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Marlborough, Massachusetts

Demographic Report

Population	2025	2030
	TOTAL	TOTAL
Population	42,513	42,025

Age Distribution	2025		2030	
	TOTAL	%	TOTAL	%
Median Age	38.92	0.09	39.96	0.09
0-4	2,136	5.02	2,030	4.83
5-9	2,264	5.33	2,175	5.18
10-14	2,420	5.69	2,364	5.63
15-19	2,645	6.22	2,596	6.18
20-24	2,234	5.25	2,414	5.74
25-29	3,194	7.51	2,727	6.49
30-34	3,197	7.52	2,990	7.11
35-39	3,221	7.58	3,140	7.47
40-44	2,966	6.98	3,016	7.18
45-49	2,610	6.14	2,716	6.46
50-54	2,920	6.87	2,776	6.61
55-59	2,999	7.05	2,760	6.57
60-64	2,861	6.73	2,666	6.34
65-69	2,228	5.24	2,250	5.35
70-74	1,684	3.96	1,831	4.36
75-79	1,290	3.03	1,449	3.45
80-84	815	1.92	1,013	2.41
> 85	829	1.95	1,112	2.65

Sex	2025		2030	
	TOTAL	%	TOTAL	%
Male	21,622	50.86	21,268	50.61
Female	20,891	49.14	20,757	49.39

Ethnicity Distribution	2025		2030	
	TOTAL	%	TOTAL	%
Asian (non-hispanic)	3,824	8.99	4,317	10.27
White (non-hispanic)	28,497	67.03	27,651	65.8
Black (non-hispanic)	2,040	4.8	2,197	5.23
American Indian (non-hispanic)	19	0.04	20	0.05
Pacific Islander (non-hispanic)	5	0.01	5	0.01
Other (non-hispanic)	529	1.24	529	1.26
Multirace (non-hispanic)	1,367	3.22	1,354	3.22
Hispanic	6,232	14.66	5,952	14.16

Race Distribution	2025		2030	
	TOTAL	%	TOTAL	%
White	29,249	68.8	28,388	67.55
Black	2,184	5.14	2,353	5.6
American Indian	125	0.29	118	0.28
Asian	3,829	9.01	4,322	10.28
Pacific Islander	6	0.01	7	0.02
Other	3,245	7.63	3,094	7.36
Multirace	3,875	9.11	3,743	8.91

Education Attainment	2025		2030	
	TOTAL	%	TOTAL	%
< Grade 9	1,408	4.57	1,374	4.51
Grade 9-12	1,717	5.57	1,692	5.56
High School	8,077	26.21	7,942	26.09
Some College	4,179	13.56	4,113	13.51
Assoc Degree	2,233	7.25	2,207	7.25
Bach Degree	7,409	24.04	7,344	24.12
Grad Degree	5,791	18.79	5,774	18.96

Labor Force Status	2025		2030	
	TOTAL	%	TOTAL	%
Labor Force	25,993	n/a	25,071	n/a
Employed	24,595	94.62	23,676	94.44
Unemployed	1,379	5.31	1,375	5.48
In Armed Forces	19	n/a	20	n/a
Not In Labor Force	9,207	n/a	9,875	n/a

Total Households	2025		2030	
	TOTAL	%	TOTAL	%
Households	17,261	62.81	17,373	63.24
Families	10,221	59.21	10,098	58.12

Median Household Income	2025		2030	
	TOTAL		TOTAL	
Median Household Income	104,733		NaN	

Household Income Distribution	2025		2030	
	TOTAL	%	TOTAL	%
< \$5K	411	2.38	406	2.34
\$5K-\$10K	256	1.48	259	1.49
\$10K-\$15K	461	2.67	466	2.68
\$15K-\$20K	276	1.6	271	1.56
\$20K-\$25K	601	3.48	606	3.49
\$25K-\$30K	497	2.88	498	2.87
\$30K-\$35K	332	1.92	328	1.89
\$35K-\$40K	479	2.78	483	2.78
\$40K-\$45K	528	3.06	535	3.08
\$45K-\$50K	401	2.32	400	2.3
\$50K-\$55K	482	2.79	486	2.8
\$55K-\$60K	419	2.43	431	2.48
\$60K-\$65K	534	3.09	540	3.11
\$65K-\$70K	501	2.9	504	2.9
\$70K-\$75K	497	2.88	486	2.8
\$75K-\$80K	258	1.49	267	1.54
\$80K-\$85K	327	1.89	339	1.95
\$85K-\$90K	377	2.18	376	2.16
\$90K-\$95K	312	1.81	319	1.84
\$95K-\$100K	352	2.04	354	2.04
\$100K-\$125K	1,740	10.08	1,807	10.4
\$125K-\$150K	1,981	11.48	1,959	11.28
\$150K-\$200K	2,108	12.21	2,141	12.32
\$200K-\$250K	1,177	6.82	1,170	6.73
\$250K-\$500K	1,485	8.6	1,475	8.49
\$500k+	469	2.72	467	2.69

Total Number of Housing	2025		2030	
	TOTAL	%	TOTAL	%
Total Dwellings	17,737	n/a	18,165	n/a
Owner-Occupied Dwellings	9,468	54.85	9,656	55.58
Renter-Occupied Dwellings	7,793	45.15	7,717	44.42
Housing Units Occupied	17,261	n/a	17,373	n/a

Size of Household	2025		2030	
	TOTAL	%	TOTAL	%
1 Person	5,331	30.88	5,593	32.19
2 Person	5,419	31.39	5,535	31.86
3 Person	2,774	16.07	2,653	15.27
4 Person	2,338	13.54	2,249	12.95
5 Person	893	5.17	856	4.93
6+ Person	325	1.88	314	1.81

Means of Transportation to Work				
			TOTAL	%
Drove alone			16,468	67.4
Carpool			2,344	9.59
Bus or trolley bus			130	0.53
Long-distance train or commuter rail			5	0.02
Light rail or streetcar or trolley car			159	0.65
Ferryboat			0	n/a
Taxicab			225	0.92
Motorcycle			34	0.14
Bicycle			93	0.38
Walked			533	2.18
Other means			772	3.16
Worked at home			3,672	15.03

Source: Applied Geographic Solutions, June 2025

For finding sites in Massachusetts, contact MassEcon at 617-924-4600