

# Framingham



Photo Credit: Luis Rosero

## Population

	<u>2000</u>	<u>2010</u>	<u>% Change</u> (2000-2010)	<u>2014*</u>
Total Population	66,910	68,318	2.1%	69,900
<b>Gender</b>				
Female	34,968	33,015	-5.6%	37,277
Male	31,942	35,303	10.5%	32,623
<b>Age Distribution</b>				
Under 10 years	8,383	8,281	-1.2%	8,544
10 to 19 years	7,549	7,997	5.9%	8,405
20 to 34 years	16,032	14,920	-6.9%	15,422
35 to 54 years	20,481	20,139	-1.7%	19,603
55 to 74 years	10,111	12,054	19.2%	13,034
75 years and over	4,354	4,927	13.2%	4,892
<b>Race/Ethnicity</b>				
White, Non-Hispanic	53,373	49,122	-8.0%	52,150
Black, Non-Hispanic	3,409	3,993	17.1%	5,622
American Indian, Non-Hispanic	116	205	76.7%	79
Asian, Pacific Islander, Non-Hispanic	3,554	4,380	23.2%	5,182
Some other race, Non-Hispanic	4,195	7,448	77.5%	3,786
Two or More Races, Non-Hispanic	2,263	3,170	40.1%	3,081
Hispanic or Latino (of any race)	7,265	9,161	26.1%	9,851
<b>Households by type</b>				
Family Households (families)	16,573	16,535	-0.2%	16,781
With own children under 18 years	7,610	7,588	-0.3%	7,911
Non family households	9,580	9,638	0.6%	9,943
Average household size	2.4	2.5	1.6%	2.5
Average family size	3.0	3.0	0.3%	3.1

## Housing

<b>Housing Tenure and Vacancy</b>	<u>2000</u>	<u>2010</u>	<u>% Change</u> (2000-2010)	<u>2014*</u>
Occupied housing units	26,153	26,173	0.1%	26,724
Vacant housing units	581	1,356	133.4%	826
Homeowner vacancy rate (percent)	0.2%	1.1%	450.0%	0.2%
Rental vacancy rate (percent)	1.7%	6.2%	264.7%	2.1%
Owner-occupied housing units	14,512	14,521	0.1%	14,833
Renter-occupied housing units	11,641	11,652	0.1%	11,891
Single Family Median Sales Price	\$250,000	\$301,250	20.5%	\$336,000
Condo Median Sales Price	\$90,000	\$121,250	34.7%	\$136,000

Sources: MERC and various sources.

Please refer to MERC's Annual Economic Profile for a detailed discussion of sources.

\* 5-year estimate based on the Census Bureau's American Community Survey

2009      2014      % Change  
(2009-2014)

## Education

Student Enrollment	7,909	8,459	7.0%
Costs Per Pupil	\$13,163	\$14,851	12.8%

## Unemployment

Labor Force	37,953	39,102	3.0%
Unemployed Individuals	2,337	1,668	-28.6%
Unemployment Rate	6.2%	4.3%	-30.6%

## Income

Average Wage	\$67,876	\$74,349	9.5%
Total Payroll (in thousands)	\$3,033,919	\$3,592,025	18.4%

## Employment By Super Sector

Total Employment	44,698	48,313	8.1%
Natural Resources & Mining	3	3	0.0%
Construction	1,381	1,256	-9.1%
Manufacturing	3,775	4,598	21.8%
Trade, Transportation, & Utilities	6,772	7,787	15.0%
Information	2,092	1,924	-8.0%
Financial Activities	1,145	1,256	9.7%
Professional and Business Services	12,857	13,477	4.8%
Education and Health Services	7,950	8,420	5.9%
Leisure & Hospitality	3,191	3,442	7.9%
Other	1,097	1,082	-1.4%
Public	4,436	5,069	14.3%
Total Establishments	2,193	2,360	7.6%
Natural Resources & Mining	2	3	50.0%
Construction	148	168	13.5%
Manufacturing	67	65	-3.0%
Trade, Transportation, & Utilities	447	417	-6.7%
Information	70	62	-11.4%
Financial Activities	174	187	7.5%
Professional and Business Services	536	561	4.7%
Education and Health Services	292	469	60.6%
Leisure & Hospitality	176	173	-1.7%
Other	235	195	-17.0%
Public	46	61	32.6%
Total Payroll (in thousands)	\$3,033,919	\$3,592,025	18.4%

## Revenue (in thousands)

Tax Levies	\$147,005	\$170,290	15.8%
State Aid	\$33,916	\$44,615	31.5%
Local Fees/Receipts	\$53,724	\$61,933	15.3%
Other Revenue	\$4,072	\$4,042	-0.7%
<b>Tax Rates (per thousand)</b>			
Residential Tax Rate	\$12.83	\$18.29	42.6%
Commercial Tax Rate	\$29.45	\$40.92	38.9%
Average Single Family Home Assessed Value	\$369,018	\$323,785	-12.3%