

INSIDE THIS ISSUE:

South Shore Municipal Revenue	1
Census 2010: The Face of Greater MetroWest Households	1
Recession and Recovery in the Greater Marlborough Region	2
The Cost of Living in New England, April 2012	2
Cost of Living in MetroWest	3
Two Sectors Fuel MetroWest Job Growth 2001-2011	3
An Appreciation of Amy Weader	4
Unemployment Rates and MERC Coverage Map	10
A Peek Inside MERC	11
MERC Interns	11
Save the Date!	12

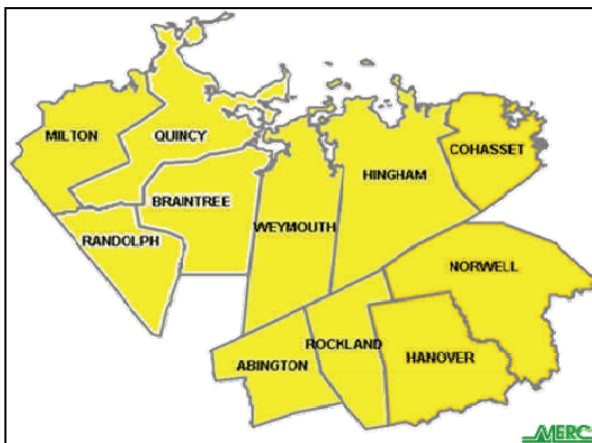
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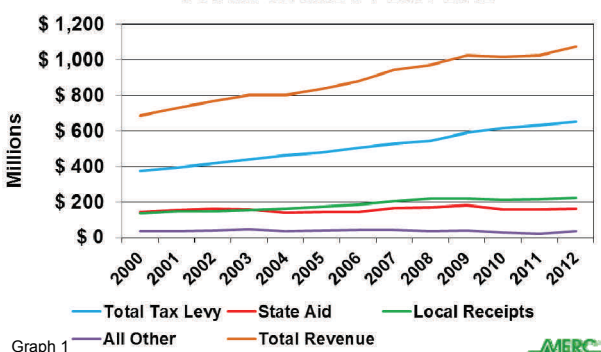
South Shore Municipal Revenue

By Nicole Coccoluto

The MetroWest Economic Research Center (MERC) at Framingham State University conducts research on municipal revenue each year for the South Shore region. The eleven communities that make up the South Shore region are Abington, Braintree, Cohasset, Hanover, Hingham, Milton, Norwell, Quincy, Randolph, Rockland and Weymouth. Municipalities provide services essential to residents and businesses in eleven communities on the South Shore.



**TOTAL REVENUE COMPONENTS
SOUTH SHORE FY 2000-2012**



Graph 1

MERC

Municipal revenue is composed of total tax levy, state aid, local receipts and a fourth sub-category, "all other". These four municipal revenue components, in addition to total revenue for FY2000 to FY2012, are shown in graph 1 to the left. Total revenue increased a total of 57.1% over the twelve year span from \$686 million in FY2000 to \$1.1 billion in FY2012. This represents an average annual rate of increase of 3.8%. Total tax levy, which was the largest contributor to total revenue,

Continued on page 4

Census 2010: The Face of Greater MetroWest Households

By Oyama Leqela

When conducting the decennial Census of the United States, the Census Bureau does more than look at the people in a region, it also provides information on households. The Bureau differentiates these households into subcategories such as renter or owner occupied, households by race, whether or not a household can be classified as a "family-household" and who heads those households. This article consists of an analysis of households in Greater MetroWest (GMW). Included are a discussion about ownership and rental patterns based on race in the region in comparison to the state and nation and a depiction of the dynamics of the

family households in GMW.

The Greater MetroWest region is made up of the following thirteen communities: Ashland, Framingham, Hudson, Holliston, Hopkinton, Marlborough, Natick, Northborough, Sherborn, Southborough, Sudbury, Wayland and Westborough. The Census Bureau reported a total of 106,167 households in GMW in April 2010.

Graph 1 on page 6 displays the race demographics of owner and renter occupied household units in Greater MetroWest, Massachusetts and United States. These demographics are based on the seven race categories identified by the Census Bureau.

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**Marc Leger**

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Recession and Recovery in the Greater Marlborough Region

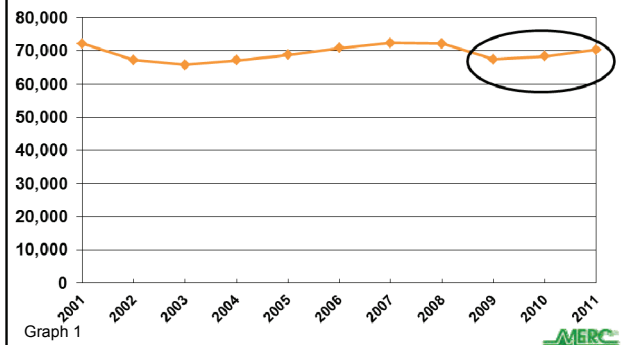
By Marc Leger

The past decade has been plagued by two recessions when businesses lay off workers and employment suffers. This article will focus on the cyclical changes in the Greater Marlborough Region (GMR) employment over the past decade, the structural changes during the most recent recession, and the impact on wages. The Greater Marlborough Region includes the four communities of Hudson, Marlborough, Northborough, and Westborough.

