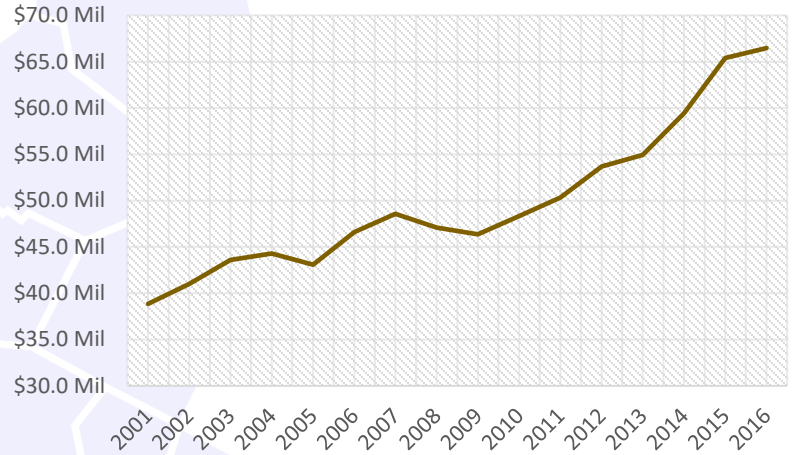
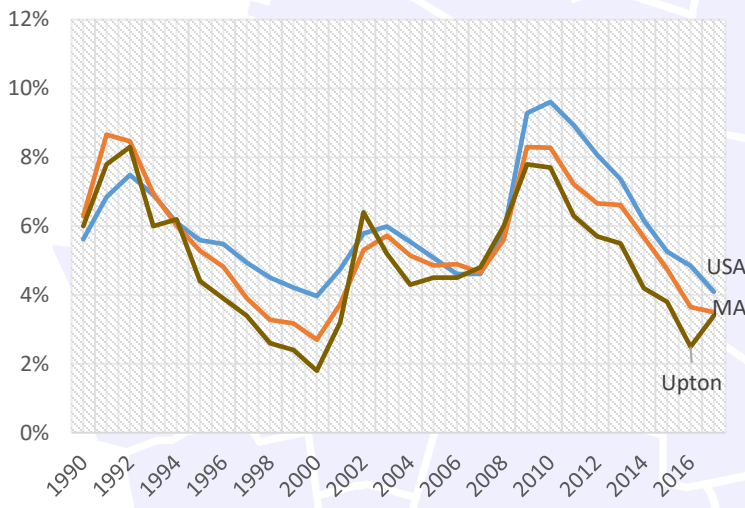


Payroll

From Q2 2016 to Q2 2017, the payroll for all places of employment in Upton was \$66,847,481.³ While this is a slight decrease since our last report the year to year trend remains positive.



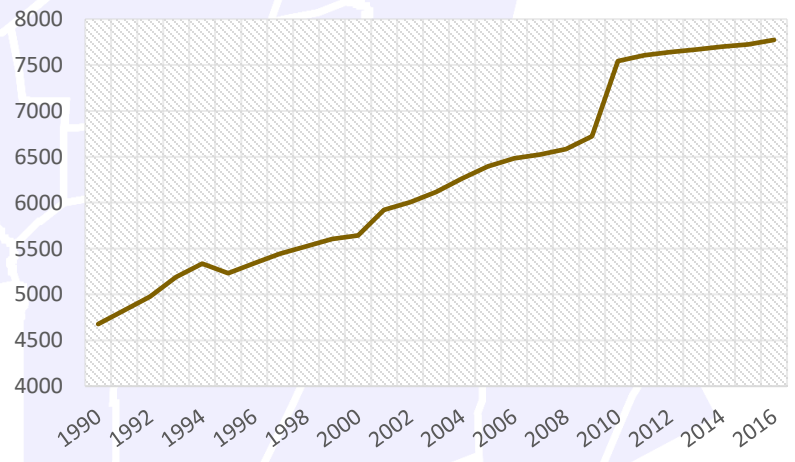
Low Unemployment



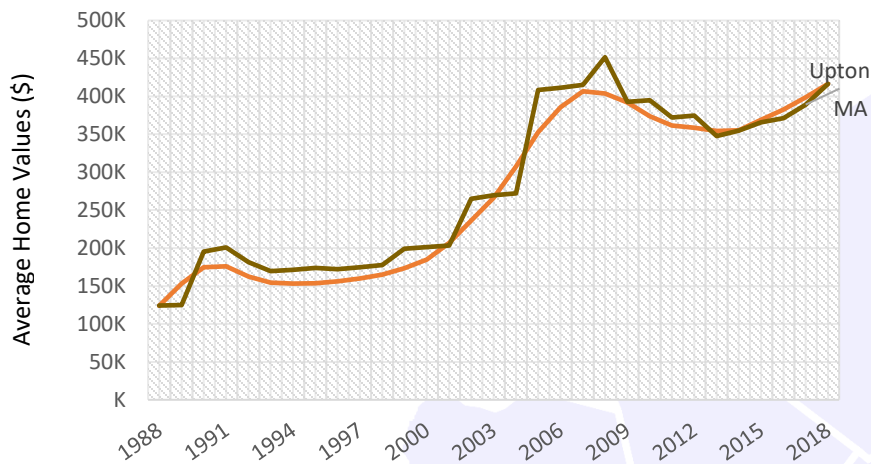
Beyond the year to year averages, in February 2018, the unemployment rate in Upton was 3.4%. This aligns with the 495/MetroWest regional unemployment rate, which is at 3.4%, and lower in comparison to the state and national unemployment rates, which were at 4.0% and 4.1%.³

