteen communities. Please also note that totals may not always add due to rounding.

¹The definitions of terms are based on those in the *Handbook of U.S. Labor Statistics (1998)*, *Employment and Wages in Massachusetts and the Major Metropolitan Statistical Areas Annual Averages 1993-1996*, the *North American Industry Classification System – United States, 2002*, www.bls.gov/cew, and MA EOLWD, *Employment and Wages by Industry and Area (ES202)*.

EMPLOYMENT

2019 GMW EMPLOYMENT BY SUPERSECTOR PBS, TTU, Ed. & Health, Mfg Led



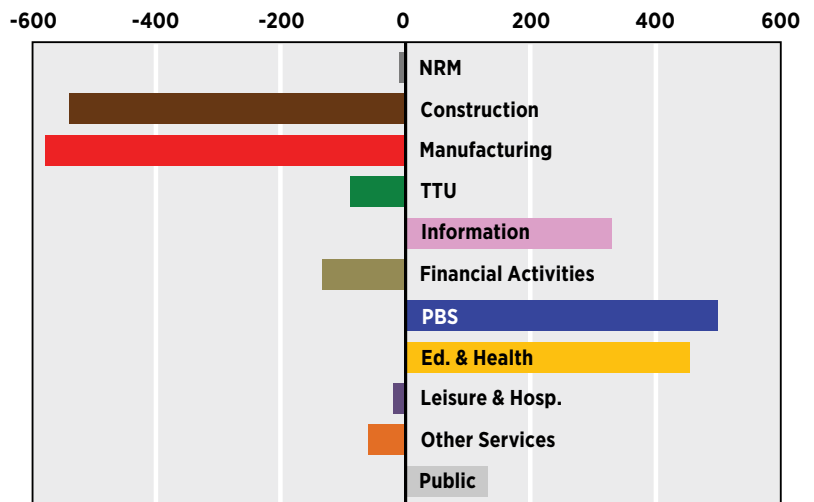
Total Employment = 191,900

Source: MA EOLWD, MERC

- In 2019, Greater MetroWest (GMW) employment remained level at 191,900 jobs, approximately equal to 2018 GMW employment.
- Professional and Business Services (PBS) generated the largest share of GMW employment with 45,600 jobs or 24% of the regional total. Trade, Transportation and Utilities (TTU) produced the second largest share at 35,500 jobs or 19%. Education and Health Services (Ed. & Health) ranked third with 26,300 jobs or 14% of GMW employment, followed by Manufacturing with 22,000 jobs or 11%.
- Together, these four NAICS supersectors: PBS, TTU, Education and Health, and Manufacturing, combined, produced 129,400 jobs, over two-thirds of GMW employment.
- Two supersectors provided between 8% and 10% of regional employment: Public (18,500 or 10%) and Leisure and Hospitality (16,000 or 8%).
- The five remaining supersectors: Construction (4%), Information (4%), Financial Activities (3%), Other Services (3%), and Natural Resources and Mining (NRM) each contributed less than 5% of regional employment in 2019.

2018 - 2019 NET CHANGE GMW EMPLOYMENT BY SUPERSECTOR

- Greater MetroWest (GMW) employment totaled 191,900 jobs in 2019, unchanged from 2018.
- From 2018 to 2019, four NAICS supersectors combined, gained 1,420 jobs. During the same period, seven supersectors combined, lost a similar number of jobs. These offsetting employment gains and losses resulted in total GMW employment remaining unchanged in 2019.
- Among all supersectors, Professional and Business Services (PBS) generated the largest absolute gain, adding 500 jobs (1%), followed by Education and Health, up 460 jobs (1.8%). Information had the largest percentage gain, adding 330 jobs (4.6%). Public had the smallest gain, up 130 jobs (0.7%).
- Among all supersectors, Manufacturing suffered the largest absolute decline, losing 580 jobs (-2.6%) while Construction suffered the largest percentage decline losing 540 jobs (-6.1%).
- Five more supersectors also lost jobs in 2018-19. Financial Activities lost 130 jobs (-2%) and Trade, Transportation and Utilities (TTU) lost 90 jobs (0.2%). Other Services and Leisure and Hospitality also lost employment, losing 60 jobs (-1.1%) and 20 jobs (-0.1%) respectively, while NRM lost fewer than 10 jobs.

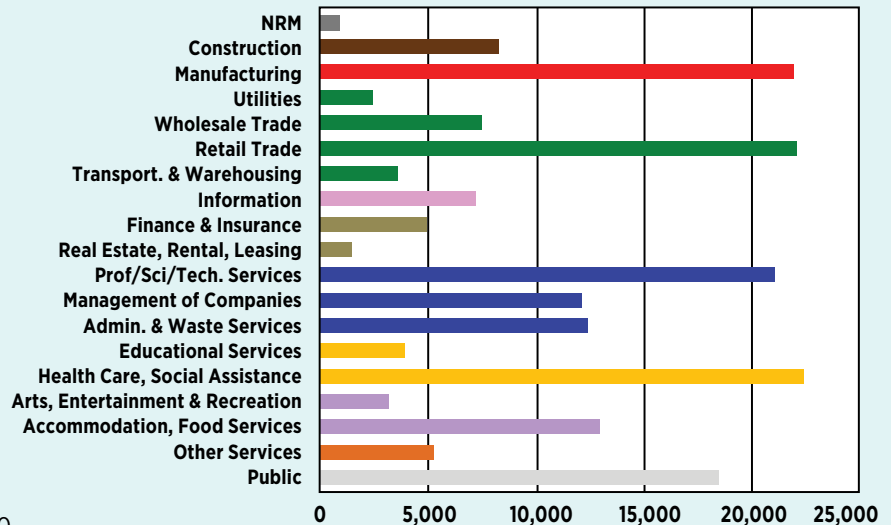


Source: MA EOLWD, MERC

EMPLOYMENT

2019 GMW EMPLOYMENT By NAICS Sector

- Greater MetroWest (GMW) employment totaled 191,900 jobs in 2019, virtually unchanged from one year earlier.
- The largest NAICS sector in terms of GMW employment was Health Care and Social Assistance with 22,400 jobs (11.7%). Retail Trade was the next largest NAICS sector at 22,100 jobs (11.6%), followed by Manufacturing with 22,000 jobs (11.5%), Professional, Scientific and Technical Services (Prof/Sci/Tech.) which provided 21,000 jobs (11.0%), and Public at 18,500 jobs (9.6%).
- Three sectors generated between 10,000 and 15,000 jobs: Accommodation and Food Services (12,900 or 6.7%), Administrative and Waste Services (12,400 or 6.5%), and Management of Companies (12,200 or 6.3%).

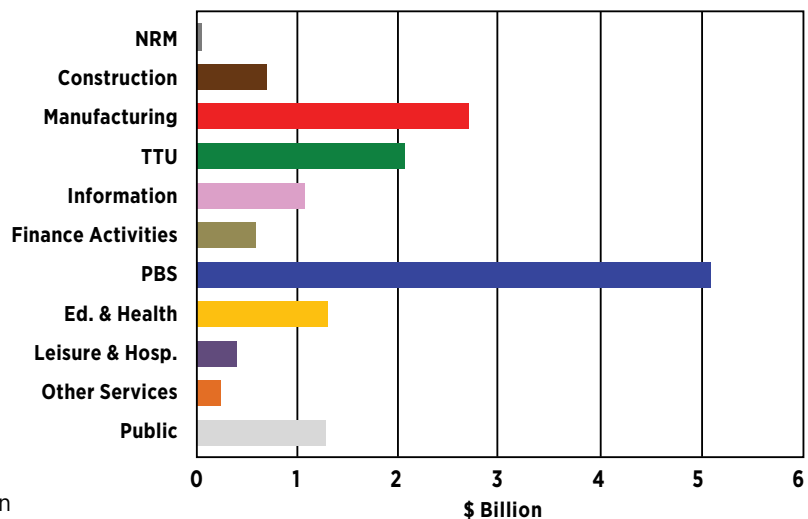


Source: MA EOLWD, MERC

- Construction, Wholesale Trade, Information and Other Services each produced between 5,000 and 10,000 jobs, while the Finance and Insurance sector generated 4,900 jobs. These five sectors combined provided 33,100 jobs, or 17.2% of GMW jobs.
- The remaining six sectors combined, produced 14,900 jobs (7.8%) in 2019.

2019 GMW PAYROLL BY SUPERSECTOR PBS Highest, Tops \$5 Billion

- In 2019, total payroll in the Greater MetroWest Region (GMW) reached a historical high of \$15.4 billion, increasing by \$457 million, or 3% from 2018.
- Among all supersectors, Professional and Business Services (PBS) generated the largest payroll in 2019, \$5.1 billion or one-third of the total GMW payroll. Manufacturing, the region's fourth largest supersector in employment, produced \$2.7 billion or 17%. Trade, Transportation and Utilities (TTU), second in employment, ranked third in payroll with \$2.1 billion or 13% of regional payroll. These three supersectors combined, generated \$9.8 billion, or 64% of GMW payroll.

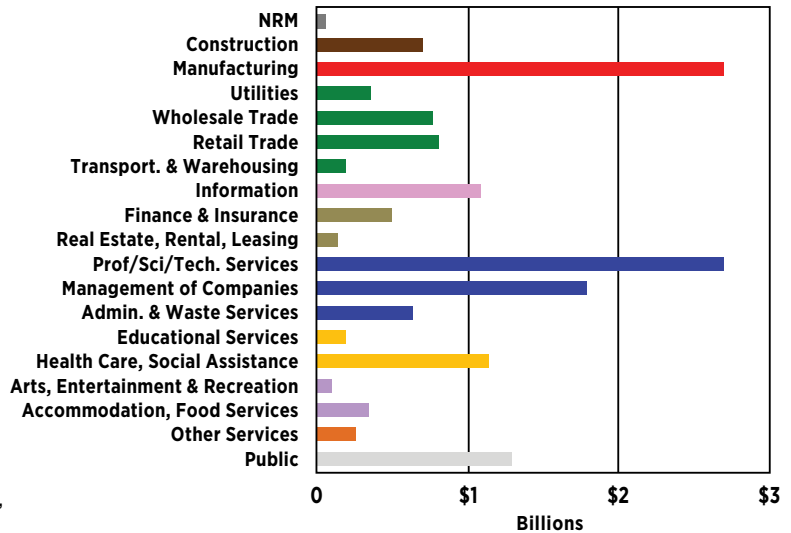


- Three more supersectors each exceeded \$1 billion in payroll: Education and Health (\$1.3 billion) and Public (\$1.3 billion) each contributed over 8% of GMW payroll, followed closely by Information (\$1.1 billion), contributing 7%. Combined, these three supersectors produced nearly one-quarter of GMW payroll in 2019.
- The five remaining supersectors: Construction, Financial Activities, Leisure and Hospitality, Other Services, and Natural Resources and Mining (NRM) each contributed 5% or less of total regional payroll.

EMPLOYMENT

2019 GMW PAYROLL By NAICS Sector

- The total payroll generated by firms located in Greater MetroWest (GMW) reached a new record of \$15.4 billion in 2019, up 3.0% from one year earlier.
- Among the NAICS sectors, two sectors, Manufacturing and Professional, Scientific and Technical Services (Prof/Sci/Tech.), led the way. Each sector produced 17.4% of regional payroll, \$2.7 billion each. These were the only sectors generating more than \$2 billion in total payroll.
- The next four largest sectors all had payrolls between \$1 billion and \$2 billion: Management of Companies (\$1.8 billion), Public (\$1.3 billion), Health Care and Social Assistance (\$1.1 billion) and Information (\$1.1 billion). These comprised the six largest sectors in terms of payroll, combined, to generate almost 70% of total GMW payroll.

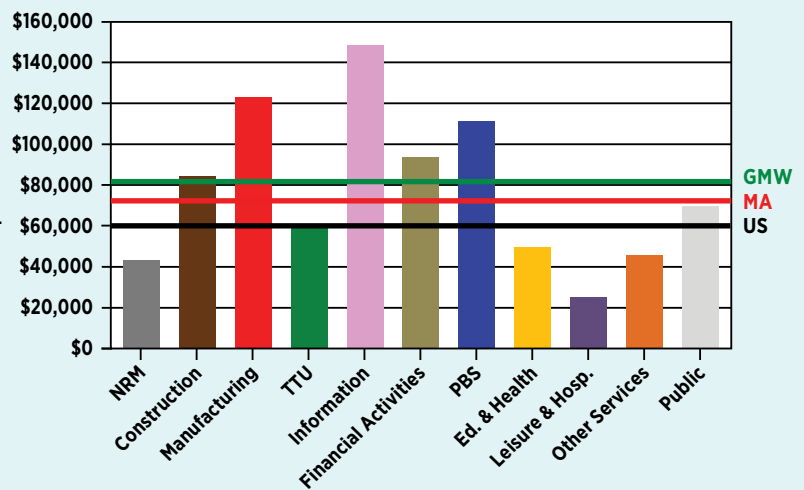


Source: MA EOLWD, MERC

- Four NAICS sectors: Retail Trade, Wholesale Trade, Construction, and Administrative and Waste Services each contributed between \$500 million and \$1 billion in payroll.
- The remaining nine sectors each generated less than \$500 million in payroll. Combined, these nine NAICS sectors produced a total payroll of \$2.0 billion or 12.6% of the region's total payroll.

GMW AVERAGE WAGE BY SUPERSECTOR Info, Mfg, PBS Wages Highest in 2019

- In 2019, the average annual wage for Greater MetroWest (GMW) reached a historical high of \$80,500, up 3.1% from 2018.
- Among all supersectors, Information generated the region's highest annual average wage, \$148,700, followed by Manufacturing (\$122,100), PBS (\$111,300), and Financial Activities (\$93,550).
- The average wages in five GMW supersectors: Construction, Manufacturing, Information, Financial Activities and PBS, exceeded the GMW average wage, the state average wage of \$75,500 and the U.S. average wage of \$59,200.
- However, the average annual wages in five GMW supersectors: Natural Resources and Mining, Trade, Transportation and Utilities, Education and Health, Leisure and Hospitality, and Other Services were lower than the regional, state and U.S. average annual wages. The average wage in the Public sector was lower than the state average wage, but higher than the U.S. average wage.
- Leisure and Hospitality posted the lowest annual average wage, \$24,900. In 2019, the average annual wage in the Leisure and Hospitality supersector was one-sixth of the average wage in the Information supersector.