Employment in GMR dropped by 2.6% from 72,200 jobs in 2001 to 70,300 jobs in 2011 shown in graph 1 to the right. The lowest employment occurred

GMR EMPLOYMENT 2001 - 2011

% Change Since 2001 = -2.6%



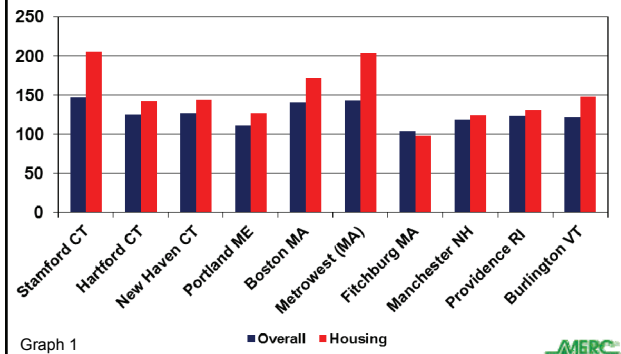
in 2003 at 65,800 a decline of -8.9% from 2001. Employment then climbed to peak at 72,400 in 2007 just before the next recession

Continued on page 5

The Cost of Living in New England, April 2012

By Sarah Carey

The MetroWest Economic Research Center (MERC) at Framingham State University conducts a survey twice a year, in April and October, to calculate the cost of living in the MetroWest area of Massachusetts. The Cost of Living is calculated by measuring the average cost of a "market basket" of 57 various items normally purchased by professional and executive households. These items are chosen by the Council for Community and Economic Research (C2ER) based on a survey of consumer spending patterns conducted by the U.S. Bureau of Labor Statistics. The Overall Index is based on six categories: housing, utilities, grocery items, transportation, health care, and miscellaneous goods and services. The average price of each item in each category is used to create a sub-index for each of the six categories of items in the market basket. These prices are then sent to C2ER to be included in the national survey of 300 urban areas, where an ACCRA COL Index for each area is calculated as a percentage of the national average. The national average for the Cost of Living for the 300 urban areas is always equal to 100. For further information, please refer to our website at <http://www.merc-online.org/costofliving.php>.

ACCRA OVERALL, HOUSING INDEXES
New England, April 2012

of Living, at 104.3. Graph 1 above shows the Overall Index and the Housing Index for each New England area. It is apparent in the graph that the Housing Index for each area, with Fitchburg as the one exception, was significantly higher than the Overall Index. In MetroWest, the Housing Index was 203.3 while the Overall Index was 143.0. In this area, the average price of a new house in the market basket was \$557,640, which is 95% higher than the national average home price of \$286,186. Stamford CT had the highest Housing Index of all 10 areas, at 205.8. The lowest Housing Index was in Fitchburg MA, at 97.6, 53% lower than that of Stamford, CT.

Graph 2 on page 9 shows the Grocery Index for each New England city and town. Unlike the Housing Index which is well above the national average, New England falls in the average range for grocery prices. The national average for the 300 urban areas was 100. The highest Grocery Index is 119.5

Continued on page 9

**Sarah Carey**

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Cost of Living

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national survey of 300 urban areas, where an ACCRA COL Index for each area is calculated as a percentage of the national average. The national average for the Cost of Living for the 300 urban areas is always equal to 100. For further information, please refer to our website at <http://www.merc-online.org/costofliving.php>.

Ten different New England cities and towns are included in the April 2012 report, including the MetroWest region of Massachusetts. The remaining 9 New England areas are Stamford CT, Hartford CT, New Haven CT, Portland ME, Boston MA, Fitchburg MA, Manchester NH, Providence RI and Burlington VT. The cost of living in some of these areas was well above the national average, with Stamford CT the highest, at 146.7, 46.7% higher than the national average. Of the 10 areas, Fitchburg MA had the lowest Cost

Cost of Living in MetroWest

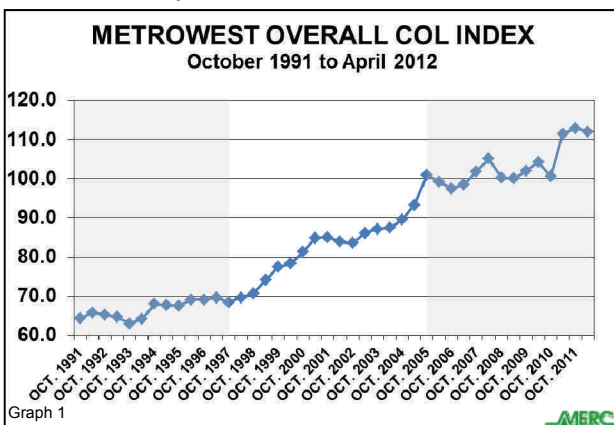
By Aaron Marshall

The MetroWest Economic Research Center (MERC) at Framingham State University conducts a cost of living survey in the MetroWest area each April and October in which the prices of a market basket of 57 goods and services are collected. This market basket is representative of the items usually purchased by professional and executive households. MetroWest is comprised of nine communities; Ashland, Framingham, Holliston, Hopkinton, Natick, Sherborn, Southborough, Sudbury, and Wayland. MERC uses this price data to create indexes that measure the percentage change in living costs in MetroWest over a period of time. The price data is used by MERC to create indexes to

measure changes in the cost of living for the MetroWest area as a whole and in each of six sub-categories of items. The sub-categories for which indexes are created are grocery items, housing, utilities, transportation, health care, and miscellaneous good and services. The sub-indexes are weighted, based on importance, using information provided by the Bureau of Labor and Statistics (BLS) to create the Overall MetroWest Cost of Living Index. In this article, the focus will be on the Overall MetroWest Cost of Living Index before, during, and after the recession and how it compared to the U.S. and Boston Consumer Price Indexes over the same period. All three indexes have a base of April 2009.

The Overall MetroWest Cost of Living Index spans from October 1991, where our data begins, to April 2012, our last cost of living survey. In graph 1 to the left, we see that between October 1991 and April 2012, the Overall MetroWest COL Index has increased by 74.2%. During the six year period between October 1991 and October 1997, the index increased slightly, only about 6.4%. From October 1997 to October 2005, a period of 8 years, the index experienced its largest increase which was an increase of approximately 48%.

Continued on page 8



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*The Overall
MetroWest COL
Index has
increased by
74.2%.*

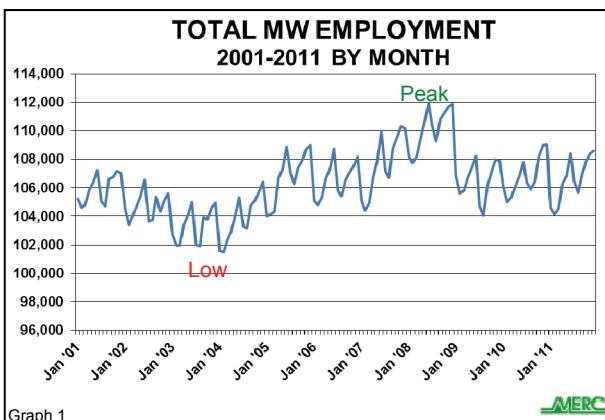
Two Sectors Fuel MetroWest (MW) Job Growth 2001-2011

By Katelyn Correa

MERC has developed a new data series focused on monthly MetroWest employment data from January 2001 through December 2011. This new data series allows MERC to more clearly identify changes in total, supersector and sector employment.

