



**Melrose, Massachusetts**

**City and School Demographic Study**

**November 10, 2015**

# EXECUTIVE SUMMARY

- **From 2010-2014, the population of the City of Melrose increased by almost 1,000 residents: from 26,983 in the 2010 U.S. Census to 27,969 in the 2014 estimate by U.S. Census Bureau affiliate, the Donahue Institute at UMass Amherst.**
- **The Melrose Planning Office reports a significant increase in residential housing permits. In 2010, there were only 22 permits issued (total of single-family, condo, and multi-family rentals). However, these totals rose to 85 units in 2012; 160 units in 2013; 109 units in 2014; and 114 units through September 30 of 2015. It appears that the robust market will continue for the foreseeable future.**

# **EXECUTIVE SUMMARY (con't)**

- **The Warren Group's publication "Banker & Tradesman" tracks real estate sales in MA, CT and RI. The Group reported that by 2014, the median sales price of a Melrose home had risen to \$475,500, a level higher than that of the real estate boom years (2005-2006). Economists tell us that this rise also serves as an indicator that the robust real estate market will continue.**
- **Similarly, the 725 single-family and condo units sold in 2013 and 2014 was roughly equal to the number of residences sold in the boom years of 2005-2006 - another indicator that the present sales volume will continue.**

# EXECUTIVE SUMMARY (con't)

- Millennials are reported to be coming to Melrose looking for studios and 2-bedroom rentals. They are attracted by the positive reputation of the community, jobs in Boston and Cambridge, Melrose's walkability, access to rapid transit (many do not have nor want cars), and the appeal of city life.
- Realtors also note that demand for residential housing in Melrose far exceeds supply. As a result of this dynamic, if units are reasonably priced, sellers frequently are receiving offers from multiple bidders. One realtor noted that Realtor.com has designated Melrose as the hottest real estate ZIP code in America.

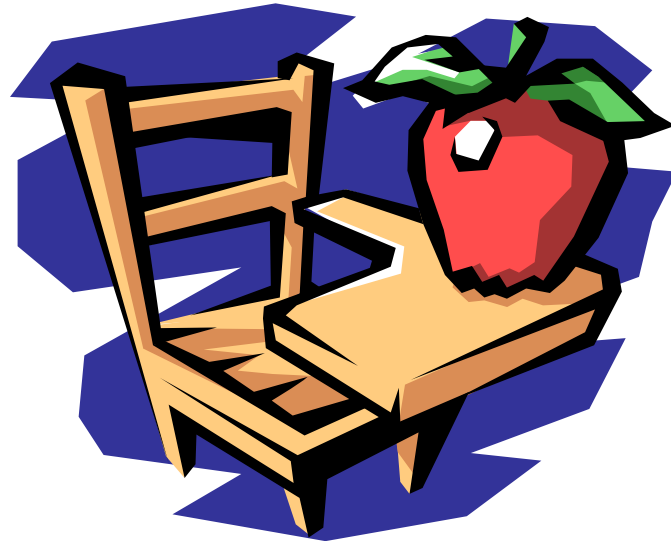
# **EXECUTIVE SUMMARY (con't)**

- **Within the City population, the age 20-34 group includes many who are parents of school children. The 2010 Census counted 4,350 persons in this age group; however, by 2020 the U.S. Census affiliate estimates the age 20-34 cohort will have increased by almost 1,000 to 5,304 persons.**
- **The Melrose Public Schools have 3,726 students in 2015-16; this number is forecasted to rise by about 40 students per year to 4,171 students in 2025-26, an increase of 445 students.**

# **EXECUTIVE SUMMARY (con't)**

- **The students currently in Grades 1-10 were born in years when Melrose was averaging 337 births per year. More recently, and expected in the next few years, are about 350 births. Kindergarten classes, which used to average in the 290's, are expected to be about 310-315 per year. This year's Kindergarten has 320 children – and Grades 1 and 2 are averaging increases of 1-2% each year.**
- **Most of the growth in the student body now, and over the next 10 years, is expected to be in Grades K-8.**