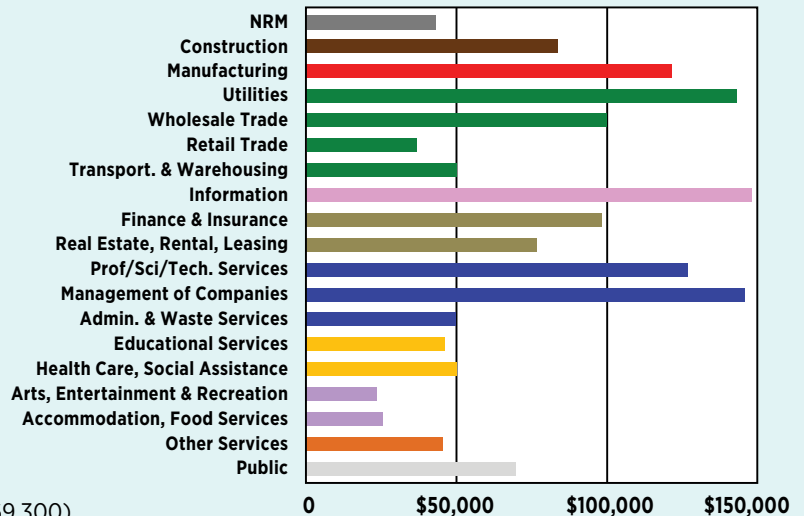


Source: MA EOLWD, US BLS, MERC

EMPLOYMENT

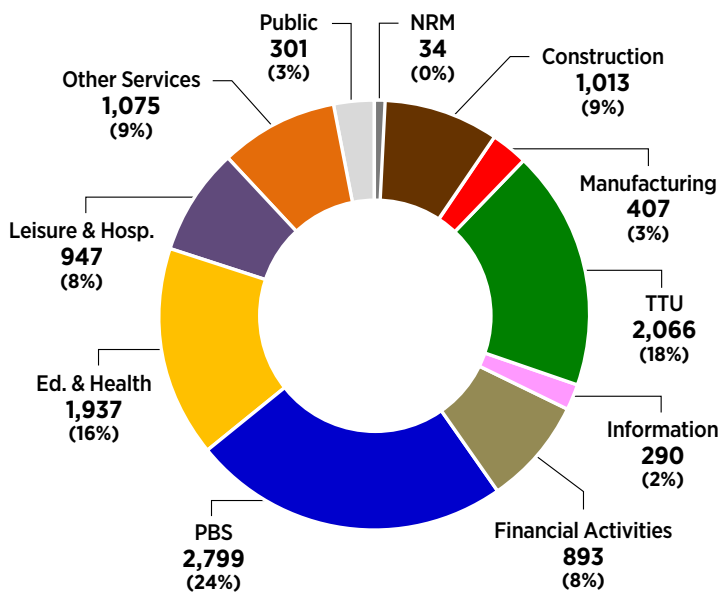
2019 GMW AVERAGE WAGE By NAICS Sector

- In 2019, the average annual wage in Greater MetroWest (GMW) was \$80,500, up 3.1% from 2018.
- Information led all NAICS sectors with an average annual wage of \$148,700, followed by Management of Companies, at \$146,400 and Utilities with an average wage of \$143,400.
- Five additional sectors provided annual wages higher than the GMW average wage: Professional, Scientific and Technical Services (Prof/Sci/Tech.) (\$127,100), Manufacturing (\$122,100), Wholesale Trade (\$100,100), Finance and Insurance (\$98,400) and Construction (\$83,600).
- Offering average annual wages between \$50,000 and \$80,000, were five NAICS sectors: Real Estate, Rental and Leasing (\$77,100), the Public sector (\$69,300), Transportation and Warehousing (\$50,500), Health Care and Social Assistance (\$50,100) and Administrative & Waste Services (\$50,000).
- Four of the remaining six sectors, Natural Resources and Mining (NRM), Educational Services, Other Services and Retail Trade paid wages in the \$30,000 to \$50,000 range. Accommodation and Food Service (\$25,300) and Arts, Entertainment and Recreation (\$23,000) produced the lowest average wages in the region.



Source: MA EOLWD, MERC

2019 GMW ESTABLISHMENTS BY SUPERSECTOR PBS, TTU, Ed. & Health, Other Services Led



Total Establishments = 11,760

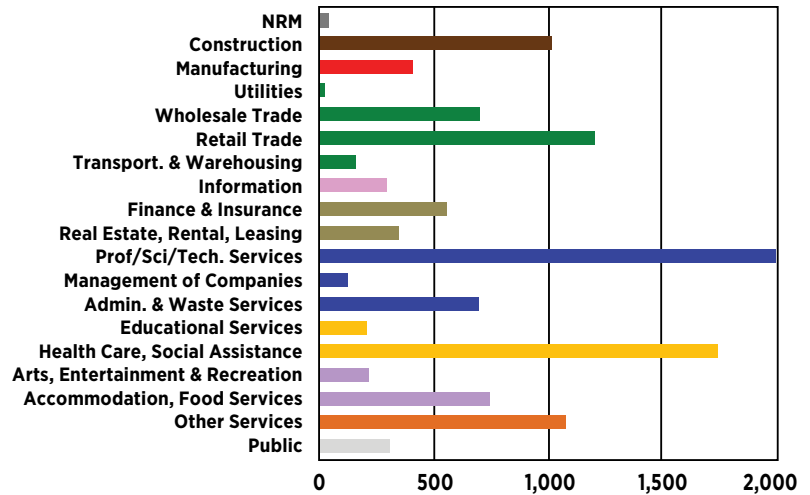
Source: MA EOLWD, MERC

- In 2019, Greater MetroWest (GMW) establishments or separate places of work reached a record 11,760, increasing by 190 or 1.7% from 2018.
- Professional and Business Services (PBS) led with the most establishments in the region, 2,800, or 24% of the region's total establishments. Trade, Transportation and Utilities (TTU) ranked second with 2,070, or 18% of the region's establishments, followed by Education and Health Services with 1,940 or 16% of the region's establishments. These three supersectors combined contributed 6,800 or 58% of all GMW establishments.
- Four GMW supersectors: Other Services, Construction, Leisure and Hospitality, and Financial Activities each contributed between 8% and 10% of all establishments. Combined, these four supersectors were home to 3,930 establishments or one-third of the region's establishments.
- The remaining four supersectors each contributed 4% or less of the regional establishments: Manufacturing (MFG), Public, Information, and Natural Resources & Mining (NRM).

EMPLOYMENT

2019 GMW ESTABLISHMENTS By NAICS Sector

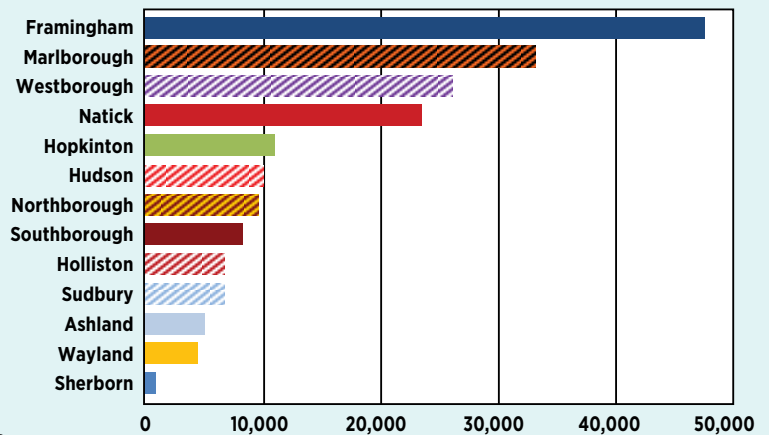
- In 2019, the total number of establishments or separate places of work in the Greater MetroWest region (GMW) was 11,760, up 1.7% from 2018.
- Professional, Scientific and Technical Services (Prof/Sci/Tech.) led all NAICS sectors with the largest number of establishments, 1,990, or 16.9% of all regional establishments.
- Health Care and Social Assistance provided the second largest number of establishments, 1,740, or 14.8% of total establishments, followed by Retail Trade with 1,200 (10.2%), Other Services with 1,080 (9.1%), Construction at 1,010 (8.6%), Accommodation and Food Services with 730 (6.2%) and Wholesale Trade with 700 (5.9%).
- Each of the top five sectors, Professional and Technical Services (Prof/Sci/Tech.), Health Care and Social Assistance, Retail Trade, Other Services and Construction, had more than 1,000 establishments. The 7,010 total establishments in these NAICS sectors represent almost 60% of all the establishments in GMW.
- Four sectors: Transportation and Warehousing, Management of Companies, Natural Resources and Mining (NRM) and Utilities each had fewer than 200 establishments.



Source: MA EOLWD, MERC

2019 GMW EMPLOYMENT By Community

- Communities in this graph are ranked from the largest to the smallest based on 2019 employment levels.
- In 2019, the total number of jobs located in Greater MetroWest (GMW) was 191,900, virtually unchanged from one year earlier. Six communities gained employment while seven communities lost jobs. The largest percentage gains were in Marlborough (+3.4%) and Westborough (+2.9%). Sherborn (-8.8%) and Framingham (-3.3%) suffered the largest percentage declines.
- Almost one-fourth (24.8%) of GWM jobs were located in Framingham, a total of 47,600 jobs. Marlborough followed with 33,000 jobs or 17.2%. Westborough, with 26,100 jobs or 13.6%, and Natick, with 23,400 jobs or 12.2% and were the only other communities with more than 10% of GMW jobs. Combined, these four communities were home to slightly more than two-thirds of regional employment.
- Two communities, Hopkinton and Hudson, each had between 5% and 6% of regional employment; while Northborough, Southborough, Holliston and Sudbury were in the 3% to 5% range.
- Four GMW communities set new employment records in 2019: Marlborough (33,000), Westborough (26,100), Ashland (5,000) and Wayland (4,200).

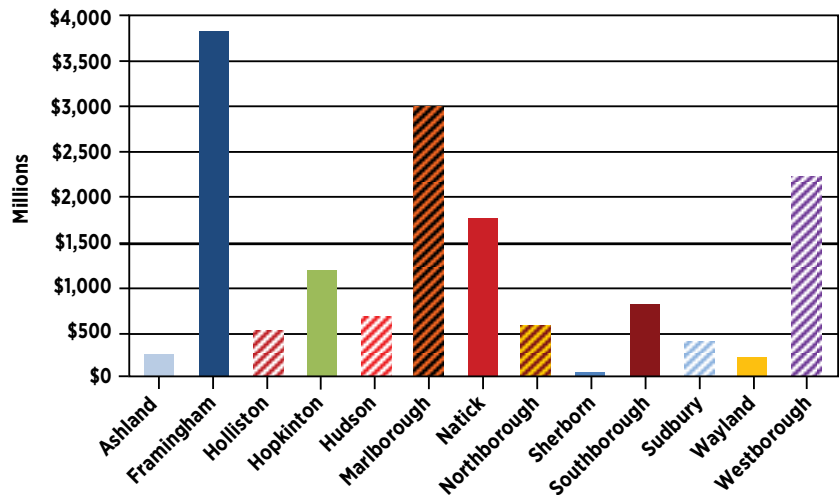


Source: MA EOLWD, MERC

EMPLOYMENT

2019 GMW PAYROLL By Community

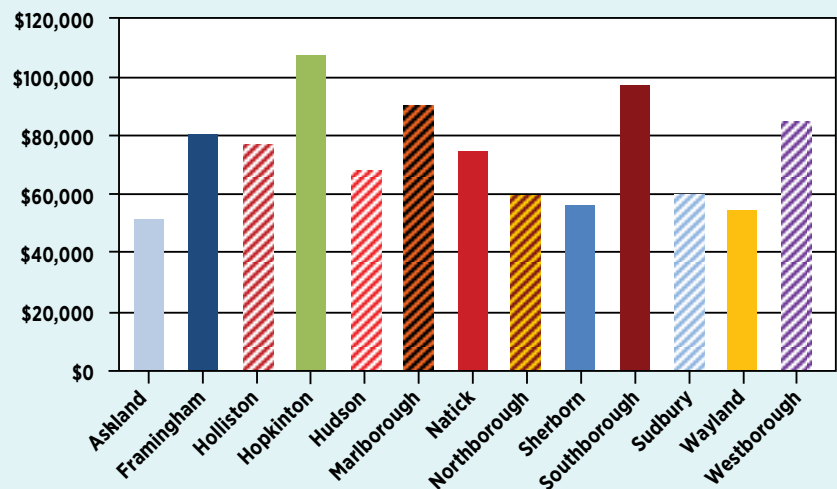
- The Greater MetroWest (GMW) payroll climbed by almost \$0.5 billion between 2018 and 2019 to reach a new historical high of \$15.4 billion. This represents a 3.0% increase in payroll. In 2019, the largest total payrolls were found in Framingham (\$3.8 billion), Marlborough (\$3.0 billion) and Westborough (\$2.2 billion). Two other communities had payrolls in excess of \$1 billion: Natick (\$1.8 billion) and Hopkinton (\$1.2 billion). Framingham's share of total payroll, 24.8%, exactly matches the city's share of GMW employment.
- The lowest GMW payrolls in 2019 were in Sherborn (\$35.6 million), Wayland (\$230.5 million), Ashland (\$259.5 million) and Sudbury (\$392.3 million).
- Ten GMW communities experienced total payroll increases between 2018 and 2019, led by Wayland (+8.9%) and Marlborough (+8.4%). The next largest percentage increases were seen in Ashland (+7.6%), Hudson (+7.1%) and Natick (+7.0%). Payrolls declined in only three communities: Sherborn (-5.1%), Framingham (-4.2%) and Sudbury (-2.1%).



Source: MA EOLWD, MERC

2019 GMW AVERAGE WAGE By Community

- The average annual wage in the Greater MetroWest region (GMW) reached a new all-time high of \$80,500 in 2019. This represents an increase of 3.1% from the 2018 average wage.
- Employers in five of the region's communities paid average wages above the GMW average. Hopkinton led at \$108,000, followed by Southborough (\$97,700), Marlborough (\$90,100), Westborough (\$85,100) and Framingham (\$80,700). Firms in Holliston and Natick paid the next highest average wages at \$77,100 and \$74,800 respectively. Average wages in Sudbury, Northborough, Sherborn, Wayland and Ashland were all between \$50,000 and \$60,000.
- In addition to having the highest average wages in GMW, Hopkinton and Southborough also recorded the largest percentage increases in average wages between 2018 and 2019. The average wage in Hopkinton rose 7.9% over that period, while Southborough's increase was 6.8%.
- Between 2018 and 2019, average annual wages declined, and only slightly, in just two of the thirteen Greater MetroWest communities. Average wages paid by Sudbury employers fell by only 1.0%, while the fall in Framingham was even smaller at 0.9%.

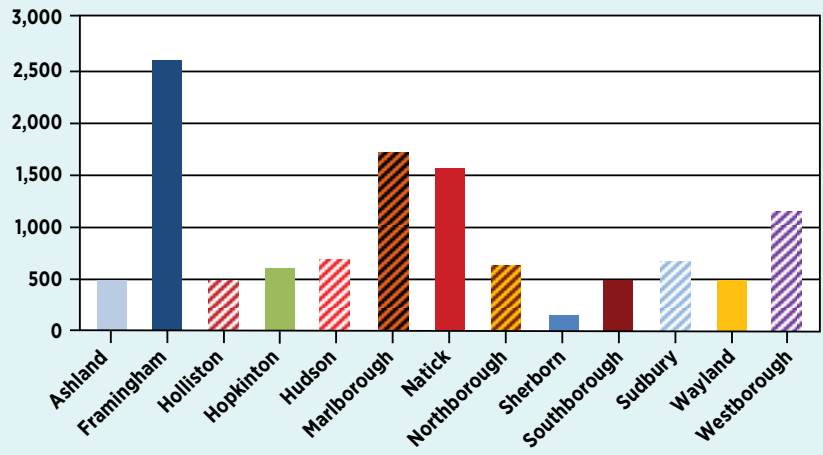


Source: MA EOLWD, MERC

EMPLOYMENT

2019 GMW ESTABLISHMENTS By Community

- The number of establishments, or separate places of work, in Greater MetroWest (GMW) reached a record high of 11,760 in 2019, up 190 establishments an increase of 1.7%.
- Framingham, Marlborough, Natick and Westborough had the largest number of GMW establishments in 2019. Framingham led with 2,600 establishments (22.1%), followed by Marlborough at 1,720 establishments (14.6%). Natick and Westborough had 1,560 (13.3%) and 1,160 (9.8%) establishments respectively. Six out of ten of the region's establishments were sited in these four communities.
- The communities with the smallest shares of regional establishments were Sherborn with 1.4% of GMW establishments, a total of 160; Ashland at 4.1% (480 establishments) and Southborough with 490 establishments, also 4.1%.
- Twelve of the thirteen GMW communities saw an increase in establishments between 2018 and 2019. The largest percentage increase of 7.3% occurred in Sherborn, followed by a 5.9% increase in Southborough, a 4.1% rise in Northborough and Hopkinton's 4.0% increase.
- The only GMW community to lose establishments during this period was Marlborough. The city lost 20 establishments or 1.2% of the 2018 total.