This article will discuss MetroWest total employment and changes in two of its largest supersectors, Professional and Business Services and Education and Health Services, over the last decade. The North American Industry Classification System (NAICS) classifies all establishments into supersectors and sectors; see MERC website for detailed descriptions (www.merc-online.org).

In January 2001 MetroWest monthly employment totaled 105,200 jobs. By December 2011 it had climbed to 108,600 jobs, a growth of 3.2% or 3,400 jobs. The region, however, was affected by cyclical and structural changes during this decade. This is shown in graph 1 to the left. Total employment fell during the dotcom recession of 2001-2003 reaching a decade low of 101,500 in February 2004. Following this low, total employment rose



Katelyn Correa

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Economics
YOG 2013

Continued on page 7

An Appreciation of Amy Weader



The MERC office manager is an integral, and indeed indispensable, part of our operation. When we needed to hire a new office manager in 2000 we were very fortunate to find Ms. Amy Weader. Amy more than fulfilled our expectations. She kept the office functioning smoothly for 12 years; she was the face of MERC to the general public and, in short, was everything we could have hoped for and more. This past September Amy left us for a well-deserved retirement, to relax and to pursue some of her other interests. We will miss her expertise, her helpfulness and her good humor. We wish her only the best.

THANK YOU, AMY!



South Shore Municipal Revenue

Continued from page 1

nue, experienced a 75% increase for the same time period, increasing from \$373.1 million to \$652.9 million. State aid reached its lowest point in FY2004 with \$140.4 million. By FY2009 state aid had increased to \$180.4 million and then declined to \$162.2 million in FY2012. Local receipts were consistently below the level of state aid until FY2004 when local receipts reached \$164.2 million, rising above state aid. Local receipts continued to increase reaching \$226.3 million in FY2012; a 68.7% overall increase. The all other category which includes available free cash was the smallest component of total revenue in every year, ranging from its low in FY2011 at \$19.9 million to its high of \$46 million in FY2003.

Graph 2 to the right shows the average single family assessed value and average single family tax bill in the South Shore from FY2000 to FY2012. Average single family assessed value is displayed on the left vertical axis while average single family tax bill is shown on the right vertical axis. The average single family tax bill increased approximately the same amount each year, overall increasing from \$2,083 in FY2000 to \$5,147 in FY2012. This twelve year span resulted in a 72.5% overall increase for the time series, which was an average annual rate of increase of 4.7%. Beginning in FY2000 the average single family assessed value increased year to year as well. It reached its highest point in FY2007 at \$435,194. However, the average single family assessed value declined each of the following years, until FY2011, leveling off in FY2012 at \$387,668 which was a slight increase from the assessed value in FY2011. This five year decline resulted in an 11% decrease from the peak value shown in FY2007. Even though the average single family assessed value decreased following FY2007, its ending value in

FY2012 was still a 99.8% increase from the original average single family assessed value of \$194,037 in FY2000. Noteworthy, but not shown on the graph, is that Cohasset had the highest average single family tax bill for FY2012 with \$10,199 while Weymouth had the lowest with a tax bill of \$3,541. The remaining towns in the South Shore had average single family tax bills ranging from \$3,759 in Braintree and \$7,714 in Norwell.

Graph 3 on page 6 shows the residential tax levy, commercial tax levy, industrial tax levy and personal property tax levy in FY2012. These four tax levies make up the total tax levy line from graph 1. The residential tax levy was the largest contributor to



Nicole Coccoluto

Intern II
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Municipal Revenue
Major
Business
Administration
w/ Marketing
YOG 2013

Continued on page 6

AVG. TAX BILL & ASSESSED VALUE
South Shore FY2000-2012



Recession and Recovery in GMR

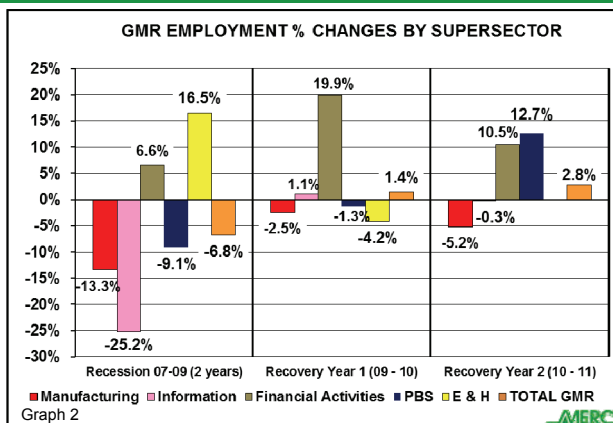
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began. During the recession period of 2007-2009, a span of two years, GMR lost 5,000 jobs or -6.8%. Recovery began in 2009-10 (Recovery year 1) as employment increased by 1.4% or 950 jobs. In Recovery period 2 (2010-11) employment again rose by 2.8% or 1,900 jobs. In the two years combined (2009-11) employment climbed by 2,900 jobs or 4.3%. The region still remains below its pre-recession peak in 2007; however, there is evidence that a healthy recovery is taking place.

Overall, the region as a whole lost 5,000 jobs during the 2007-09 recession period, a 6.8% decline. Five supersectors, Manufacturing, Information, Financial Activities, Professional Business & Services (PBS) and Education & Health Services (E&H) shown in graph 2 to the upper right had large gains and losses during the recession and two recovery periods. The first bar graph looks at the recession period of 2007-09 (two years). Information suffered the largest percentage loss, down 800 jobs or -25.2%. Westborough contributed highly to the decline in Information, losing 500 jobs or -39.8% of its jobs. The largest absolute loss in jobs occurred in Manufacturing, down 1,950 jobs, a 13.3% decline. Westborough, once again, contributed to this Manufacturing decline losing 720 jobs, followed by Hudson and Marlborough losing 600 and 550, respectively. Among all supersectors, Education & Health Services gained the most jobs, up 800 jobs, a 16.5% increase. Westborough contributed 540 jobs to the E&H supersector, and Marlborough added 400 jobs.

