

# Framingham



Photo Credit: Joseph Perry

	2000	2010	% Change (2000-2010)	2018*
<b>Population</b>				
Total Population	66,910	68,318	2.1%	71,649
<b>Gender</b>				
Female	34,968	35,303	1.0%	36,541
Male	31,942	33,015	3.4%	35,108
<b>Age Distribution</b>				
Under 10 years	8,383	8,281	-1.2%	7,684
10 to 19 years	7,549	7,997	5.9%	8,789
20 to 34 years	16,032	14,920	-6.9%	14,474
35 to 54 years	20,481	20,139	-1.7%	20,326
55 to 74 years	10,111	12,054	19.2%	15,393
75 years and over	4,354	4,927	13.2%	4,983
<b>Race/Ethnicity</b>				
White	53,373	49,122	-8.0%	51,176
Black	3,409	3,993	17.1%	5,153
American Indian	116	205	76.7%	342
Asian, Pacific Islander	3,554	4,380	23.2%	6,013
Some other race	4,195	7,448	77.5%	6,291
Two or More Races	2,263	3,170	40.1%	2,674
Hispanic or Latino (of any race)	7,265	9,161	26.1%	11,308
<b>Households by type</b>				
Family Households (families)	16,573	16,535	-0.2%	18,096
With own children under 18 years	7,610	7,588	-0.3%	7,537
Non family households	9,580	9,638	0.6%	10,093
Average household size	2.43	2.47	1.6%	2.42
Average family size	3.02	3.03	0.3%	2.99

<b>Housing</b>				
<b>Housing Tenure and Vacancy</b>				
Occupied housing units	26,153	26,173	0.1%	28,189
Vacant housing units	581	1,356	133.4%	1,143
Homeowner vacancy rate (percent)	0.2%	12.1%	5947.2%	30.0%
Rental vacancy rate (percent)	1.7%	57.2%	3266.3%	210.0%
Owner-occupied housing units	14,512	14,521	0.1%	15,541
Renter-occupied housing units	11,641	11,652	0.1%	12,648

Sources: MERC and various sources.

Note: In a few instances MERC estimates are used due to the unavailability of data.

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

	2017	2018	% Change (2017-2018)
<b>Education</b>			
Student Enrollment	8,466	8,546	0.9%
Costs Per Pupil	\$16,292	\$17,493	7.4%

<b>Unemployment</b>			
Labor Force	39,945	41,514	3.9%
Unemployed Individuals	1,188	1,110	-6.6%
Unemployment Rate	3.0%	2.7%	-10.0%

<b>Income</b>			
Average Wage	\$79,324	\$81,424	2.6%
Total Payroll (in thousands)	\$3,943,376	\$4,007,431	1.6%

<b>Employment By Super Sector</b>			
<b>Total Employment</b>	<b>49,712</b>	<b>49,217</b>	<b>-1.0%</b>
Natural Resources & Mining	1	0	-100.0%
Construction	1,576	1,344	-14.7%
Manufacturing	4,568	4,384	-4.0%
Trade, Transportation, & Utilities	7,477	7,024	-6.1%
Information	1,943	2,009	3.4%
Financial Activities	1,119	1,059	-5.4%
Professional and Business Services	14,649	15,310	4.5%
Education and Health Services	8,404	8,307	-1.2%
Leisure & Hospitality	3,580	3,382	-5.5%
Other Services	1,137	1,139	0.2%
Public	5,258	5,261	0.1%
<b>Total Establishments</b>	<b>2,525</b>	<b>2,570</b>	<b>1.8%</b>
Natural Resources & Mining	1	1	0.0%
Construction	225	224	-0.4%
Manufacturing	58	58	0.0%
Trade, Transportation, & Utilities	423	420	-0.7%
Information	66	68	3.0%
Financial Activities	189	181	-4.2%
Professional and Business Services	572	584	2.1%
Education and Health Services	544	588	8.1%
Leisure & Hospitality	171	167	-2.3%
Other Services	213	211	-0.9%
Public	63	68	7.9%

<b>Revenue (in thousands)</b>			
Tax Levies	\$182,403	\$188,454	3.3%
State Aid	\$55,172	\$55,812	1.2%
Local Fees/Receipts	\$70,825	\$74,162	4.7%
Other Revenue	\$11,709	\$14,631	25.0%
<b>Tax Rates (per thousand)</b>			
Residential Tax Rate	\$16.71	\$16.32	-2.3%
Commercial Tax Rate	\$36.52	\$35.39	-3.1%

<b>Housing Prices</b>			
Average Single Family Home Assessed Value	\$367,321	\$386,292	5.2%
Single Family Median Sales Price	\$415,000	\$439,900	6.0%
Condo Median Sales Price	\$204,500	\$210,000	2.7%



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