Source: MA EOLWD, MERC



EMPLOYMENT

2019 EMPLOYMENT COMPARISON GREATER METROWEST REGION By Community

Community/Region	Number of Jobs*	Average Wage*	Total Payroll* (millions)	Number of Establishments*	Largest Supersector (Employment)
Ashland	5,000	\$51,600	\$259	480	TTU**
Framingham	47,600	\$80,700	\$3,838	2,600	PBS***
Holliston	6,700	\$77,100	\$513	500	PBS
Hopkinton	11,000	\$108,000	\$1,187	600	Manufacturing
Hudson	10,000	\$68,000	\$678	690	TTU
Marlborough	33,000	\$90,100	\$2,973	1,720	PBS
Natick	23,400	\$74,800	\$1,754	1,560	TTU
Northborough	9,500	\$59,700	\$566	640	TTU
Sherborn	600	\$56,200	\$36	160	Public
Southborough	8,200	\$97,700	\$801	490	PBS
Sudbury	6,600	\$59,800	\$392	670	TTU**
Wayland	4,200	\$54,400	\$231	500	Leisure and Hospitality
Westborough	26,100	\$85,100	\$2,219	1,160	PBS
MetroWest	113,300	\$79,500	\$9,011	7,670	PBS
Greater Marlborough Region	78,500	\$82,000	\$6,436	4,200	PBS
Greater MetroWest	191,900	\$80,510	\$15,447	11,760	PBS
Massachusetts	3,633,400	\$75,490	\$274,265	261,290	Education and Health Services
United States	148,105,100	\$59,200	\$8,769,109	10,233,820	TTU

Source: MA EOLWD, US BLS, MERC

*Rounded

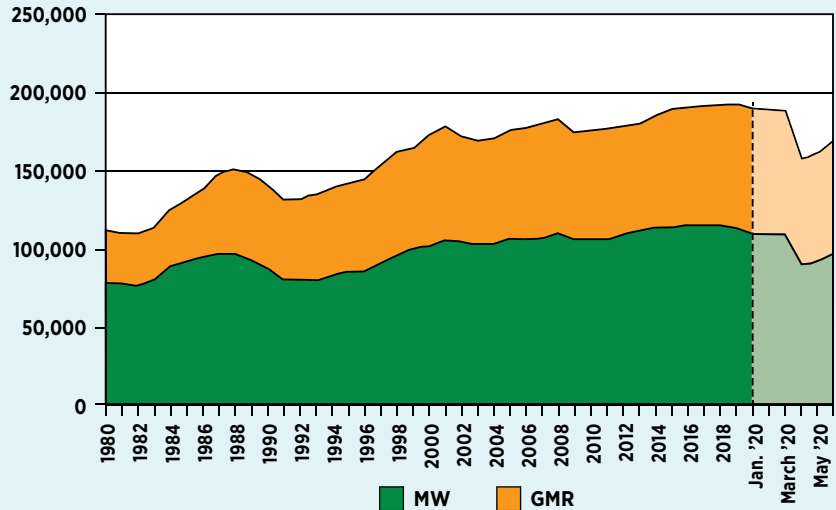
**Trade, Transportation and Utilities (TTU)

***Professional and Business Services (PBS)

EMPLOYMENT

1980 - JUNE 2020 GMW EMPLOYMENT Rapid Decline in the First Few Months of the Pandemic

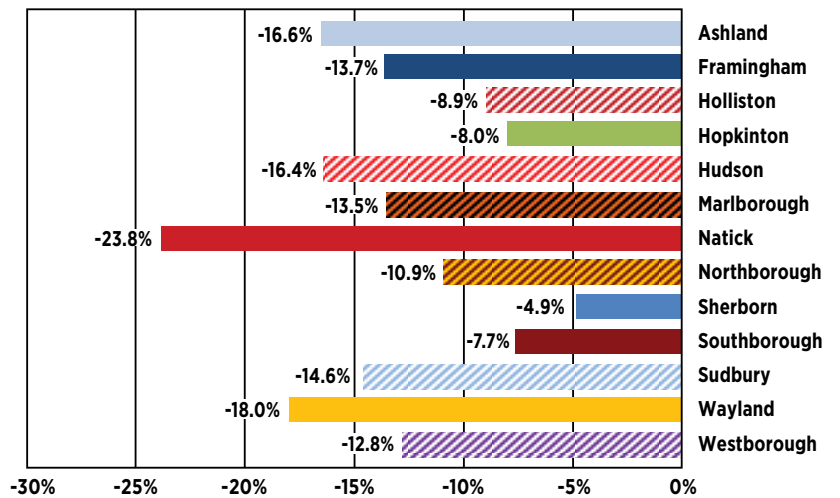
- After reaching all-time high levels in 2018, Greater MetroWest (GMW) employment remained mostly unchanged in 2019. This was followed by a rapid decline during the first few months of the COVID-19 pandemic.
- GMW had nearly 191,900 jobs in 2019, which represents an increase of 10.2%, or nearly 11,100 jobs, from 2009. However, this number decreased significantly between March and April 2020, as the economic shocks of the pandemic were in full effect. Nearly 30,600 jobs, or 16.4% of the total, were lost in April 2020 alone, which represents one of the fastest and deepest declines in recent history.
- A partial employment recovery took place in GMW during the May-June 2020 period. By June 2020, GMW had regained nearly 10,300 jobs, a 6.5% increase relative to April 2020.
- Employment levels in both MetroWest (MW) and the Greater Marlborough Region (GMR) were affected significantly during the early months of the pandemic. That being said, the monthly decline in jobs during April 2020 was slightly more pronounced in MW, where the number of jobs decreased by 16.9%. By comparison, GMR employment decreased by 15.2% during this same month.



Source: MA EOLWD, MERC
Notes: Shaded region represents monthly data. Greater MetroWest value is equivalent to the sum of MetroWest (MW) and Greater Marlborough Region (GMR).

Q1 - Q2 2020 NET EMPLOYMENT CHANGE IN GMW COMMUNITIES All Communities Affected

- The effects of COVID-19 on employment were first seen in the second quarter of 2020, when Greater MetroWest (GMW) total employment decreased by nearly 27,000 jobs, or about 14.2% relative to the previous quarter. While the degree to which individual GMW communities were affected was different, all thirteen communities in the region experienced contractions in their levels of employment.
- The four largest percentage declines in the number of jobs between the first and second quarter of 2020 were experienced by Natick (-23.8%, or 5,533 jobs), Wayland (-18.1%, or 677 jobs), Ashland (-16.6%, or 835 jobs), and Framingham (-13.7%, or 6,291 jobs). On the other hand, Sherborn (-4.9%, or 29 jobs) and Southborough (-7.7%, or 633 jobs) were the least affected.

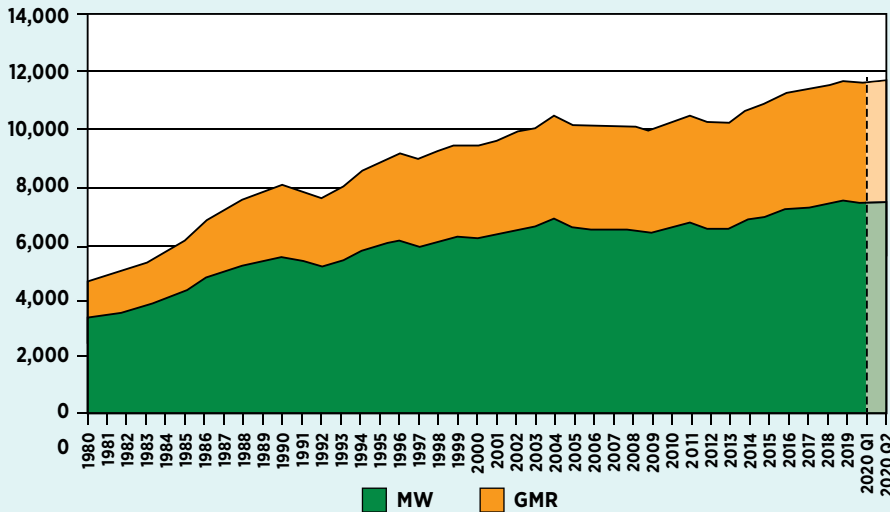


Source: MA EOLWD, MERC
Note: Quarterly employment numbers are based on the average of respective months.

- In terms of actual jobs lost during the second quarter of 2020, Framingham, Natick, Marlborough, and Westborough lost the most jobs in the region. These four municipalities combined accounted for 73.4% of all of the job losses in GMW. It is important to note that as of the end of 2019, these four communities accounted for 67.8% of the total number of jobs. This disparity suggests that the employment effects of the COVID-19 Pandemic in the Q2-2020 disproportionately affected these four communities, relative to the remaining GMW communities.

EMPLOYMENT

1980 - Q2 2020 GMW TOTAL ESTABLISHMENTS Number of Establishments Mostly Unaffected by the Pandemic



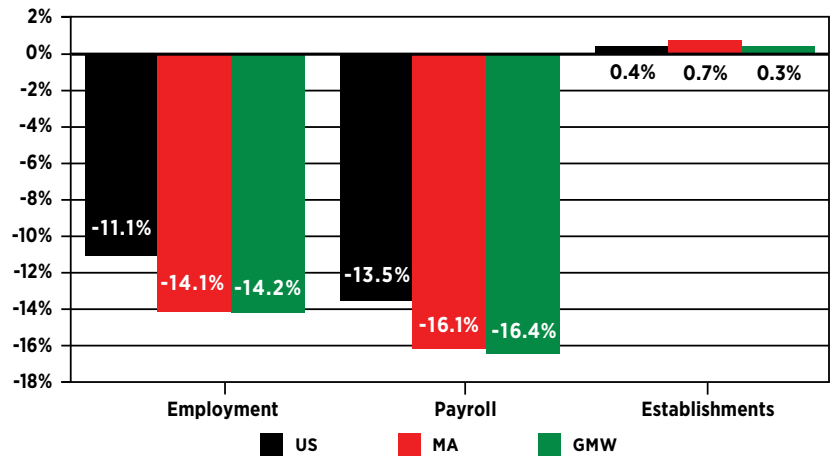
Source: MA EOLWD, MERC

Notes: Shaded region represents quarterly data. Greater MetroWest value is equivalent to the sum of MetroWest (MW) and Greater Marlborough Region (GMR).

- The number of establishments in Greater MetroWest (GMW) has increased significantly in the past four decades. By the end of the year 2019, the number of establishments located in GMW was 144.2% larger than it was in 1980, and 16.7% higher compared to 2009.
- Unlike the clear reductions seen in terms of jobs during the second quarter of 2020, the number of establishments was mostly unchanged during the first six months of 2020. In fact, there was a slight *increase* (0.3%) in the number of establishments in the second quarter of 2020 relative to the previous quarter.
- The MetroWest (MW) region continues to make up approximately 64% of all establishments in GMW. The Greater Marlborough Region (GMR) accounts for the remaining 36% of establishments.

Q1 - Q2 2020 GMW, MA, US NET PERCENT CHANGE Consistent Losses in Employment and Payroll

- The economic effects of the COVID-19 Pandemic first became evident during the second quarter of 2020 at the national, state, and regional level. Employment and payroll in the United States, Massachusetts, and Greater MetroWest (GMW) decreased significantly.
- Massachusetts and Greater MetroWest were hit particularly hard by the disruptions of the pandemic, especially when compared to the national average. Nearly one out of every seven jobs in Massachusetts and Greater MetroWest disappeared during the second quarter of 2020. By comparison, this number was close to one out of nine jobs in the United States during the same period.

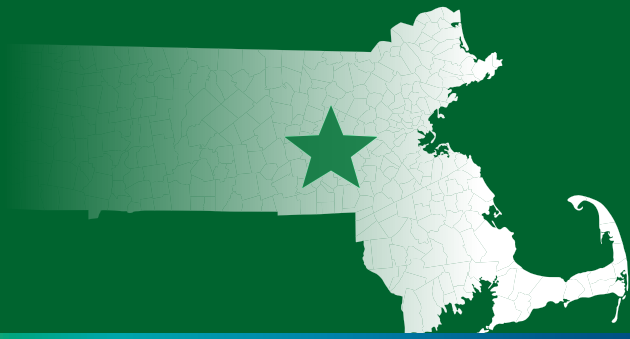


Source: MA EOLWD, MERC

Note: Quarterly employment numbers are based on the average of respective months.

- While job losses during the second quarter of 2020 were significant, the decline in payroll was even more pronounced. In the case of Massachusetts and GMW, payroll decreased by over 16% in that quarter. It is also important to note that, as with employment, the state and the GMW region were slightly more affected than the nation overall.
- In contrast to the declining employment and payroll levels, the number of establishments in the United States, Massachusetts, and GMW experienced a slight increase during this time period.

HOUSING



The MetroWest Economic Research Center (MERC) at Framingham State University collects and analyzes data on housing permits issued and existing home sales for Greater MetroWest (GMW), the aggregated MetroWest CCSA™ and Greater Marlborough Region. The MetroWest CCSA™ includes Ashland, Framingham, Holliston, Hopkinton, Natick, Sherborn, Southborough, Sudbury and Wayland. The Greater Marlborough Region includes Hudson, Marlborough, Northborough, and Westborough. MERC gathers housing data for these thirteen communities from several sources.

Information on existing home sales is based on data published by The Warren Group for

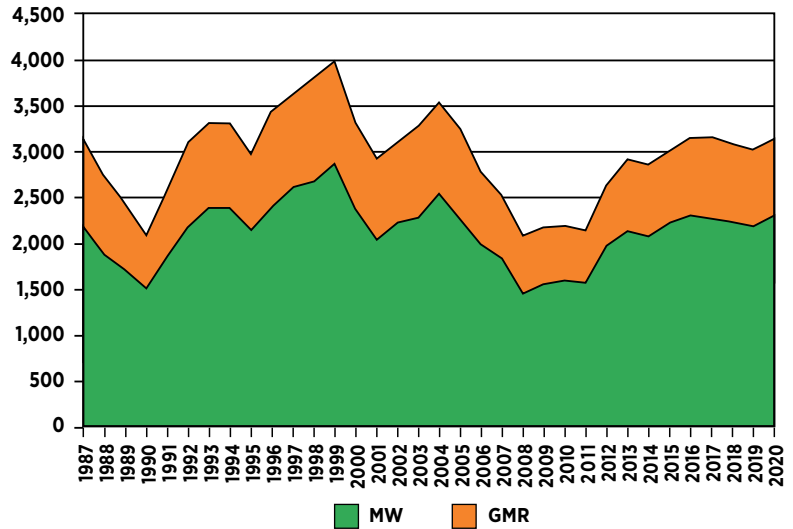
Banker & Tradesman. Most of these data are available from 1987 forward, and were significantly revised in the spring of 2008 in order to better capture market activity. Hence, some of the housing figures in this report are not directly comparable to the values reported in previous MERC publications. Data are collected on single and multi-family residences sold in the thirteen communities. Median house price is measured at the 50th percentile in each town; that is, half the homes sold for more than the median price and half sold for less than the median price. Median prices for the regions are estimated. It is important to remember that a change in median price does not reflect appreciation or depreciation in the value of individual homes. Rather, there is a different mix of homes sold each year.



HOUSING

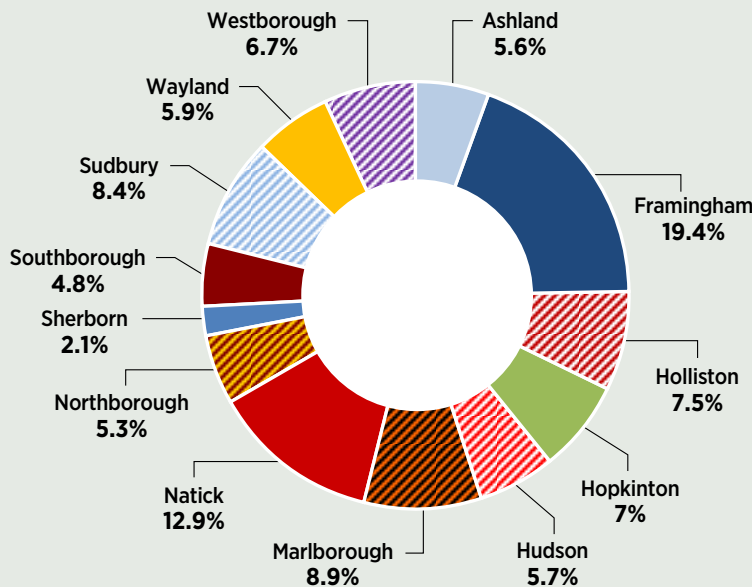
1987 - 2020 GMW SINGLE FAMILY HOME SALES

- Sales of existing single family homes are shown for Greater MetroWest (GMW) by the height of this graph. The data is shown for a 33-year period from 1987 to 2020. These sales consist of a different mix of homes sold each year, and do not represent a change in value of the homes. The green area shows the sales of existing homes in the nine communities of MetroWest (MW) while the orange area refers to the four communities of the Greater Marlborough Region (GMR).
- The largest one-year percentage decrease in single family home sales occurred 1999 to 2000, representing a 16.9% drop; the largest one-year percentage increase occurred between 1990 and 1991, representing a 23.0% increase in single family home sales in GMW.
- Low points in single family home sales in GMW occurred in 1990, 1995, 2001, 2008, and 2011; whereas peaks occurred in the years 1999 and 2004. The fewest homes sold in GMW occurred in 1990 at 2,099 units sold, and the peak occurred in 1999 at 3,986 units sold.
- From 2019 to 2020, MW experienced an increase of 114 units sold or 5.2% and GMR experienced a decrease of 4 units sold or -0.5%.