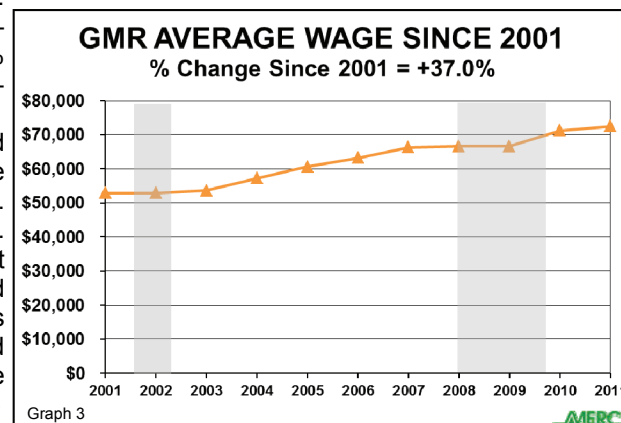
As a whole, the region gained 950 jobs during the first recovery period, an increase of 1.4%. The second bar graph in graph 2 highlights the first recovery year of 2009-10. The Financial Activities supersector led gains adding 600 jobs, a 19.9% increase. Marlborough contributed 470 jobs to that statistic while Westborough contributed 120 jobs. Manufacturing and Education & Health Services supersectors suffered the largest losses. Manufacturing lost 300 jobs, a decrease of 2.5% from the previous year, and Education & Health Services lost 230 jobs, a 4.2% decline. The Information supersector experienced a modest increase in employment at 1.1%, a small, positive sign.

The final bar graph in graph 2 focuses on the second recovery year of 2010-11. PBS added 1,900, up 12.7% from the previous year. Westborough contributed 1,800 of those jobs. Financial Activities had positive gains in employment as well. The supersector added 400 jobs with positive gains throughout the recession period. Unfortunately, Manufacturing suffered losses for the fourth straight year. The supersector lost 650 jobs a 5.2% decline from the previous year. Manufacturing suffered during the recession and continued its decline throughout the two recovery years. Despite the continued decline in the Manu-



facturing supersector, the GMR overall gained 1,950 jobs a 2.8% increase from Recovery Year 1.

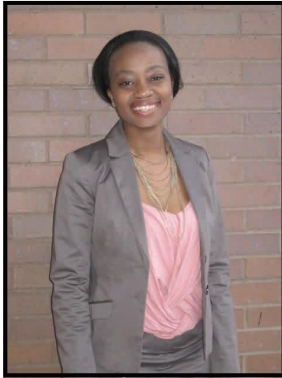
Despite the major changes in employment over the decade, GMR average wages rose steadily over the 2001-11 period shown in graph 3 below. The shades on the graph indicate recession periods. In 2001 the average wage in GMR was \$53,000. In 2002 the regional average wage declined to its lowest level of \$52,900. From 2003 until 2007 average wage increased by 23.6%. During the recession of 2007-09 average wage increased by only 0.6%. However, over the next two recovery years (2009-11), the average wage increased by 8.8%. Currently, the GMR average wage peaked at \$72,500 in 2011. In summary, the average wage in the region has grown by 37.0% since 2001 while employment ended the decade down 2.6%. ☺



Check Out the New Look on our Website
<http://www.merc-online.org>

Census 2010: The Face of Greater MetroWest Households

Continued from page 1



Oyama Legela

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Census

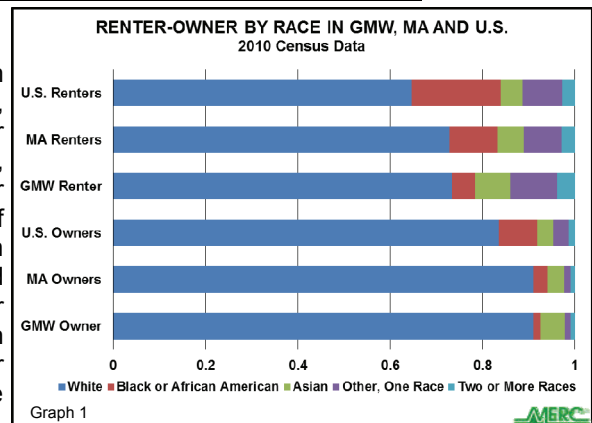
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However, MERC has narrowed them down to five for the purposes of reporting, namely: White shown in blue, Black or African American in red, Asian in green, Other, One Race in purple and Two or More Races in teal. The proportions of white owner occupied households in GMW and Massachusetts were 91% and 90.9% respectively; both were higher than that of the nation at 83.5%. Both GMW and the state also recorded higher white renter occupancy rates than those of the nation. Of the three geographies, GMW has the highest percentages in both white owner and white renter occupied household categories. Of the 75,097 householders that identified themselves as owners in GMW, 68,368 identified themselves as white. Of the 31,070 GMW renters 22,763, or 73.3%, identified themselves as white. It is to be noted that the white race was the only race to record higher owner occupied households than renter occupied households. Of all the renter occupied households in the United States of America, 19.3%, or nearly 1 in 5, were rented by Black or African Americans; this is 8.8% more than in Massachusetts and 14.3% more than in GMW, in which 1 in 20 units were rented by Black or African Americans. Asians in Greater MetroWest comprised 7.7% of the total number of renter occupied households. The state has a higher percentage of Asian renters at 5.7% than does the U.S., in which Asians



accounted for 4.8% of the total number of renters.