# DEMOGRAPHIC ANALYSIS



## Population Trends

**General Population** – The U.S. Census Bureau estimated that the City of Melrose had a population of 27,969 as of July 1, 2014, an increase from the 2010 U.S. Census count. The next population estimate (for July 1, 2015) will be released by the Census Bureau in July, 2016. *However, the University of Massachusetts Donahue Center, a U.S. Census Bureau affiliate, and the Metropolitan Area Planning Council have projected that Melrose will experience population growth between 2010 and 2020.*

**Births** – According to data provided by the Massachusetts Department of Health, the average number of annual births to residents of the Melrose School District increased during the period from 2005-2014. Between 2005 and 2009, births averaged 313 per year, while the average number of births during the period from 2010-2014 was 344 per year. *The average number of births during 2012–2014 was 358 children per year.*



## Population Trends (con't)

**Age Cohorts** – According to the U.S. Census Bureau 2010 Report, the Melrose School District's 0-19 age cohort totaled 6,336. This represented 23.4% of the city's total population. The 2010 Report also stated that the District's 20-34 child-rearing age cohort totaled 4,350 persons. ***The University of Massachusetts Donahue Institute has projected that by 2020, the 20-34 cohort population will increase to 5,304 persons.***

# Residential Growth Outlook

There are presently existing factors which indicate that Melrose is likely to experience moderately accelerated housing turnover and new residential construction during the course of the next decade. These factors include the following:

## National and Regional Factors

- On the national level, the “Baby Boomer” generation has begun turning 65 years of age at the rate of 10,000 per day, and this is projected to continue for the next 14 years! According to regional and local realtors, many from this age cohort are likely to downsize to smaller homes. ***Thus, demand for apartment and condominium units is likely to increase while the 3- and 4-bedroom homes vacated by the Boomers would most likely be purchased by families with children.***
- A recent New England Economic Partnership (NEEP) Conference economic outlook analysis reported that “the New England regional economy continues to improve. Growth rates are higher and unemployment rates lower in 2015 than in any year after the 2008-2009 recession.”
- Regarding Massachusetts, the NEEP report notes, “Massachusetts is experiencing a burst of economic growth reminiscent of the 1990’s.”

## Melrose Residential Construction

- ***Information gained from the Melrose Planning Office has verified that the level of residential development picked up very significantly beginning in 2012 and it appears that the period of accelerated growth is continuing.***
- The annual number of residential housing permits issued from 2010 to 2015 is as follows:

Year	Single-Family	Condo	Rental	Total
2010	12	0	10	22
2011	6	0	29	35
2012	9	21	55	85
2013	9	6	145	160
2014	3	6	100	109
2015 (Thru 9/30/15)	5	26	88	119

## Melrose Residential Construction (continued)

- Residential developments completed between 2010 and 2015 include:
  - Crystal Lake – 10 rental units
  - Stone Place Buildings A,B,C,D, – 212 rental units – 99 one-bedroom, 96 two-bedroom and 17 three-bedroom units
  - 99 Essex Street – 15 Rental Units – 9 one-bedroom and 6 two-bedroom units
  - 185 Essex Street – 16 condo units – 2 one-bedroom and 14 two-bedroom units
  - Greystone – 354 Upham Street Phases I and II – 11 Condos – 3 one-bedroom, 7 two-bedroom units, and 1 three-bedroom unit
  - 2 Washington Street – 94 rental units – 49 one-bedroom and 45 two-bedroom units
  - 150 Green Street – 6 rental units – 6 one-bedroom
  - Single family units – 44 units at several locations

## Melrose Residential Construction (continued)

- Approved projects which are currently under construction
  - 160 Green Street – 6 condo units – 6 three-bedroom units
  - 124-132 Tremont Street – 26 condo units – 4 one-bedroom and 22 two-bedroom units
  - Stone Place Phase II – 88 rental units – 48 one-bedroom, 34 two-bedroom, 6 three-bedroom
- Residential development proposals in various stages of the approval process
  - Dexter Road – 13 single-family units
  - Blueberry Hill – 19 Townhouse Condos
  - Hillside Park – 5 single-family units