Source: The Warren Group and MERC

2020 GMW SINGLE FAMILY HOME SALES 3,136 Units Sold



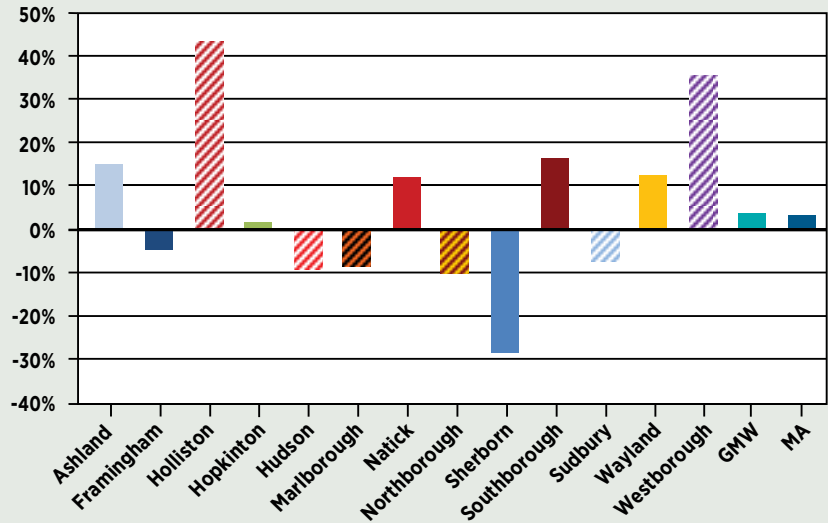
Source: The Warren Group and MERC

- In 2020, 3,136 existing single family homes were sold in Greater MetroWest (GMW). This represents an increase of about 110 homes from the previous year.
- Framingham and Natick were the only two communities to have over 300 single family home sales in 2020 and these communities combined for 32.2% of all single family home sales in GMW.
- The nine communities of MW combined to contribute 73.4% or 2,303 single family home sales and the four communities of GMR contributed 26.6% or 833 single family home sales in 2020.
- Framingham and Natick were the only communities to each contribute over 10% of total sales and Sherborn and Southborough were the only to contribute less than 5%.
- Framingham accounted for nearly one fifth of all single family home sales made in the entire GMW in 2020, 19.4%. Sherborn accounted for the smallest percentage of single family homes sales in GMW at only 2.1%.

HOUSING

EXISTING SINGLE FAMILY HOMES SOLD GMW % Change 2019 to 2020

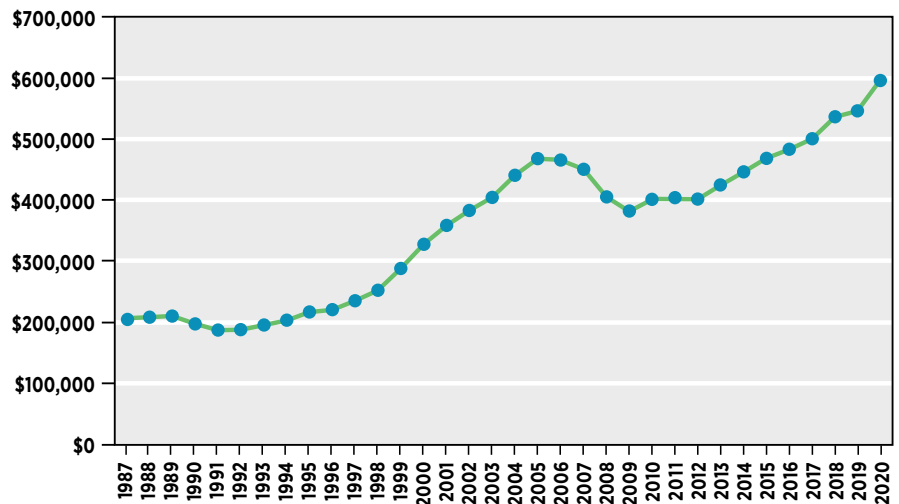
- This graph shows the percent change in existing single family home sales from 2019 to 2020 in Greater MetroWest (GMW) and in each of its thirteen communities, as well as Massachusetts (MA).
- In 2020, there were 110 more units sold in GMW than in 2019, a 3.6% increase. MA, on the other hand, reported a 2,308-unit increase from 2019, or 3.9%, respectively.
- Holliston and Westborough reported the largest percent increases in units sold between 2019 and 2020. Holliston reported 71 additional units sold, equivalent to a 43.3% increase, and Westborough reported 55 additional units sold, an increase of 35.7%. In Southborough and Wayland, an additional 21 units were sold in 2020, a 16.3% and 12.7% increase, respectively. Ashland remained in the top four for largest percent increases in units sold at 15.1%.
- Sherborn and Northborough reported the largest percent decreases in units sold between 2019 and 2020. In 2020, Northborough saw a 9.7% decrease in units sold from 2019 and Sherborn, a 27.8% decrease.



Source: The Warren Group and MERC

1987 - 2020 GMW SINGLE FAMILY MEDIAN SALE PRICE

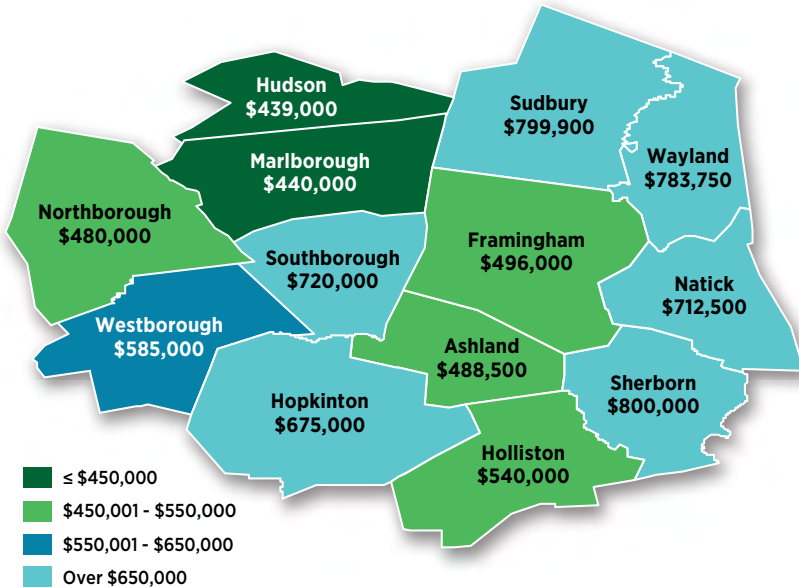
- This graph shows the estimated median sale price of existing single family homes in Greater MetroWest (GMW) during the 33-year period from 1987 to 2020. Please note that these sales represent a different mix of homes sold each year and, therefore, do not reflect the changes in the value of individual homes.
- The data series reached a new peak in 2020 with an estimated median sale price of \$595,643 representing an almost 200% increase from the 1987 median sales price of \$204,758.
- The biggest one year increase during the last decade occurred between 2019 and 2020, when prices were \$546,092 and \$595,643, respectively. This increase of almost \$50,000 represents a 9.1% gain.
- The most recent low point for estimated median sales price in this region occurred in 2009 at \$381,181. There was a 56.3% increase from 2009 to 2020, during which the estimated median sale price increased by nearly \$215,000.



Source: The Warren Group and MERC

HOUSING

EXISTING SINGLE FAMILY HOME PRICES GMW Communities

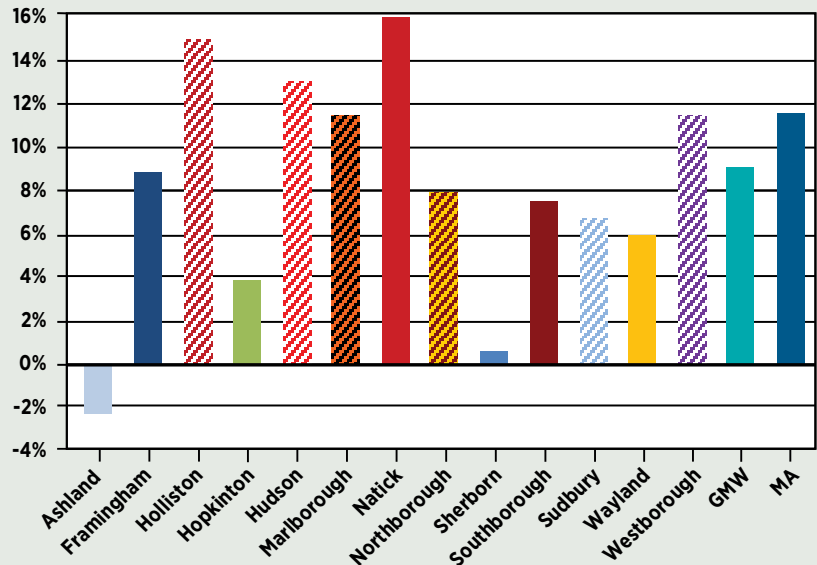


Source: The Warren Group and MERC

- This map shows the 2020 median sale prices for existing single family homes in the thirteen communities of Greater MetroWest (GMW). Median sale prices ranged from a low of \$439,000 in Hudson to a high of \$800,000 in Sherborn.
- Six of the thirteen communities had median sale prices under \$550,000. Ashland, Framingham, Holliston, and Northborough registered between \$450,000 and \$550,000. Only Hudson and Marlborough posted median sale prices below \$450,000.
- Seven communities had median sale prices above \$550,000. Westborough was the only community between \$550,000 and \$650,000 at \$585,000. Natick came in at \$712,500. Hopkinton had a median sale price of \$675,000 and Southborough had a median sale price of \$720,000. Sherborn, Sudbury and Wayland posted the highest median sale prices at \$800,000, \$799,900, and \$783,750, respectively.

EXISTING SINGLE FAMILY MEDIAN SALE PRICE GMW % Change 2019 to 2020

- Twelve of the thirteen communities experienced increases in median price between 2019 and 2020. Natick recorded the largest percentage increase in median price at 15.9% from \$615,000 in 2019 to \$712,500 in 2020. Holliston had the second largest percentage increase of 14.9% from \$469,950 in 2019 to \$540,000 in 2020.
- Only one of the thirteen communities experienced a decrease in median prices between 2019 and 2020. Ashland recorded a decrease in median price of 2.3% from \$499,950 in 2019 to \$488,500 in 2020. Sherborn registered the smallest percentage increase at 0.5% from \$795,800 in 2019 to \$800,000 in 2020.
- From 2019 to 2020, Massachusetts experienced an increase of 11.5%, which is a higher percentage increase than ten of the communities in GMW and is 2.4 percentage points higher than the overall change in GMW.

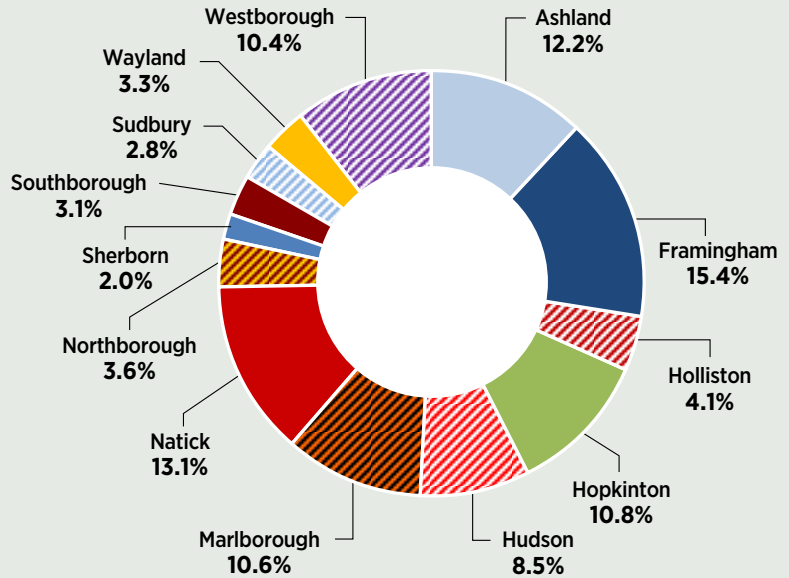


Source: The Warren Group and MERC

HOUSING

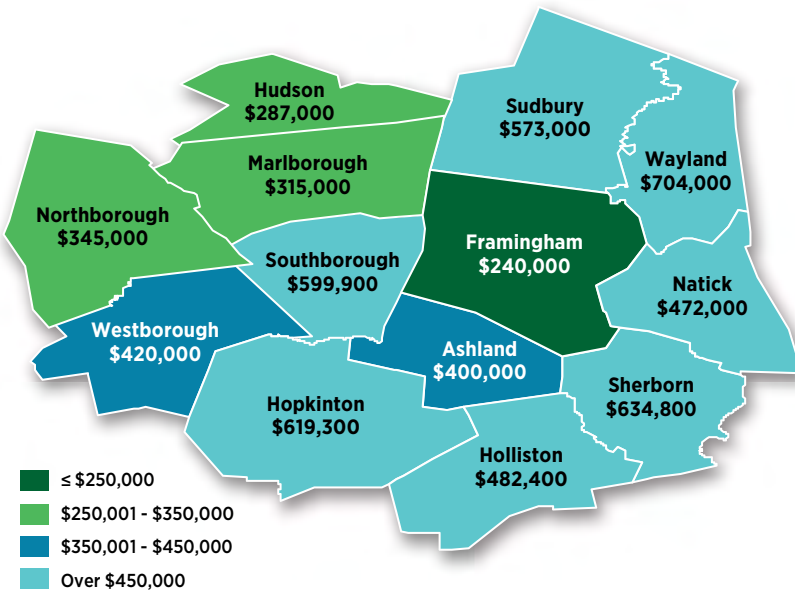
2020 GMW CONDOMINIUM SALES 1,179 Total Units Sold

- In 2020, 1,179 condominiums were sold in the thirteen communities of Greater MetroWest (GMW); this is 31 units higher than in 2019.
- Condo sales in six of the communities, Ashland, Framingham, Hopkinton, Hudson, Marlborough and Natick dominated the region making up about 71% of the total units sold in GMW. Framingham contributed 15.4% to the region's sales. Ashland, Hopkinton, Hudson, Marlborough and Natick contributed 12.2%, 10.8%, 8.5%, 10.6%, and 13.1%, respectively.
- Holliston, Northborough, Sherborn, Southborough, Sudbury, and Wayland, each contributed 5.0% or less of total sales. Sherborn contributed the smallest number of sales with only five condominiums sold, which was about 2% of total condominium sales.
- The nine communities of MW combined for 66.8% and the four communities of GMR combined for 33.2% of the total condominium sales in GMW in 2020.



Source: The Warren Group and MERC

2020 CONDOMINIUM PRICES GMW Communities



Source: The Warren Group and MERC

- In 2020, the estimated median price for condominium sales in Greater MetroWest (GMW) was about \$419,011 a 7.6% increase from 2019.
- Only one community, Framingham, had a median condominium price under \$250,000. Framingham had the lowest median price in the region at \$240,000. Hudson, Marlborough, and Northborough had median sale prices ranging between \$250,000 and \$350,000.
- Seven communities had median condominium sale prices over \$450,000. In 2020, Wayland and Sherborn had the highest median condominium sale prices within the region at \$704,000 and \$634,800, respectively.
- Ashland and Westborough each registered between \$350,000 and \$450,000, and Holliston, Hopkinton, Natick, Southborough and Sudbury each recorded a median condo price between \$450,000 and \$650,000.