Graph 2 on page 9 illustrates the husband-wife family households in Greater MetroWest and how they are distributed among communities. In Greater MetroWest of the 54,223 husband-wife families, 12,624 were located in Framingham, so that Framingham accounted for 23% of the Greater MetroWest husband-wife families. Marlborough, with 7,460 husband-wife families and Natick with 7,278 were respectively home to the second (13.8%) and third (13.4%) largest percentages of husband-wife families within Greater MetroWest. Together, Framingham, Marlborough, and Natick accounted for just

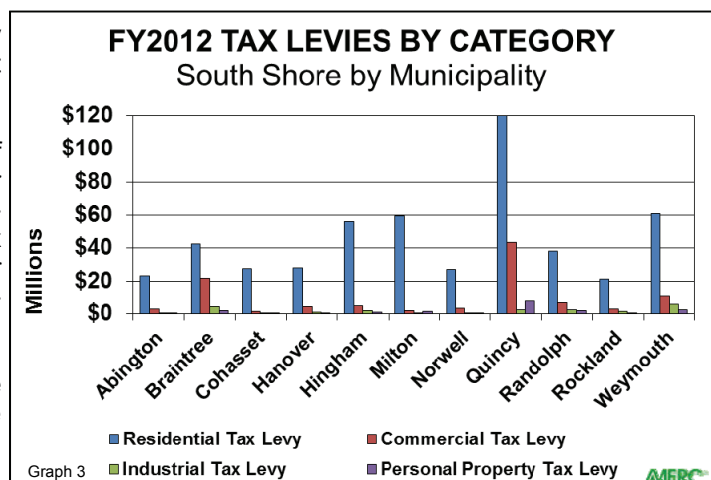
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South Shore Municipal Revenue

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the total tax levy for FY2012. Quincy had the highest residential tax, commercial and personal property tax levies in FY2012. The residential tax levy was Quincy's overall largest contributor to total tax levy with \$120.2 million. Alone, Quincy accounted for 23.8% of the total residential tax levy for the eleven South Shore communities. Weymouth was the second highest contributor to total tax levy with \$61.2 million followed by Milton with \$59.7 million. Rockland contributed least to the residential tax levy with just \$21.5 million. Quincy also had the highest commercial tax levy of the eleven communities with \$43.3 million, followed by Braintree with \$21.9 million. Noteworthy is the very low industrial tax levy for all of the South Shore communities, but especially for Quincy, compared to the high residential and commercial tax levy for this community. With an industrial tax levy of \$6 million, Weymouth topped the ten other South Shore communities in industrial tax levy. Weymouth was followed by Braintree with \$4.3 million and Quincy fell in the middle of the series with \$2.5 million in industrial tax levy. Quincy remained highest in the personal property tax category with \$7.8 million, while Cohasset had the lowest totals for both industrial and

personal property with only \$5,613 and \$270,872 respectively. Cohasset contributed less than 1% to the region's industrial tax levy and only 1.4% to the overall personal property tax levy. ☺



Two Sectors Fuel MW Job Growth 01-11

Continued from page 3

until June 2008 when the number of jobs reached a historical high of 111,900. With the onset of the Great Recession, MW employment fell to 104,000 in August 2009 before beginning the current recovery. Despite the turbulent cyclical changes, MW did complete the decade with overall job growth.

In addition, MetroWest became a more diversified economy over the period. In 2001 three supersectors dominated the economy: Professional and Business Services (PBS), Trade Transportation and Utilities, and Manufacturing. By 2011 the MetroWest region had developed into a four supersector economy as Education and Health (E&H) became a larger component of the MetroWest economy passing Manufacturing to become the region's third largest supersector. Growth in PBS and E&H contributed to the increase in total MetroWest employment over the 2001-2011 period.

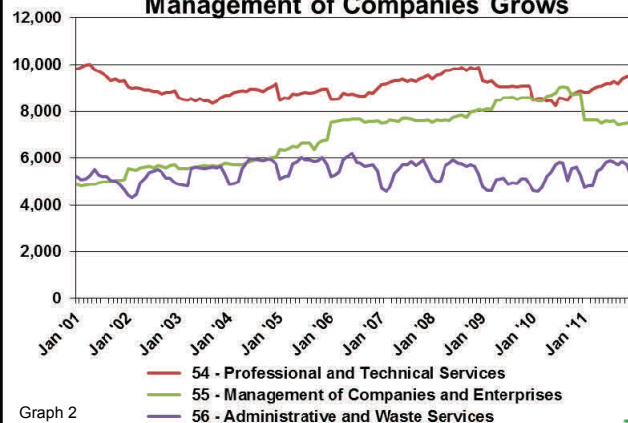
The Professional and Business Services supersector includes three sectors: Professional, Scientific, and Technical Services; Management of Companies and Enterprises and Administrative and Waste Services. PBS total employment experienced a general increase from February 2003-December 2008, a decrease from January 2009-January 2011, and then rose again. PBS monthly employment totaled 22,300 jobs in December 2011, a growth of 12% or 2,400 jobs since January 2001 (19,900 jobs).

The PBS sectors showed monthly variations similar to their supersector reflecting seasonal changes that occur in employment throughout the year. This article compares the same month in different years to avoid seasonal bias. Professional, Scientific, and Technical Services employment totaled 9,500 in December 2011, up 2.1% since December 2001 at 9,300 shown in graph 2 in the top right. Professional, Scientific, and Technical Services peaked in December 2008 at 9,900 and then fell to its lowest employment level in June of 2010 (8,300) before rebounding.

Employment in Management of Companies and Enterprises rose from December 2001 (5,100) and totaled 7,500 in December 2011, contributing to the decade long increase in PBS total jobs. This was a gain of 48% or 2,400 jobs. Management of Companies and Enterprises recorded its lowest level of employment in February 2001 with only 4,800 jobs and its peak employment in August 2010 at 9,000 jobs. In contrast to Professional, Scientific, and Technical Services and Management of Companies and Enterprises; employment in the Administrative and Waste Services sector varied between 4,200 and 6,000 jobs with seasonal fluctuations over the decade.