Growing Population

The population of Upton has been increasing steadily. In 2000, the population of Upton was 5,642 this increased to 7,542 by 2010, and in 2016, the population of Upton was estimated to be 7,773.⁵



Rising Home Values



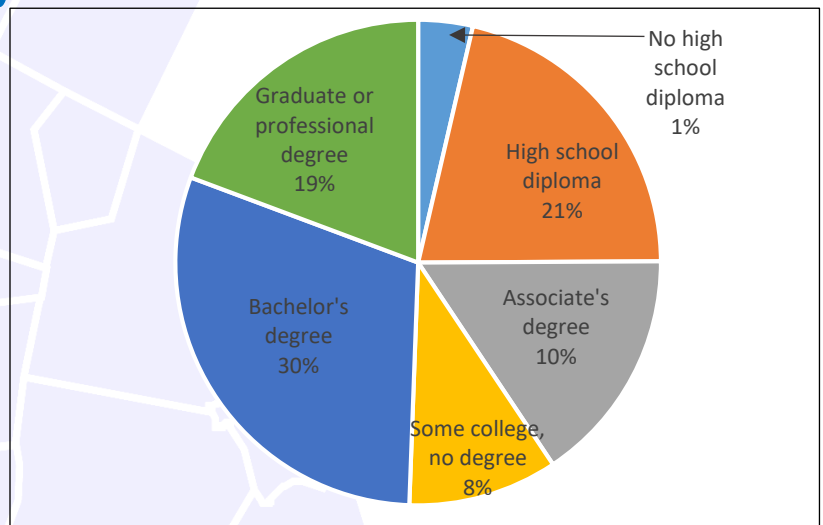
Upton average Home Value is \$416,424 vs. MA average of \$416,426

Median Sales Price Snapshot

In March 2018, the median single family sales price in Upton was \$378,900.¹ This is slightly higher than the state median sale which was \$354,000¹, and higher than the national median which was \$251,500.²

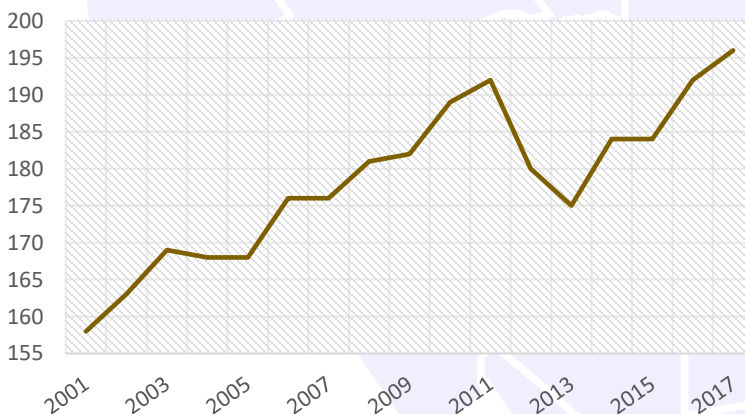
Highly Educated

Upton has a well educated population compared to the state and to the nation with 49.4% of residents having a bachelor's degree or higher. During the same time 41.2% in Massachusetts had a bachelor's degree or higher, while only 30.3% in the U.S. had one.⁴



2012-2016 ACS (U.S. Census Bureau)

Expanding Employers



The number of employers in Upton has been increasing at a steady rate in recent years. In 2001, there were 158 employers in the town, and by Q2 2017 this number had increased to 196.³

Mass.gov Municipal Databank <http://www.mass.gov/dor/local-officials/municipal-databank-and-local-aid-unit/databank-reports-new.html> (Line graph municipal data)
 1. The Warren Group <https://www.bankerandtradesman.com/real-estate-transactions/town-stats/> 2. Ycharts Average US Home Values https://ycharts.com/indicators/sales_price_of_existing_homes 3. Mass.gov Labor and Workforce Development <http://www.mass.gov/lwd/economic-data/> 4. US Census Bureau <https://www.census.gov/> 5. UMASS Donahue Institute <http://www.donahue.umassp.edu/news-events/institute-news/new-population-estimates-for-mass-released-interactive-map-available>