MUNICIPAL REVENUE



Municipalities report budgeted revenue, actual revenue and actual expenditures to the Massachusetts Department of Revenue (DOR), Division of Local Services (DLS) on form Schedule A, which includes a tax recapitulation report. The DLS of the DOR prepares several analyses from these reports. The MetroWest Economic Research Center (MERC) at Framingham State University uses the underlying information as well as DLS reports to prepare analyses for the local region.

Unless otherwise stated, revenue presented in this report represents budgeted revenue reported to the Massachusetts Department of Revenue, Division of Local Services by the respective municipalities. It consists of the Total Tax Levy, State Aid, Local Receipts, and an “All Other” category. The Tax Levy consists of assessments on personal property, industrial, commercial, open space, and residential real estate. Personal property includes furnishings of second homes and some inventories and equipment of unincorporated businesses. On-site vehicles of utility companies are generally included in this category as well. State Aid is earmarked as state aid for education and State Aid for general government. Local Receipts include motor vehicle excise taxes, licenses and charges for services. The “All Other” category includes free cash and other available funds. Budgeted revenue and actual revenue differ very little.

Tax levies are subject to limitations imposed by related legislation. In any given year, the Tax Levy cannot exceed 2½ percent of the total assessed value of the property of the community. In addition, the Tax Levy cannot increase by more than 2½ percent of the prior year Tax Levy limit plus new growth without voter approval of an operating budget override or a debt exclusion override. An operating budget override constitutes a permanent

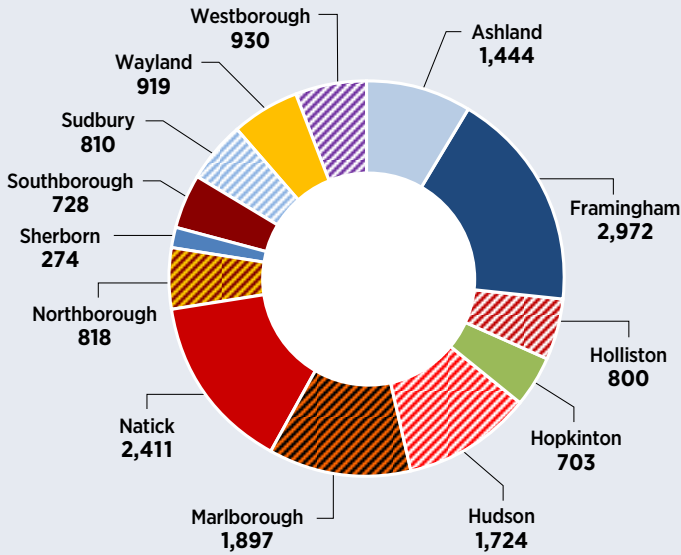
adjustment to the Tax Levy base that is used for subsequent year calculation limits while a debt exclusion override is in effect only for the life of the bond for which it was approved. It does not become a permanent adjustment to the Tax Levy base. Individual communities are also able to determine the extent to which property taxes will be borne by residential taxpayers or commercial and industrial (C&I) taxpayers. Some communities choose to tax residential, commercial and industrial property at the same rate, while others use split rates. Personal property is generally taxed at C&I rates imposed by the respective community.

With the residential exemption, the tax burden shifts within the residential class from owner-occupied, and relatively lower valued properties, to relatively higher valued ones and to those not eligible for the exemption, such as vacant land, rental properties and seasonal homes. The small commercial exemption is a similar shift within the class in that it excludes a percentage of the assessed value of each eligible parcel. It covers commercial real property valued at less than \$1 million that is occupied by certified small business (ten or fewer employees).



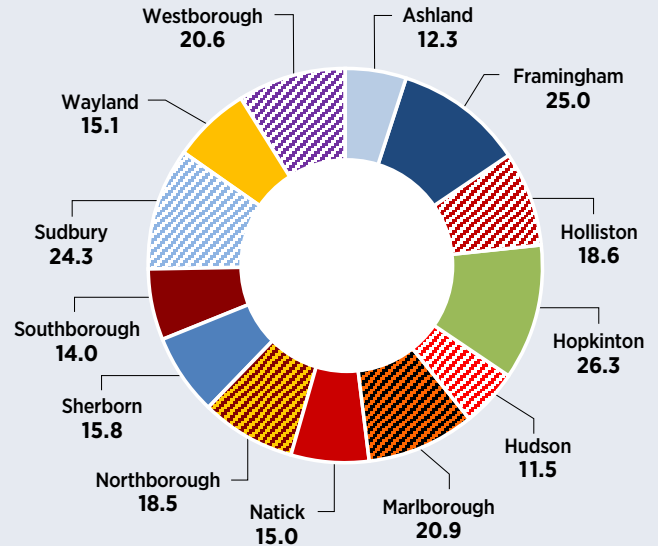
MUNICIPAL REVENUE

**FY 2020 GMW POPULATION PER SQUARE MILE
By Community**



Source: MA Department of Revenue, DLS, and MERC

**GMW LAND AREA IN SQUARE MILES
By Community**

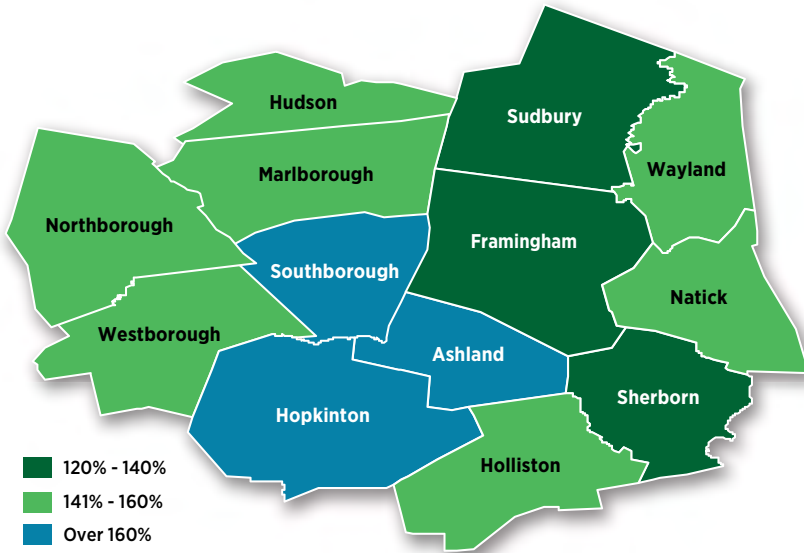


Source: MA Department of Revenue, DLS, and MERC

- The chart on the right reflects the size of each community as part of the total Greater MetroWest (GMW) region in square miles while the chart on the left represents the density (population per square mile) share for each community. The GMW communities comprise an area of about 237.9 square miles. Hopkinton is the largest community in GMW in square miles and accounts for 26.3 square miles, followed by Framingham (25.0) and Sudbury (24.3). The size of the remaining nine communities fell between 11.5 square miles in Hudson and 20.9 in Marlborough.
- The chart on the left represents the density (population per square mile) for each community. The densest communities are Framingham (2,972), Natick (2,411) and Marlborough (1,897), followed closely by Hudson (1,724) and Ashland (1,444). The least dense communities are Sherborn (274) followed by Hopkinton (703). The remaining communities in GMW fell between 728 individuals per square mile in Southborough and 930 in Westborough. The average density for GMW is 1,276 individuals per square mile and 884 for Massachusetts. As shown on the right panel, the population density varies considerably across the thirteen communities. Although a community may have a large land area, such as Hopkinton at 26.3 square miles, the population density is only 703 individuals per square mile.

MUNICIPAL REVENUE

FY2000 – FY2021 GMW GROWTH IN MUNICIPAL REVENUE

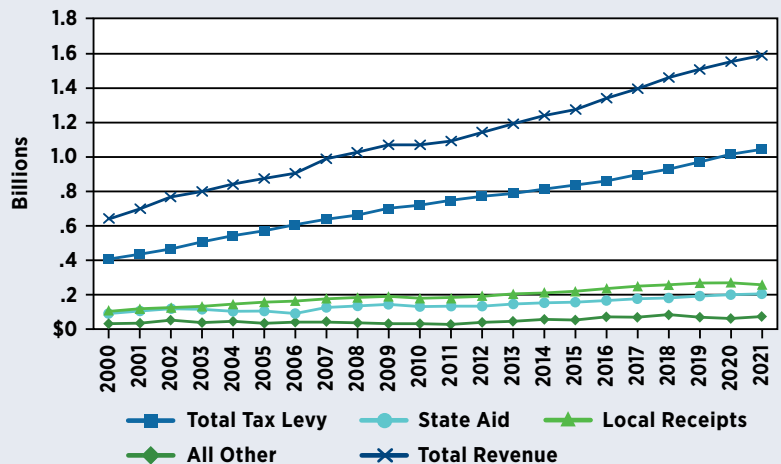


Source: MA Department of Revenue, DLS, and MERC

- This map reflects municipal revenue growth in Greater MetroWest (GMW) from FY2000 to FY2021.
- In FY2000, total revenue for GMW was \$641.3 million and has since increased by \$941.8 million in FY2021 to a total of just under \$1.6 billion. This is an increase of 146.9%. The seven communities of Holliston, Hudson, Marlborough, Natick, Northborough, Wayland, and Westborough showed growth rates of 141%-160%. Three other communities – Sudbury, Framingham, and Sherborn – fell in the 120%-140% growth interval.
- For FY2000 - FY2021, Hopkinton had the largest growth rate among all the communities at 222.4%. This was followed by Ashland (166.8%) and Southborough (164.0%).

FY2000 – FY2021 GMW TOTAL REVENUE

- Total Revenue for Greater MetroWest (GMW) for FY2021 was approximately \$1.58 billion. This has increased 146.9% from \$641.3 million in FY2000.
- The Total Tax Levy continued to increase from FY2000 through FY2021; starting with a total of \$407.8 million and reaching just over \$1 billion, an overall increase of 155.4%.
- Unlike Total Tax Levy, State Aid had several years of decreasing totals. Overall, it increased from \$91.8 million in FY2000 to \$207.3 million in FY2021, or an increase of 125.8%.
- Similar to State Aid, Local Receipts also fluctuated over the years. The FY2000 total was \$110.0 million, rounding off at \$258.6 million in FY2021 and showing a 135.1% increase. Local Receipts was the second biggest revenue contributor to the GMW region. The last category, “All Other,” is the smallest contributor of revenue to the GMW region, never surpassing the \$100 million mark from FY2000 to FY2021. It increased from \$31.7 million to \$75.9 million, which represents 139.6% growth.

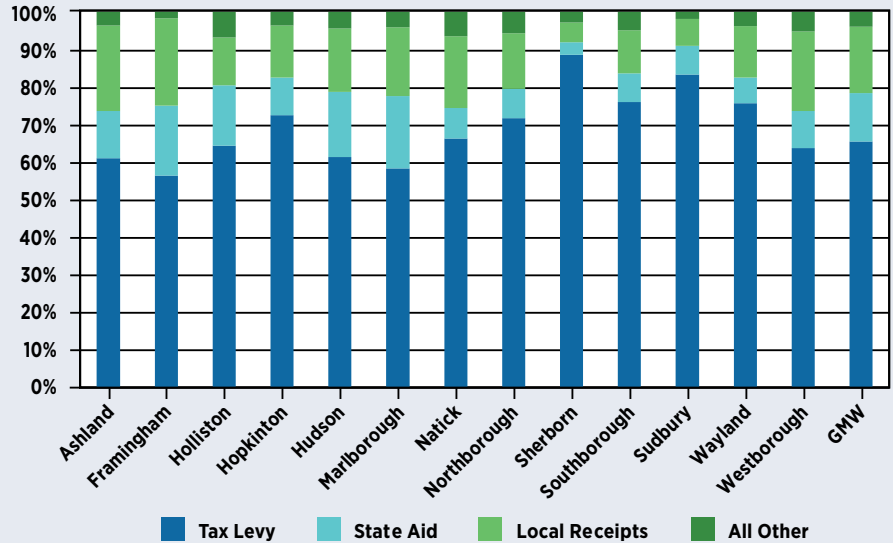


Source: MA Department of Revenue, DLS, and MERC

MUNICIPAL REVENUE

FY2021 GMW MUNICIPAL REVENUE By Source

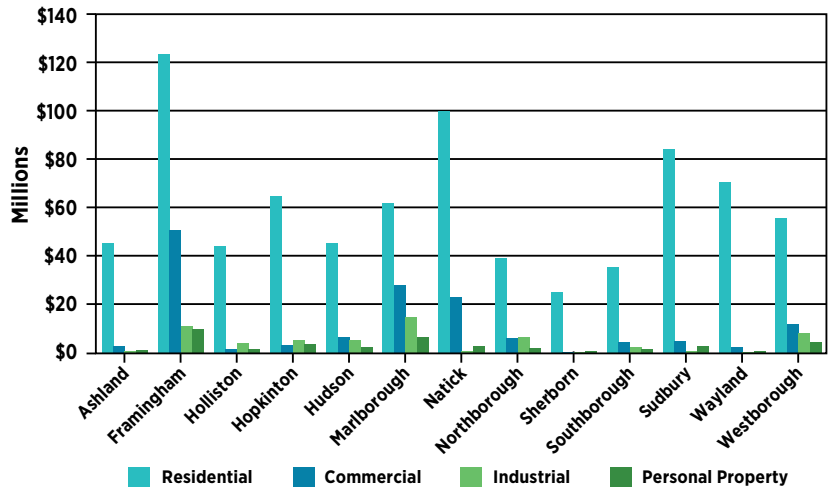
- In FY2021, the total municipal revenue for the Greater MetroWest (GMW) totaled \$1.58 billion from four different sources. The sources that make up municipal revenue are as follows: Tax Levy, State Aid, Local Receipts, and "All Other."
- Tax Levy is the main source of revenue for each of the thirteen communities that make up GMW. Framingham has the smallest percentage of revenue coming from Tax Levy at 55.5%, followed by Marlborough (57.2%), and Sherborn has the highest at 88.2%. The average Tax Levy for the region was 65.8%.
- State Aid and Local Receipts recorded averages of 13.1% and 16.3% of total revenue for the region. State Aid ranged from 19.7% in Framingham to 3.3% in Sherborn. Local Receipts' highest percentage came from Framingham at 21.2% and their lowest percentage came from Sherborn at 5.8%. Of the four different revenue sources, "All Other" contributed the smallest amount with the average for the region at 4.8%.



Source: MA Department of Revenue, DLS, and MERC

FY2021 GMW TAX LEVIES BY CATEGORY By Community

- Total Tax Levy consists of four components as follows: Residential, Commercial, Industrial, and Personal Property (Pers. Prop).
- In FY2021, the residential tax category accounted for the largest portion of the total Tax Levy for all the communities that make up Greater MetroWest (GMW). The residential Tax Levy fell between \$25.1 million in Sherborn and \$123.3 million in Framingham. The total residential Tax Levy for GMW accounted for \$794.8 million, or 76.3% of the total GMW Tax Levy of over \$1.0 billion.
- The commercial Tax Levy was the next largest contributor to the total Tax Levy, ranging from \$482,172 in Sherborn to \$50.7 million in Framingham. Marlborough held the second largest commercial Tax Levy at \$27.9 million.
- For the industrial component of the total Tax Levy, the highest total of all thirteen communities in GMW came from Marlborough at \$14.8 million, while the lowest was recorded in Sherborn at \$56,254, followed by Wayland (\$82,460).
- The personal property tax was the smallest contributor among all four categories measured. The range in GMW went from \$609,396 in Sherborn to \$9.8 million in Framingham.