The Education and Health (E&H) supersector includes two sectors: Educational Services and Health Care and Social Assistance. The E&H supersector totaled 15,600 jobs in December of 2011, up 2,600 or 20% in employment from December of 2001 (13,000). The Educational Services sector includes employment in private schools, but not public schools. Educational Ser-

PBS SECTORS EMPLOYMENT 2001-2011 Management of Companies Grows

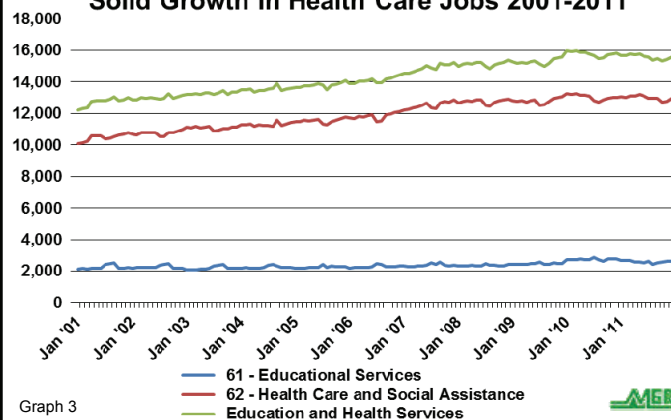


vices grew 19% in employment, adding 400 jobs from December 2001(2,200) to December 2011 (2,600). Its peak employment occurred in December 2010 with 2,800 jobs.

Over 80% of all E&H employment in this region resides in Health Care and Social Assistance. Health Care and Social Assistance grew by 20.1% or 2,200 jobs from December 2001 (10,800) to December 2011 (12,900). As shown in graph 3 below, increases in Health Care employment drove the gains in E&H supersector employment. Health Care and Social Assistance employment peaked in March of 2010 at 13,200 jobs; in the same month the parent E&H Services supersector recorded its second highest level of employment (16,000).

Total employment in the combined PBS and E&H supersectors rose by 5,700 jobs from January 2001 to December 2011. This gain greatly exceeded the 3,400 increase in MetroWest total employment over the same period which was reduced by job losses in other supersectors such as Manufacturing. PBS had similar fluctuations to the MW total employment with both increasing in jobs over the decade. However, E&H became a more significant player in the MW economy with continuous growth since 2001 contributing to MW total employment's overall increase in jobs. ☺

MW EDUCATION AND HEALTH SERVICES Solid Growth In Health Care Jobs 2001-2011



Cost of Living in MetroWest

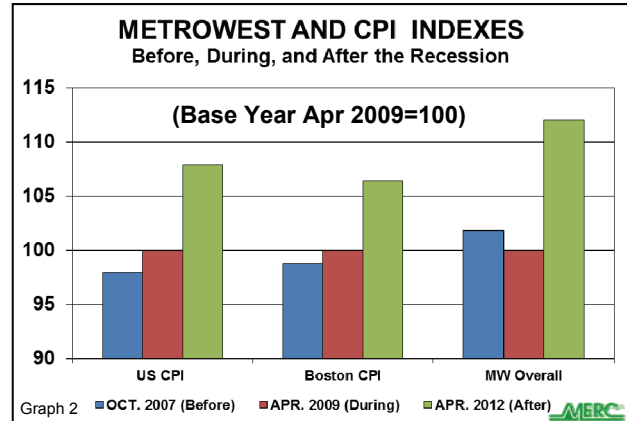
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One thing to note is that during this period, the MW Overall COL Index increased in every period except April 2002 and October 2002 where decreases in the index were recorded. The last period shown on graph 1, October 2005 to April 2012, showed more fluctuations but the index still managed to increase 10.9%. The largest increases in the index occurred during the periods of October 1997 to October 2001, a period of four years, and April 2002 to October 2005, a period of three and a half years. The increases in those periods were 24.4% and 20.2% respectively. The most recent increases in the index were between the periods of October 2008 to April 2010 and October 2010 to October 2011.

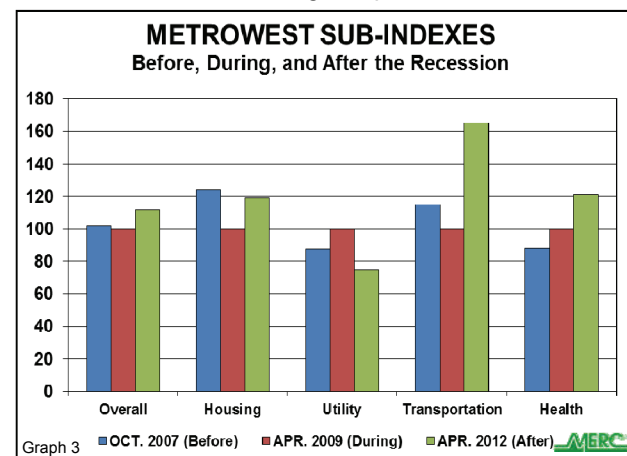
Graph 2 in the top right compares the effects of the recession on the United States Consumer Price Index, the Consumer Price Index for Boston, and the MW COL Index. Here the blue bars represent the level of the respective index in October 2007, a period before the recession began. The red bars represent April 2009, a period during the recession and also the base year where the value of the index is set to 100. The green bars represent April 2012, a period after the recession. Also, April 2012 is the most recent period for which MERC has cost of living data available. Please note that the time span between October 2007 and April 2009, or the blue and the red bars, is 18 months, while the time span between April 2009 and April 2012, the red bars and the green bars, is 3 years, twice that of the previous period. We have chosen these dates to give you a sense of what the indexes looked like before the recession, how they changed during the recession, and also to see how they have changed up until the present. The peak in the business cycle, or the start of the recession was in December of 2007. The closest data that MERC has to this period is October 2007. The trough in the business cycle, the end of the recession, was in June of 2009 which is closest to the April 2009 cost of living data for MERC.

In Graph 2, we can see that all three of the indexes increased between October 2007 and April 2012. Both the US and the Boston Consumer price indexes increased during and after the recession while the MetroWest Index decreased slightly during the recession and increased afterward. During this period, the US CPI displayed an overall increase in the index of 10.1%. The Boston CPI increased the least with an increase of 7.7% during this period. Just like the CPI of the United States, the MetroWest Overall COL Index experienced a 10.1% increase during the period. It should be noted that the items which are priced for both the Boston and US CPI are different than the items on which MERC collects data.