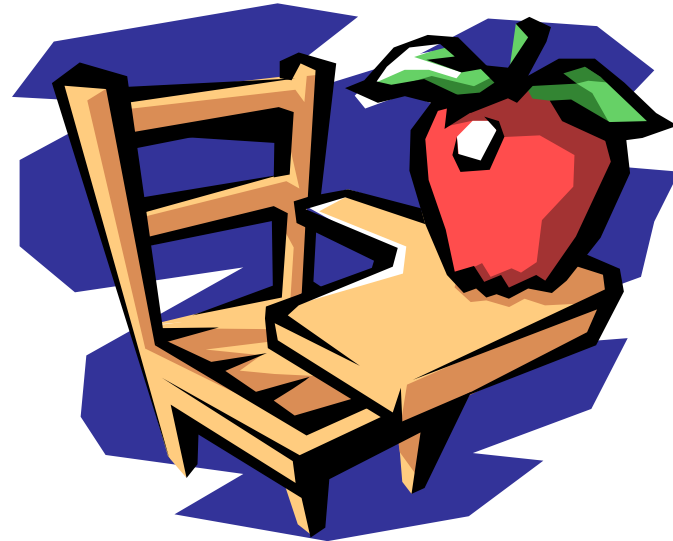
## Additional Residential Development and Real Estate Information

- Home sales data provided by the Warren Group indicates that Melrose's single-family and condominium sales increased significantly during 2013 and 2014. ***The 725 single-family and condominium units sold in 2013-14 actually was similar to the number of single-family and condominium sales that occurred during the real estate boom years of 2005-06.***
- ***Warren Group data also indicates that in 2014, median single-family home prices in Melrose equaled \$475,500, a price which was significantly higher than that of the real estate boom years.***
- Information gained from local realtors and supported by Warren Group data also indicates that single-family and condominium sales for 2015 are on track to equal or possibly exceed 2014 sales totals.
- Realtors also note that demand for residential housing in Melrose far exceeds supply. ***As a result of this dynamic, if units are reasonably priced, sellers are frequently receiving offers from multiple bidders. One realtor noted that Realtor.com has designated Melrose as the hottest real estate ZIP code in America.***
- Millennials are reported to be coming into Melrose looking for studios and 2-bedroom rentals – They are attracted by the positive reputation of the community, jobs in Boston and Cambridge, Melrose's walkability, access to rapid transit (many do not have nor want cars), and the appeal of city life.

## Demographic Analysis Summary

- ***NESDEC's analysis of key demographic information and enrollment data provided by the Melrose district indicates that K-12 enrollments are likely to continue to increase by approximately 40 students per year in the near term.***

# ENROLLMENT HISTORY AND PROJECTIONS





# Melrose, MA Historical Enrollment

School District: Melrose, MA Revised

11/2/2015

Historical Enrollment By Grade																			
Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2000	383	2005-06	221	250	282	271	291	278	249	267	251	271	228	220	211	247	0	3316	3537
2001	370	2006-07	203	276	252	282	271	287	281	254	271	254	217	237	228	214	0	3324	3527
2002	379	2007-08	193	251	290	261	287	274	299	287	257	274	216	225	231	234	0	3386	3579
2003	342	2008-09	205	259	284	292	267	286	276	299	301	263	243	226	228	229	1	3454	3659
2004	330	2009-10	230	257	285	294	297	273	288	279	304	310	230	257	235	229	0	3537	3767
2005	285	2010-11	255	252	263	276	297	292	279	289	286	302	248	235	264	237	0	3520	3775
2006	293	2011-12	260	242	264	261	280	296	294	273	291	293	270	245	233	277	1	3520	3780
2007	342	2012-13	274	274	254	252	257	274	295	292	274	291	241	236	234	229	2	3405	3679
2008	351	2013-14	280	279	279	260	255	253	280	301	295	270	235	238	230	228	2	3405	3685
2009	295	2014-15	313	276	277	284	262	248	261	275	293	289	233	236	237	227	0	3398	3711
2010	331	2015-16	293	320	279	283	280	260	249	260	269	285	252	228	235	231	2	3433	3726