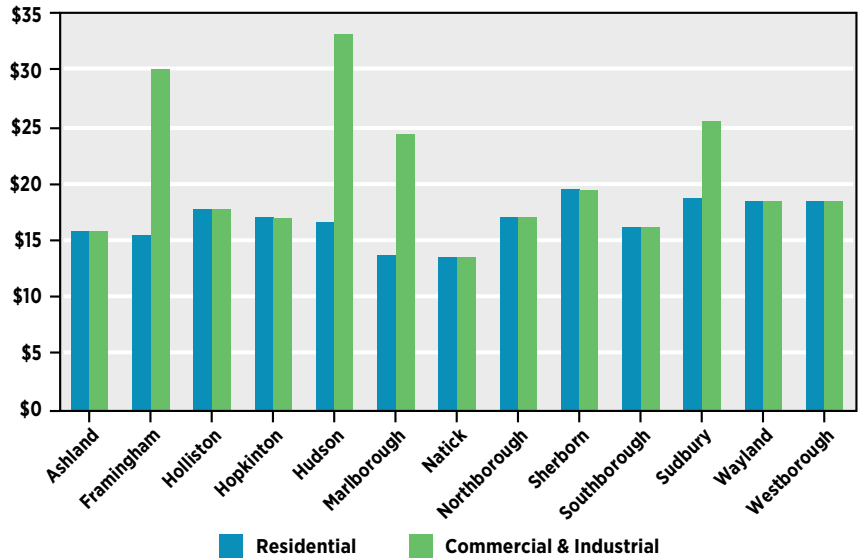


Source: MA Department of Revenue, DLS, and MERC

MUNICIPAL REVENUE

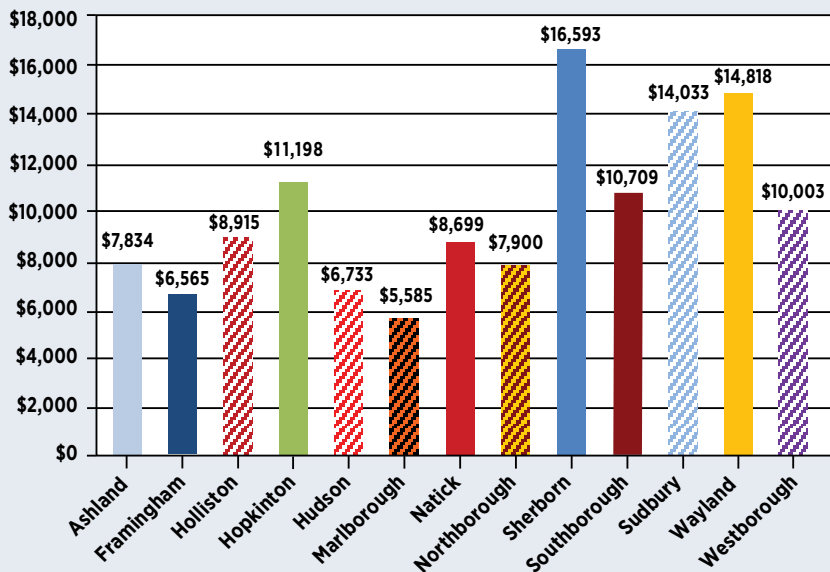
FY2021 GMW TAX RATE BY COMMUNITY Four with Split Rates

- This graph depicts the FY2021 Residential and Commercial & Industrial (C&I) tax rates per \$1,000 of assessed value for the thirteen communities that comprise the Greater MetroWest (GMW). Of the thirteen communities, Ashland, Holliston, Hopkinton, Natick, Northborough, Sherborn, Southborough, Wayland, and Westborough all had one set rate for both tax rates with Natick having the lowest rate of \$13.61.
- Framingham, Hudson, Marlborough, and Sudbury had split residential and C&I rates. The C&I rates were higher than the residential rates in all four communities.
- Of those four communities with split rates, Hudson had the largest C&I rate at \$33.16, with Framingham just behind at \$30.09. Marlborough and Sudbury posted C&I tax rates at \$24.47 and \$25.55, respectively.
- Marlborough's residential rate was \$13.80, making it the smallest rate of all the communities with split rates. Framingham at \$15.93 was the next smallest rate followed by Hudson (\$16.59) and Sherborn (\$19.63). Natick recorded the lowest rates at \$13.61 for both residential and C&I property.



Source: MA Department of Revenue, DLS, and MERC

FY2021 GMW AVERAGE SINGLE FAMILY TAX BILL By Community



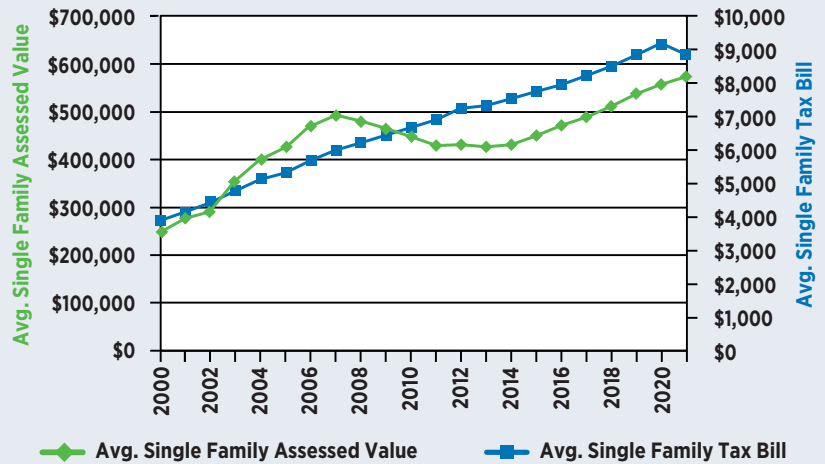
Source: MA Department of Revenue, DLS, and MERC

- The average single family tax bill for a given community is determined by applying the respective residential tax rate to the average single family assessed value.
- In Greater MetroWest (GMW) in FY2021, the highest single family tax bill of all thirteen communities came from Sherborn at \$16,593. Marlborough has the lowest single family tax bill at \$5,585, about three times smaller than that of Sherborn.
- In GMW, six of the thirteen communities had a single family tax bill larger than \$10,000, which include: Sherborn (\$16,593), Wayland (\$14,818), Sudbury (\$14,033), Hopkinton (\$11,198), Southborough (\$10,709), and Westborough (\$10,003).
- The range for an average single family tax bill for the remaining seven communities in Greater MetroWest was between \$5,000 and \$9,000.

MUNICIPAL REVENUE

FY2000 - FY2021 GMW AVERAGE SINGLE FAMILY TAX BILL & ASSESSED VALUE

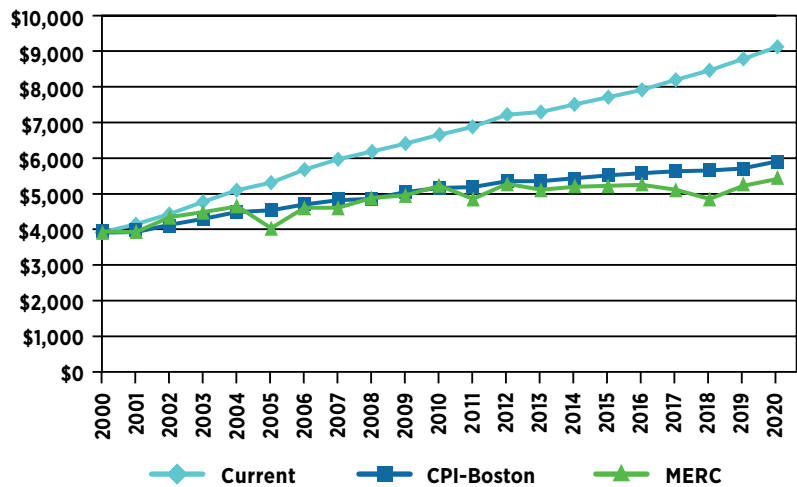
- The average single family assessed value for Greater MetroWest (GMW), excluding Marlborough, is shown in green on the left vertical axis. The average single family tax bill is shown in blue and on the right vertical axis. Marlborough is not included as values are not available for all years.
- The average single family tax bill increased from a low of \$3,915 in FY2000 to a high of \$8,843 in FY2021, an increase of 125.9% over the period. The average single family tax bill increased each year until FY2021, when it decreased 3.4% from \$9,155 in FY2020 to \$8,843 in FY2021.
- From FY2000 to FY2021, the average single family assessed value fluctuated. The lowest value occurred in FY2000 at \$249,490 while the highest value between FY2000 and FY2007 was \$491,631 in FY2007. Since then it fluctuated, increasing each year from FY2013 forward to \$556,610 in FY2020 and \$573,668 in FY2021.
- The average single family tax bill for the region was determined by calculating a residential tax rate for the region and applying this to the average single family assessed value. The rate was determined by dividing the residential tax levy by the residential assessed value for the region. The average single family assessed value of the region was determined by dividing the total single family assessed value for the region by the total single family dwellings.



Source: MA Department of Revenue, DLS, and MERC

AVERAGE SINGLE FAMILY TAX BILL GMW: Inflation Adjusted

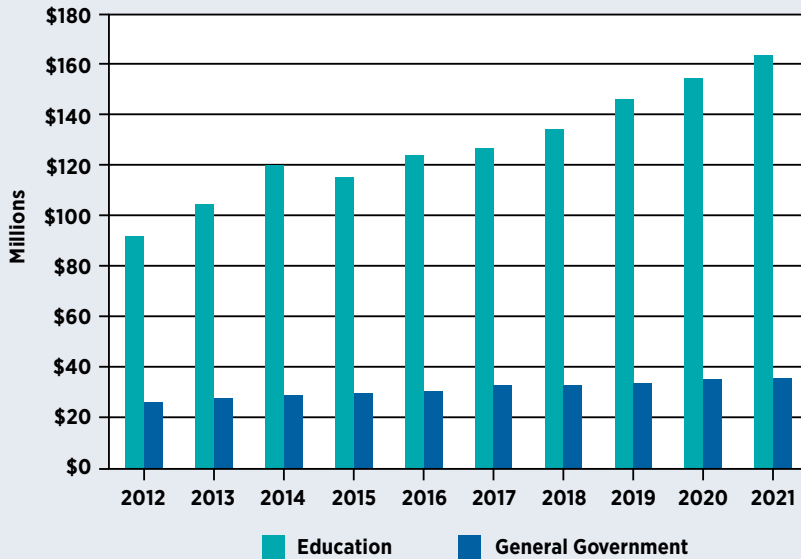
- This graph depicts the average single family tax bill in Greater MetroWest (GMW), excluding Marlborough, for FY2000 to FY2020, with FY2000 as the base year. The values are measured in nominal or current dollars and also adjusted for inflation.
- The actual (nominal) single family tax bill, shown in light aqua, increased every year during this time period from \$3,915 in FY2000 to \$9,155 in FY2020, an increase of \$5,240, or 133.9%.
- Two different price indexes are used to calculate the inflation-adjusted real dollar value of the average single family tax bill: MERC's MetroWest Cost of Living Index and the Boston Consumer Price Index (CPI). MERC's MetroWest Cost of Living Index for FY2019 is also used for FY2020 as FY2020 amounts are unavailable.
- Each of the two inflation adjustments yielded higher total tax bills in FY2020 than in FY2000. The Boston CPI produced a larger increase in the tax bill over the period, an increase of \$1,988 to a tax bill of \$5,903, while the MERC Cost of Living Index generated an increase of \$1,549 to \$5,464.



Source: MA Department of Revenue, DLS, and MERC

MUNICIPAL REVENUE

FY2012 - FY2021 GMW STATE AID CATEGORIES

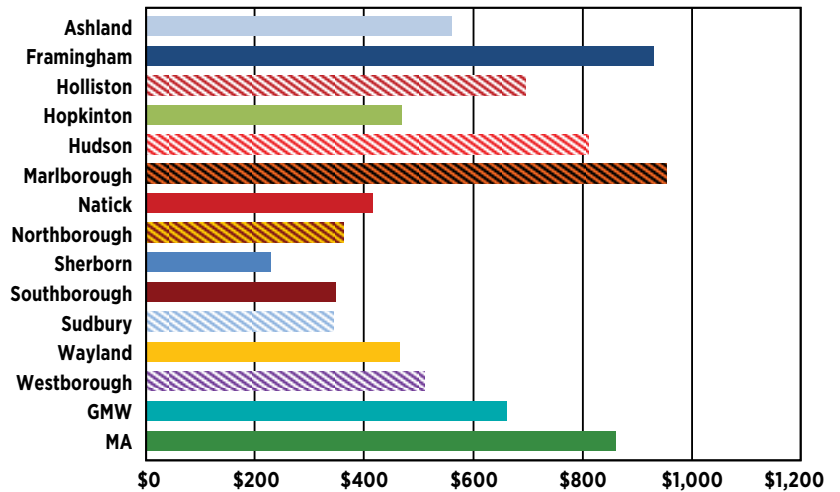


Source: MA Department of Revenue, DLS, and MERC

- State aid for education in Greater MetroWest (GMW) has nearly doubled its overall amount in the past decade, starting at \$92.1 million in FY2012 and increasing to \$163.9 million in FY2021.
- During the ten-year span displayed and measured in this graph, state aid for education increased every year except for FY2014 to FY2015 in which it decreased 3.5%, around \$4.2 million. The biggest total increase for state aid for education came between FY2013 and FY2014, a total of \$15 million increase.
- State aid for General Government (GG) in GMW had constant and significantly lower totals during the same ten-year span. In FY2012, state aid for GG totaled \$26.5 million and increased 35.5% to \$35.9 million in FY2021.
- During the ten-year span being measured, state aid for GG saw minimal year to year increases averaging \$1 million, which included one minor decrease of \$120,000 in FY2017 to FY2018.

FY2021 GMW STATE AID PER CAPITA By Community

- This graph displays the per capita state aid given to each of the thirteen communities that make up Greater MetroWest (GMW) in FY2021. Per capita state aid is calculated by dividing the sum of the aid given to a community by the population of that community. The amount of per capita state aid given to the communities in GMW ranged from \$953 in Marlborough, followed by Framingham at \$931 and Hudson not far behind at \$811, to \$225 in Sherborn, compared to a Massachusetts state average of \$862.
- This graph consists of both state aid for education and state aid for general government combined and given directly to each respective community. The total amount of state aid given to GMW is \$199,835,440.
- It is important to note that communities such as Northborough, Southborough, Sudbury, and Sherborn all belong to regional school districts. The state aid that is given to those districts is not included in the above calculations. Six of the GMW communities received between \$300-\$500 state aid per capita, including: Sudbury (\$340), Southborough (\$345), Northborough (\$359), Natick (\$413), Hopkinton (\$467), and Wayland (\$463). The average state aid per capita in Greater MetroWest is \$659. Nine of the thirteen GMW communities received less than the regional average which is also less than the Massachusetts state average of \$862.