Graph 3 in the bottom right shows the levels of the Overall MetroWest Cost of Living Index and four sub-indexes before, during, and after the recession. Similar to the last graph, the blue bars represent a period before the recession,



the red during the recession, and the green a period after the recession. The Overall MW COL Index is the weighted average of six sub-indexes but only four of the six are present in this graph. The four sub-indexes in this graph are the Housing Index, the Utilities Index, the Transportation Index, and the Health Care Index. The Overall Index decreased approximately 2% during the recession and increased 12% afterwards for an overall increase of 10.1%. The Housing Index decreased nearly 24% during the recession and increased 19% afterward not surpassing the pre-recession index level. This resulted in an overall decrease of 4% in the Housing index during this period. The Utilities Index increased during the recession approximately 12% and decreased approximately 25% after the recession resulting in 15% decrease during the period. The Transportation index decreased during the recession and increased afterward resulting in a 43.6% increase during this period. The Healthcare Index increased during the recession as well as the period after the recession, experiencing an overall increase of 37.4% during this period. ☺



Have a Safe and Happy Holiday!



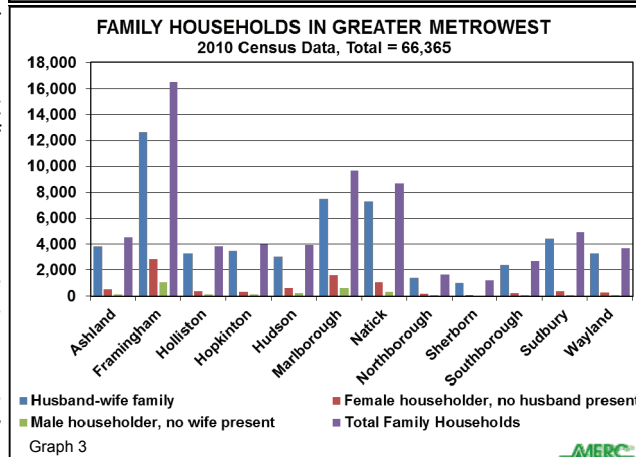
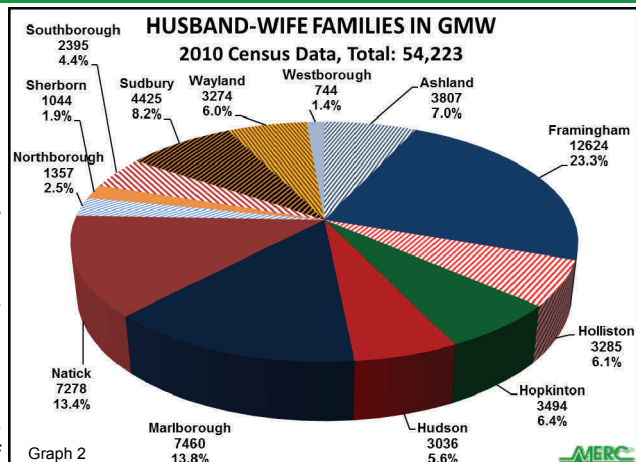
Census 2010: The Face of GMW Households

Continued from page 6

over half of husband-wife families in GMW. In the remaining communities the shares of husband-wife families ranged from 1.4% to 8.2% of all family households. Westborough had the smallest number of husband-wife families among the GMW communities at 744; this accounted for 1.4%, of the GMW total approximately one sixteenth of the Framingham figure.

Graph 3 at the right shows how the GMW family households are distributed among the following categories: husband and wife households, female householders with no husband present and male householders with no wife present. It also shows the total number of family households by community. Greater MetroWest had 106,167 households in 2010 of which 66,365 or 62.5% were family households. In Greater MetroWest, Framingham has 12,624 husband-wife families; 2,825 female householders with no husband present and 1,086 male householders with no wife present resulting in the highest total number of family households at 16,536. At the other end of the spectrum, Sherborn shows the lowest numbers in all categories.

All the communities within GMW have more female householders with no husband present than male householders with no wife present. In all communities the number of male householders with no wife present is less than half of the number of female householders with no husband present households; this percent ranges from 25% in Sudbury to 46% in Westborough. The total of all "single"-headed family households across Greater MetroWest is 12,142 which is well below the number of husband-wife family households. ☺

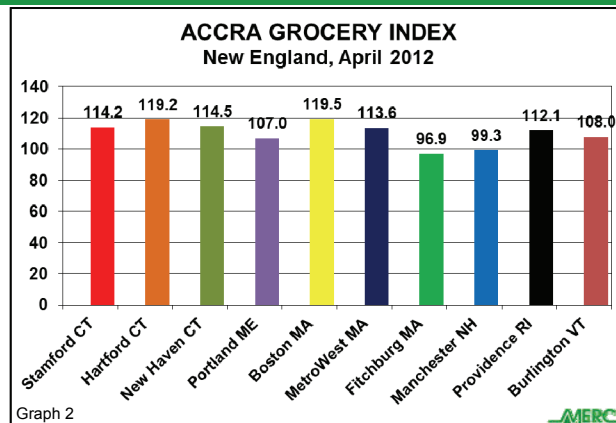
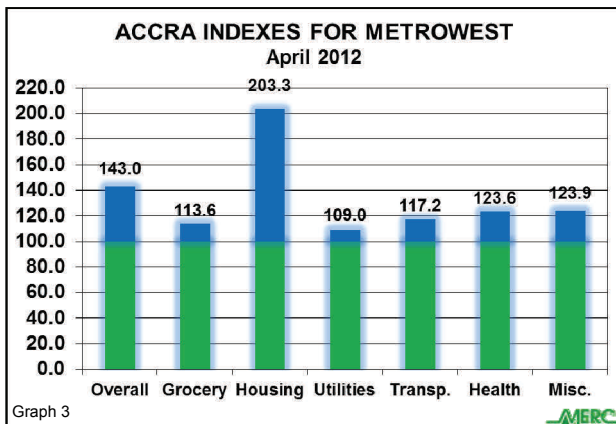


The Cost of Living in New England, April 2012

Continued from page 2

in Boston, which is only 19.5% higher than the national average, and the lowest is 96.9 in Fitchburg, which is only about 3% lower than the national average. The average Grocery Items Index in New England is 110.4, which lies in between the most expensive place for grocery items, Honolulu, HI (162.4) and the least expensive place for grocery items, San Antonio, TX (81.9). The Grocery Index is also much more consistent than the Housing Index in the New England area.