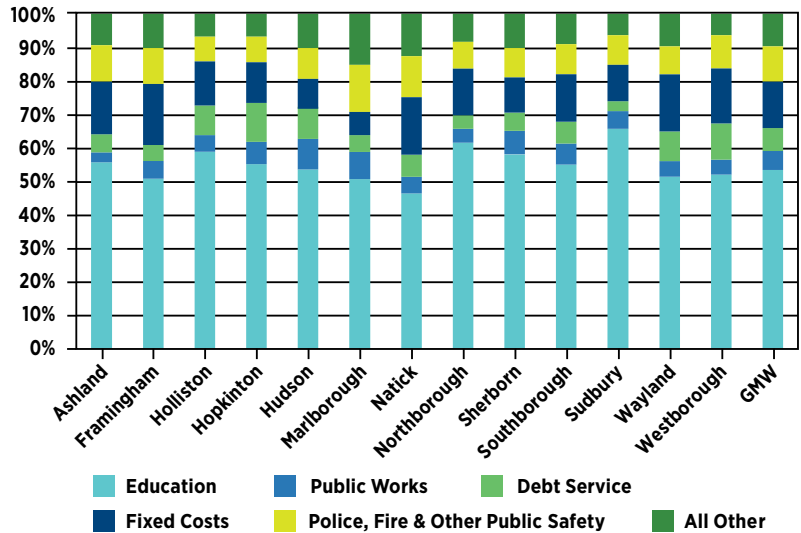


Source: MA Department of Revenue, DLS, and MERC

MUNICIPAL REVENUE

FY2019 GMW MUNICIPAL EXPENDITURES BY FUNCTION By Community

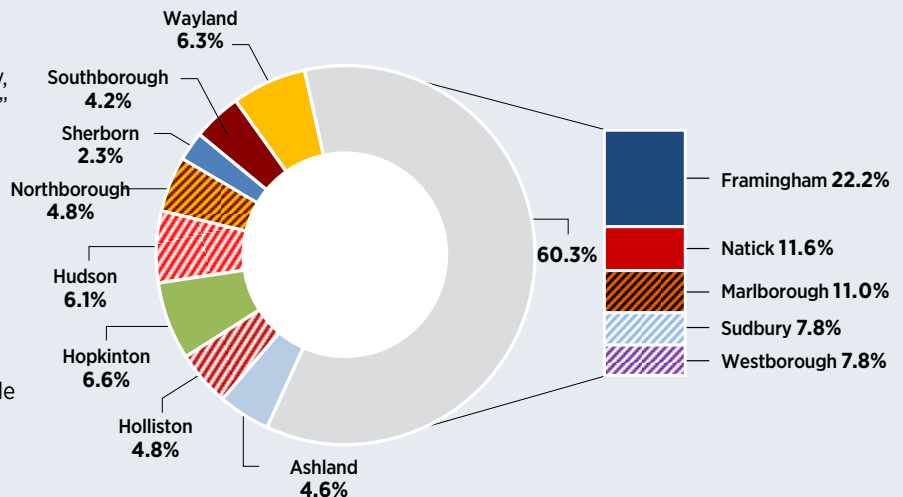
- Municipal expenditures are categorized into six main categories: Education, Debt Service, Police, Fire, & Other Public Safety, Public Works, Fixed Costs, and “All Other.” The respective expenditures are shown as percentages of total expenditures in this graph. Fixed employee benefits for all municipal employees are included in fixed costs. In FY2019, these general fund expenditures reached over \$1.3 billion dollars in Greater MetroWest.
- Education expenditures comprised the largest portion of each community in GMW. Natick, at 46.4%, was the only community within GMW to have had less than 50% of their municipal expenditure go to education with Sudbury having the largest share at 65.7%. The average education expenditure for GMW was around 53.5%.
- The highs and lows of the remaining categories varied by community. Debt Service was a relatively low percentage of total expenditures with Hopkinton having the highest at 11.4% while Sudbury posted the smallest at 3.1%, and the average for GMW at 6.7%. The Police, Fire & Other Public Safety average for GMW was about 10% with Marlborough having the highest expenditure at 13.9%. Public Works was the lowest average expenditure throughout the region coming in at 5.6%, with Fixed Costs at 14.1% and “All Other” at 9.9%.



Source: MA Department of Revenue, DLS, and MERC

MUNICIPAL GENERAL FUND EXPENDITURE FY2019 GMW = \$1.3B

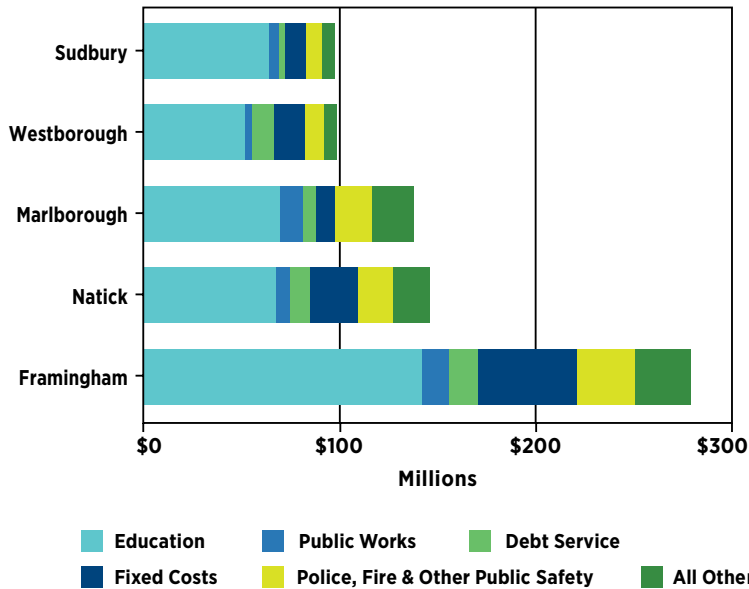
- Municipal expenditures are categorized into six main categories: Education, Debt Service, Police, Fire, & Other Public Safety, Public Works, Fixed Costs, and “All Other.” This pie graph shows the combined total of these categories by community of the Greater MetroWest region.
- In FY2019, these general fund expenditures reached over \$1.3 billion dollars in Greater MetroWest. Combined, the communities of Framingham, Marlborough, Natick, Sudbury, and Westborough, combined, were responsible for 60.3% of that expenditure.
- Holliston and Northborough each make up 4.8% of the total GMW expenditure, collectively totaling about \$120.5 million.
- The two communities with the smallest expenditure are: Sherborn at 2.3% and Southborough at 4.2%, together totaling \$81.3 million or about 6.5% of GMW’s total expenditure of \$1.3 billion.



Source: MA Department of Revenue, DLS, and MERC

MUNICIPAL REVENUE

FY2019 FIVE LARGEST COMMUNITIES BY EXPENDITURE Greater MetroWest

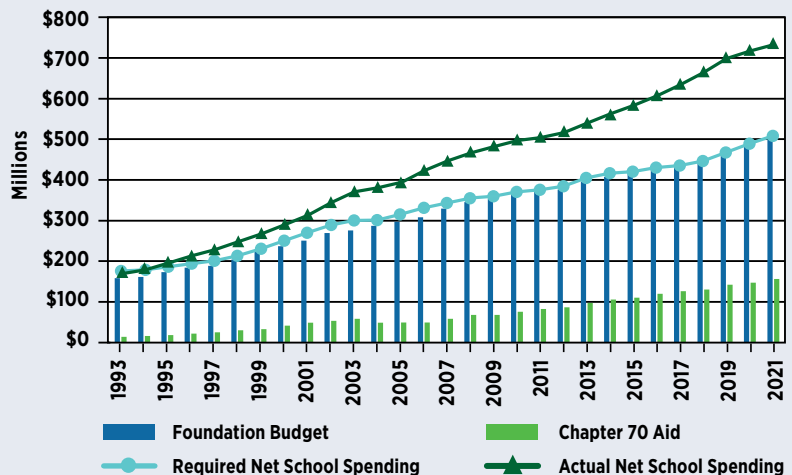


Source: MA Department of Revenue, DLS, and MERC

- This chart shows the five largest communities by expenditure in the Greater MetroWest Region which include the following: Framingham, Marlborough, Natick, Sudbury, and Westborough.
- Framingham, which had the largest amount of spending of all the communities, had collectively spent a total of \$278.6 million on Education, Debt Service, Police, Fire, & Other Public Safety, Public Works, Fixed Costs, and "All Other" in FY2019.
- Westborough and Sudbury had a similar collective expenditure total of \$98.2 million and \$97.3 million, respectively, in FY2019. Both communities spent less than half the total spending of Framingham.
- Natick had a collective expenditure of \$145.4 million, followed by Marlborough at \$137.6 million in FY2019.
- These five communities each spent about half of their total expenditure on Education, making it the largest category for spending in FY2019. The second largest category for spending was in Fixed Costs for Framingham, Natick, Sudbury, and Westborough. The "All Other" category was the second largest for Marlborough.

FY1993 - FY2021 GMW TOTAL SCHOOL SPENDING

- This chart displays the total school spending over a 28-year period for the thirteen communities that make up Greater MetroWest (GMW). The four components within the graph are as follows, Foundation Budget (blue), Chapter 70 Aid (light green), Required Net School Spending (light aqua), and Actual Net School Spending (dark green).
- The Foundation Budget is a measure of the amount needed in order to provide the students with an adequate education and is determined by the enrollment classification categories and related costs. In FY2021, the Foundation Budget totaled \$506.8 million in GMW while Required Net School spending totaled \$509.7 million.
- Chapter 70 Aid, which is represented by the light green bar, is the educational assistance given to a community and in FY2021, it totaled \$157 million for GMW. Local contributions for GMW in FY2021 were \$350 million, and this number is the difference between the Foundation Budget (blue) and Chapter 70 Aid (light green).
- The Actual Net School Spending in the GMW region for FY2021 totaled \$738.3 million. This category is made up of required local contributions, Chapter 70 Aid, and additional amounts that communities chose to spend on education.

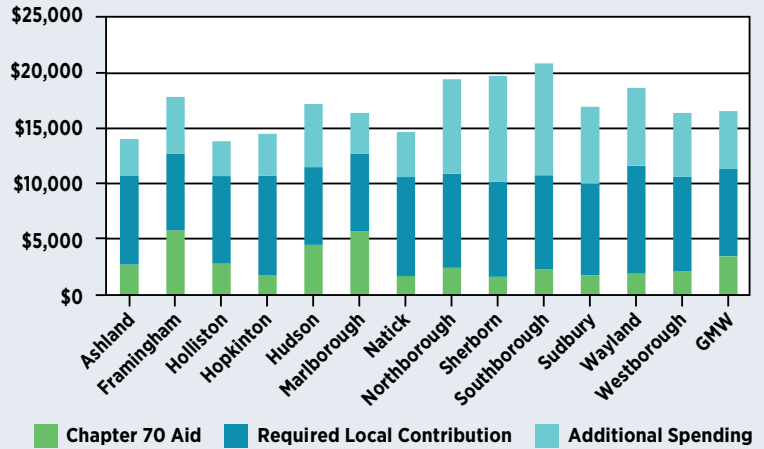


Source: MA Department of Revenue, DLS, and MERC

MUNICIPAL REVENUE

FY2021 GMW PER PUPIL EDUCATION EXPENDITURE By Community

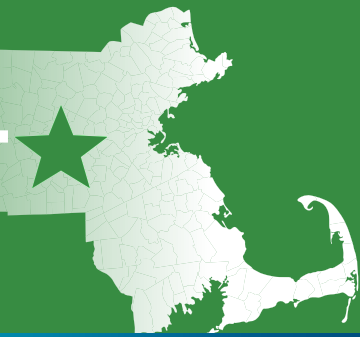
- This graph represents the per pupil education expenditures for the communities that make up Greater MetroWest (GMW) for FY2021 as reported by the Massachusetts Department of Elementary and Secondary Education (DESE). The DESE values are classified in the following three categories: Chapter 70 Aid (light aqua), Required Local Contribution (blue), and Additional Spending (green) which consists of added amounts municipalities chose to spend over education reform requirements.
- Total per pupil education spending in GMW ranged from a high of \$20,760 in Southborough, followed by Sherborn (\$19,662) and Northborough (\$19,332), to a low of \$13,902 in Holliston. Natick amounts included in this graph represent FY2019 as FY2020 and FY2021 are under review and unavailable.
- The Foundation Budget is comprised of the local municipal contribution and Chapter 70 Aid given to each community. This total represents the minimum a municipality needs to spend to provide an adequate education for its students.
- DOR income and property values by municipality are used to calculate aid. Framingham (\$5,452) and Marlborough (\$5,473) received the most per capita aid.
- The communities with the largest Additional Spending are Southborough (\$9,906), Sherborn (\$9,445), and Northborough (\$8,353).



Source: MA Department of Revenue, DLS, and MERC



K-12 PUBLIC SCHOOL ENROLLMENT



The MetroWest Economic Research Center (MERC) at Framingham State University annually collects data on K-12 public school enrollment for several sub-state regions. Greater MetroWest public school enrollment is calculated for kindergarten through grade 12 using the annual state student census conducted in October of each year. Included in the data are all public school students in regular education, special education, ELL (English Language Learners), regional charter schools and the regional vocational high schools. MERC contacts the regional's charter schools, McAuliffe Regional Charter School and the Advanced Math and

Science Academy, to obtain their enrollment figures. In many communities, kindergartner enrollment typically increases 9.9% upon entry into the first grade.

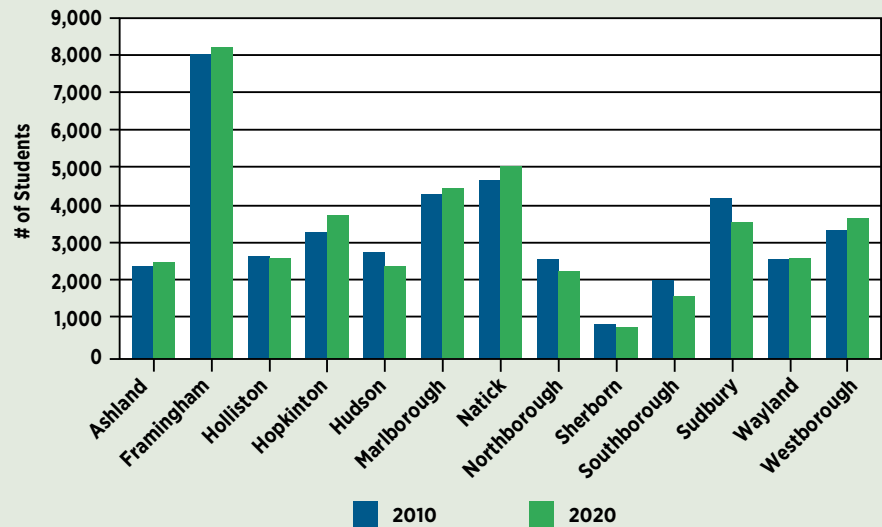
The Massachusetts Department of Elementary and Secondary Education implemented a student enrollment database, the Student Information Management System (SIMS), in 2000. The MERC K-12 data presented in this report are obtained from both the October SIMS student census and data provided directly to MERC by the local school districts.



K-12 PUBLIC SCHOOL ENROLLMENT

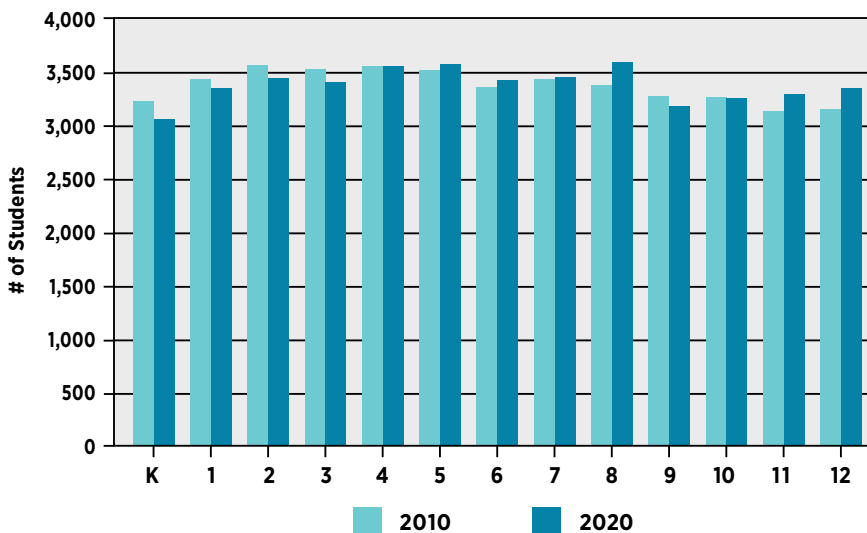
2010 AND 2020 GMW K-12 STUDENT ENROLLMENT

- This graph compares student enrollment in Greater MetroWest (GMW) in 2010 and 2020 by community. The information does not include vocational or charter school enrollments.
- Hopkinton experienced the highest increase of 13.3% in student enrollment from 2010 to 2020. Ashland (6.7%), Framingham (5.6%), Natick (8.5%), Marlborough (2.4%) and Westborough (8.8%) also experienced increases in public school enrollment.
- Southborough experienced a decrease of 18.8% public school enrollment from 2010 to 2020. Sherborn (-5.0%), Sudbury (-14.4%), Hudson (-13.3%) and Northborough (-13.3%) had decreases in student enrollment.
- Wayland had the smallest increase (0.70%) in public school enrollment and Holliston had the smallest decrease (-3.1%) in public school enrollment from 2010 to 2020.