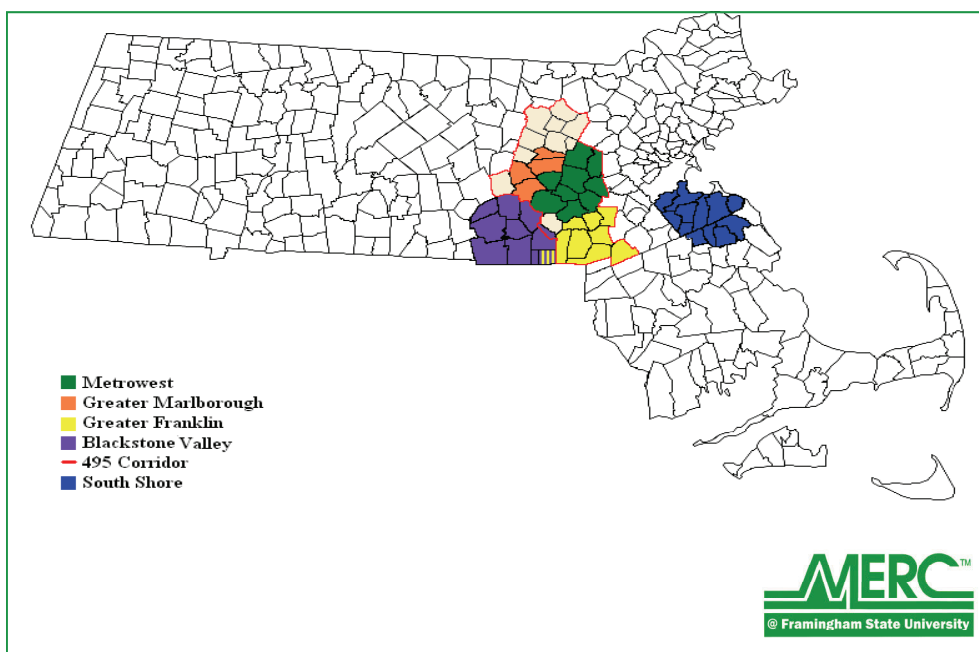
It is important to also focus on the ACCRA numbers



for MetroWest to observe how they compare to the national average. As previously mentioned, both the Housing and Grocery Indexes for MetroWest were above the national average, at 203.3 and 113.6, respectively. As seen on graph 3 at the left, this trend also holds true for all of the remaining five indexes (Overall, Utilities, Transportation, Health Care, and Miscellaneous Goods and Services). The Health and Miscellaneous Goods and Services Indexes were both about 24% higher than the national average. Although the Utilities Index was lowest in MetroWest, it was still about 9% higher than the national average. ☺

MERC SUBSTATE REGIONS MAP

MERC provides economic data and analysis for the 6 substate regions shown on the map: MetroWest CCSA™, Greater Marlborough Region, Greater Franklin Region, Blackstone Valley, 495/MetroWest Corridor, and the South Shore CCSA™.



There are several categories of unemployment rates. U-1 through U-6, not seasonally adjusted, are reported below for the U.S. period rates in October 2012. MERC uses the U-3 rate, which is the official unemployment rate.

Measures: October 2012

U-1	Persons unemployed 15 weeks or longer, as a percent of the civilian labor force	4.3%
U-2	Job losers and persons who completed temporary jobs, as a percent age of the civilian labor force	3.9%
U-3	Total unemployed persons, as a percent of the civilian labor force (the official unemployment rate)	7.5%
U-4	Total unemployed persons plus discouraged workers, as a percent of the civilian labor force	8.0%
U-5	(U-4) plus all other "marginally attached" workers, as a percent of the civilian labor force	9.0%
U-6	Total unemployed persons, plus all "marginally attached" workers, plus all persons employed part time for economic reasons, as a percent of the civilian labor force plus all "marginally attached" workers	13.9%

October 2012 UNEMPLOYMENT RATES Not Seasonally Adjusted (Preliminary Data)

495/MW	4.9%
Blackstone Valley	6.2%
Blackstone	8.0%
Douglas	5.5%
Grafton	6.1%
Hopedale	5.2%
Mendon	4.9%
Millbury	6.2%
Millville	7.7%
Northbridge	6.9%
Sutton	5.7%
Upton	5.0%
Uxbridge	6.2%
Greater Franklin	5.5%
Bellingham	7.5%
Blackstone	8.0%
Foxborough	4.8%
Franklin	5.1%
Medfield	4.5%
Medway	4.7%
Millis	4.8%
Norfolk	5.1%
Wrentham	5.2%
Greater Marlborough	5.3%
Hudson	5.3%
Marlborough	5.3%
Northborough	5.3%
Westborough	5.3%
MetroWest	4.6%
Ashland	4.3%
Framingham	4.7%
Holliston	4.5%
Hopkinton	4.6%
Natick	4.5%
Sherborn	4.1%
Southborough	5.2%
Sudbury	4.5%
Wayland	4.2%
Milford	5.3%
South Shore	5.7%
Abington	6.5%
Braintree	5.6%
Cohasset	4.4%
Hanover	5.3%
Hingham	5.0%
Milton	4.9%
Norwell	4.4%
Quincy	5.8%
Randolph	6.5%
Rockland	6.1%
Weymouth	5.9%
Massachusetts	6.2%
United States	7.5%

A Peek Inside MERC



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Sarah Carey
Nicole Coccoluto
Katelyn Correa
Marc Leger
Oyama Legela
Aaron Marshall

Intern I

Hilary Boudreau
Sarah Farrar
Herbert Kyles
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MERC Interns: Fall 2012



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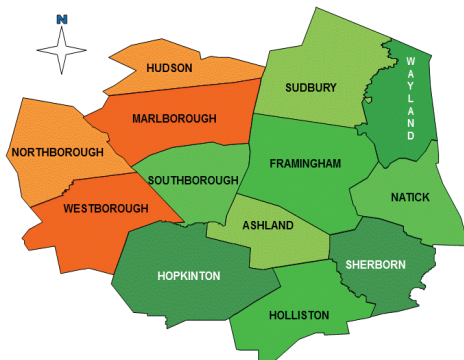
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