Source: MA Department of Elementary and Secondary Education and MERC

2010 AND 2020 K-12 STUDENT ENROLLMENT By Grade

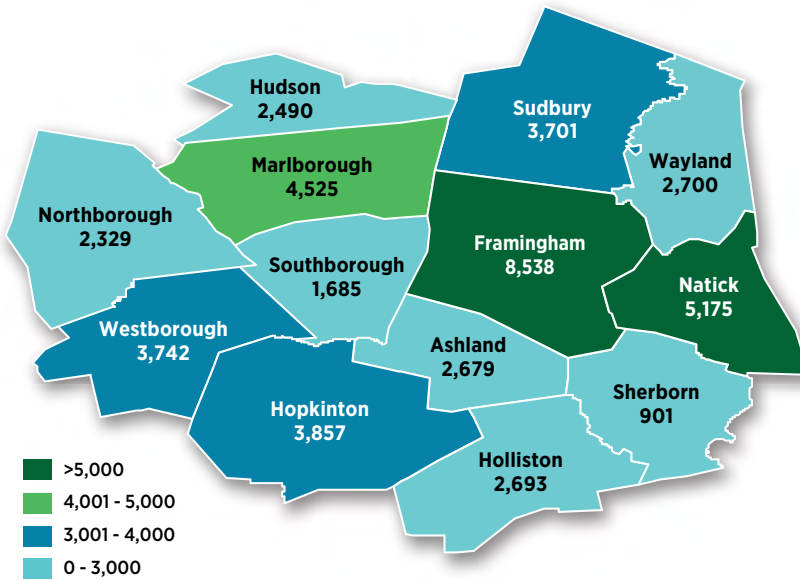


Source: MA Department of Elementary and Secondary Education and MERC

- This graph compares public student enrollment in Greater MetroWest (GMW) in 2010 and 2020 grade by grade.
- Student enrollment in 2010 was 44,990 and by 2020, the enrollment increased to 45,011. The enrollment does not include the charter or vocational schools.
- Kindergarten enrollment in 2010 was 3,323 and 3,124 in 2020, a 6.0% decrease.
- Enrollment for kindergarten in 2010 was 3,323 and student enrollment rose to 3,619 by grade 5, an 8.9% increase.
- Enrollment for kindergarten in 2020 was 3,124 and student enrollment increased to 3,658 in grade 5, a 17.1% increase.
- Grade 12 student enrollment in 2010 was 3,234. By 2020, student enrollment in grade 12 was 3,432, a 6.1% increase.

K-12 PUBLIC SCHOOL ENROLLMENT

GMW 2020 PUBLIC SCHOOL ENROLLMENT By Community

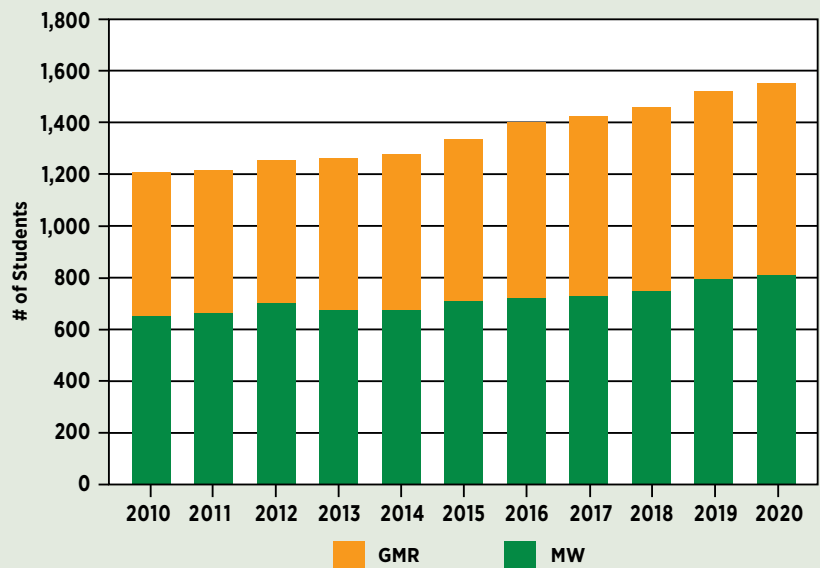


Source: MA Department of Elementary and Secondary Education and MERC

- K-12 public school enrollment in Greater MetroWest (GMW) totaled 45,011 students in 2020. This figure does not include students enrolled in charter and vocational schools.
- The community reporting the highest enrollment was Framingham having a student enrollment of 8,538. The towns of Marlborough and Natick had enrollment between 4,000 and 5,000 students.
- Ashland, Holliston, Northborough, Hudson, and Wayland had enrollment between 2,000 and 3,000 students. Sherborn reported the smallest enrollment at 901 students.
- The top three towns of Framingham, Natick and Marlborough had 40% of all public school enrollment in GMW, while the lowest three of Sherborn, Southborough, and Northborough only represented 11%.

2010 AND 2020 GMW VOCATIONAL SCHOOL ENROLLMENT

- The vocational school education enrollment in 2010 in Greater MetroWest (GMW) was 1,277 students and grew to 1,622 in 2020, a 27.0% increase.
- The vocational school enrollment for the Great Marlborough Region (GMR) in 2010 was 558 students and grew by 35.9%.
- The vocational school enrollment for MetroWest (MW) in 2010 was 731 students and grew by 20.4%.
- MetroWest (MW) and Greater Marlborough Region (GMR) combined, had an average vocational school enrollment of 35 new students each year, or an increase of 2.4% on average per year.
- MetroWest (MW) and Greater Marlborough Region (GMR) combined, had the largest gain of students occur in 2016 at 68, increasing 4.8%, while the smallest had a slight loss of 3 students in 2011, decreasing by 0.2%.

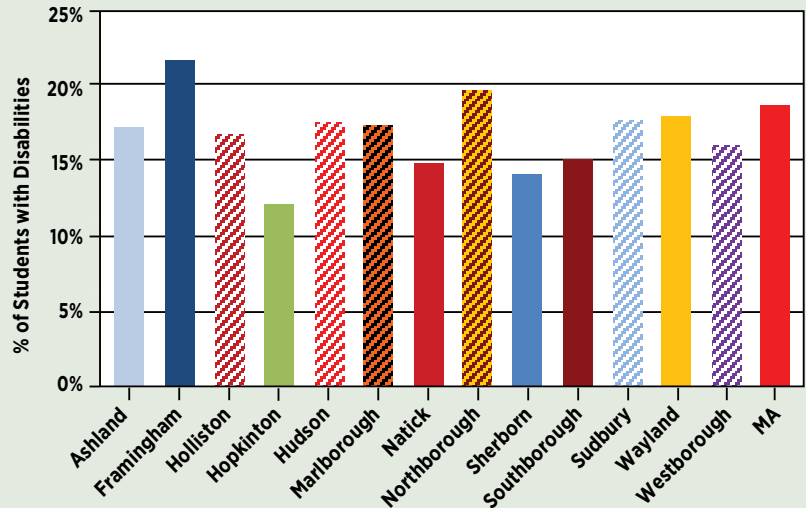


Source: MA Department of Elementary and Secondary Education and MERC

K-12 PUBLIC SCHOOL ENROLLMENT

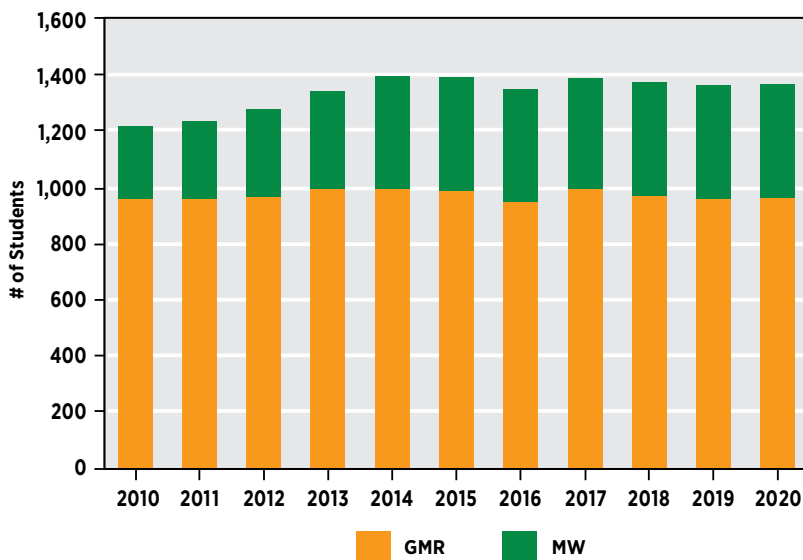
OCTOBER 2020 STUDENTS WITH DISABILITIES

- According to the Massachusetts Department of Elementary and Secondary Education (DESE), students with disabilities include those with any of the following: autism, communication impairment, developmental delay, emotional impairment, health impairment, intellectual impairment, neurological impairment, physical impairment and sensory impairment.
- This graph shows the percentage of students with disabilities by community. The percentage is calculated by dividing the number of students with disability by the number of students enrolled in the community.
- Framingham (21.7%) and Northborough (19.7%) had the largest percentage of students with learning difficulties in their school district. Hopkinton had the lowest percentage of students with disabilities in the school district at 12.1%.
- Ashland, Hudson, Marlborough, Sudbury and Wayland have at least 17.3% of the student with disabilities population in the school district.
- The Commonwealth of Massachusetts reported 18.7% of the student enrollment statewide had learning disabilities.



Source: MccDepartment of Elementary and Secondary Education and MERC

2010 TO 2020 GMW CHARTER SCHOOL ENROLLMENT



Source: MA Department of Elementary and Secondary Education and MERC

- Charter school enrollment for Greater MetroWest (GMW) rose from 1,215 students in 2010 to 1,365 students in 2020, representing a 12.4% increase.
- MetroWest (MW) region charter school student enrollment was 252 students in 2010 and 399 students in 2020, representing a 58.5%.
- Greater Marlborough Region (GMR) charter school enrollment did not change from 2010 to 2020; stable enrollment of 966 students. In contrast, the MW region had no change from 2014 to 2020; stable enrollment of 400 students.
- Charter school enrollment in GMW peaked with enrollment of 1,402 students in 2014. From 2014 to 2020, charter school enrollment has declined by 2.6%.
- According to the Massachusetts Department of Elementary and Secondary Education, there are currently 78 charter schools in the Commonwealth. In the MetroWest region, there are two charter schools.

APPENDIX

North American Industry Classification System (NAICS)

In 2001 the North American Industry Classification System (NAICS) permanently replaced the Standard Industrial Classification (SIC) system in use for seventy years. NAICS is an industrial classification system that groups establishments into industries based on the activities in which they are primarily engaged. It is a comprehensive system covering the entire field of economic activities, both producing and non-producing. NAICS has twenty separate industrial sectors that are described in this appendix. These twenty sectors are grouped into eleven supersectors. NAICS data used in this publication are presented by supersectors and by sectors.

NAICS Supersectors

Goods-Producing Domain (GPD)

Natural Resources and Mining Supersector (NRM)

- 11 Agriculture, Forest, Fishing and Hunting
- 21 Mining

Construction Supersector

- 23 Construction

Manufacturing Supersector

- 31-33 Manufacturing

Service Producing Domain (SPD)

Trade, Transportation and Utilities Supersector (TTU)

- 22 Utilities
- 42 Wholesale Trade
- 44-45 Retail Trade
- 48-49 Transportation and Warehousing

Information Supersector

- 51 Information

Financial Activities Supersector

- 52 Finance and Insurance
- 53 Real Estate and Rental and Leasing

Professional and Business Services Supersector* (PBS)

- 54 Professional, Scientific and Technical Services
- 55 Management of Companies and Enterprises
- 56 Administrative and Support and Waste Management and Remediation Services

Education and Health Services Supersector

- 61 Educational Services
- 62 Health Care and Social Assistance

***Professional and Business Services Supersector:** In this and other MERC publications MERC uses the acronyms **PBS** and **BPS** interchangeably to refer to this NAICS supersector.

APPENDIX

Leisure and Hospitality Supersector

71 Arts, Entertainment, and Recreation
72 Accommodation and Food Services

Other Services Supersector

81 Other Services (except Public Administration)

Public Supersector as used in this publication, includes the Public Administration NAICS sector defined below, plus all other jobs in federal, state and local government.

NAICS Sectors

Natural Resources and Mining Supersector

11 Agriculture, Forestry, Fishing and Hunting comprises establishments primarily engaged in crop growing, animal raising, and timber and fish harvesting.

21 Mining comprises establishments that extract naturally occurring mineral solids, liquid minerals, and gases.

Construction Supersector

23 Construction comprises establishments primarily engaged in the construction of buildings or engineering projects.

Manufacturing Supersector

31-33 Manufacturing comprises establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products.

Trade, Transportation and Utilities Supersector

22 Utilities comprises establishments engaged in the provision of the following utility services: electric power, natural gas, steam supply, water supply and sewage removal, through a permanent infrastructure of lines, mains, and pipes.

42 Wholesale Trade comprises establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise, including the outputs of agriculture, mining, manufacturing, and certain information industries, such as publishing. The wholesaling process is an intermediate step in the distribution of merchandise.

44-45 Retail Trade comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The retailing process is the final step in the distribution of merchandise; retailers are, therefore, organized to sell merchandise in small quantities to the general public. This sector comprises two main types of retailers: store and non-store retailers.

48-49 Transportation and Warehousing comprises industries providing transportation of passengers and cargo, warehousing and storage for goods, scenic and sightseeing transportation, and support activities related to modes of transportation (air, rail, water, road, and pipeline).

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Information Supersector

51 Information comprises establishments engaged in producing and distributing information and cultural products, providing the means to transmit these products, and processing data.

Financial Activities Supersector

52 Finance and Insurance comprises establishments primarily engaged in financial transactions (transactions involving the creation, liquidation, or change in ownership of financial assets) and/or in facilitating financial transactions.

53 Real Estate and Rental and Leasing comprises establishments primarily engaged in renting, leasing, or otherwise allowing the use of tangible or intangible assets.

Professional and Business Services Supersector*

54 Professional, Scientific, and Technical Services comprises the performing of professional, scientific, and technical activities for others. These activities require a high degree of expertise and training. Some activities performed include: legal advice and representation, accounting, engineering services, computer services, research services, advertising services, and veterinary services.

55 Management of Companies and Enterprises comprises establishments that either hold the securities of companies for the purpose of owning a controlling interest or influencing management decisions, or establishments that administer, oversee, and manage establishments of the company and that normally undertake the organizational planning and decision making role of the company.

56 Administrative and Support and Waste Management and Remediation Services include establishments performing routine support activities for the day-to-day operations of other organizations. Activities performed include: office administration, hiring and placing of personnel, document preparation and similar clerical services, solicitation, collection, security and surveillance services, cleaning, and waste disposal services.

Education and Health Services Supersector

61 Educational Services comprises establishments that provide instruction and training to a wide variety of subjects. This instruction and training provided by specialized establishments, such as schools, colleges, universities, and training centers.

Note: Educational Services includes only private educational services. Public K-12 and public higher education are included in the Public Supersector.

62 Health Care and Social Assistance comprises establishments that provide health care and social assistance for individuals.

Leisure and Hospitality Supersector

71 Arts, Entertainment, and Recreation comprises a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons.

72 Accommodation and Food Services comprises establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption.

APPENDIX

Other Services Supersector

81 Other Services (except Public Administration) comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities, such as equipment repairing, administering religious activities, grantmaking, advocacy, and providing laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.

Public Supersector as used in this publication, includes the Public Administration NAICS sector defined below, plus all other jobs in federal, state and local government.

Public Administration The Public Administration sector consists of establishments of federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, or judicial authority over other institutions within a given area.

***Professional and Business Services Supersector:** In this and other MERC publications MERC uses the acronyms **PBS** and **BPS** interchangeably to refer to this NAICS supersector.

SOURCES

- *Banker & Tradesman*; The Warren Group
- Bureau of Labor Statistics, U. S. Department of Labor (USBLS)
- Massachusetts Department of Elementary and Secondary Education (DESE)
- Massachusetts Department of Revenue, Division of Local Services (DLS)
- Massachusetts Executive Office of Labor and Workforce Development (MA EOLWD)
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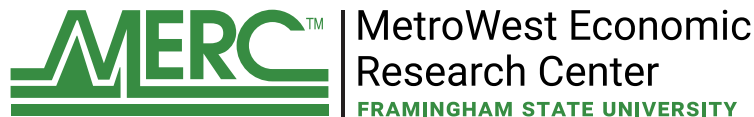
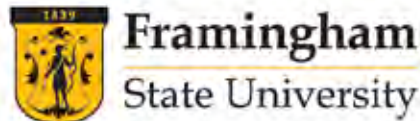
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