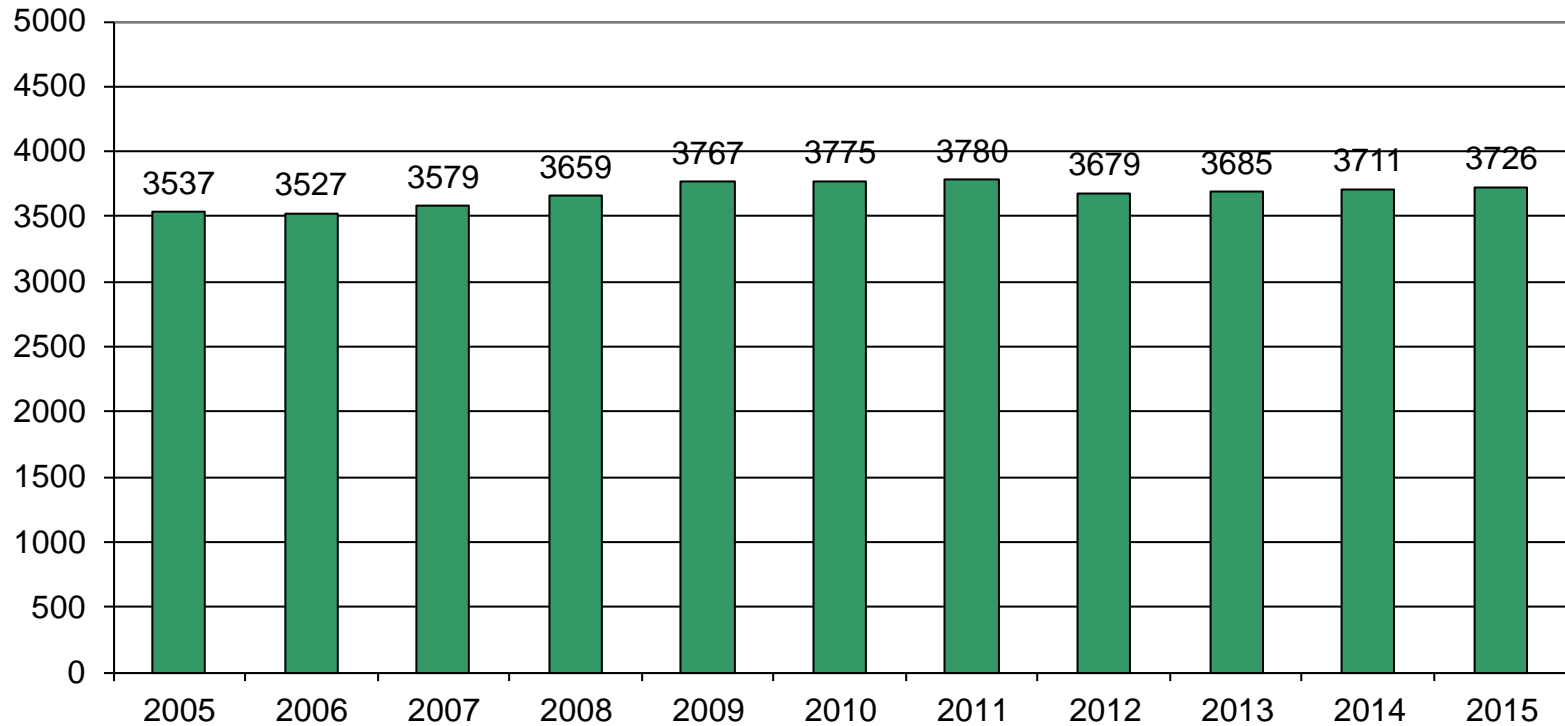
Notes: Between FY05 and FY15, the number of students who are English Language Learners increased from 14 to 115 pupils; in FY12 Full-Day Kindergarten began; in FY13 a School Choice program was begun at the HS level; in FY13 the Pioneer Charter School of Science opened a second location in Saugus

Historical Enrollment in Grade Combinations									
Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	9-12	
2005-06	1842	1621	1888	2410	1038	789	522	1428	906
2006-07	1852	1649	1903	2428	1060	779	525	1421	896
2007-08	1855	1662	1949	2480	1117	818	531	1437	906
2008-09	1869	1664	1963	2527	1139	863	564	1490	926
2009-10	1924	1694	1972	2586	1180	892	614	1565	951
2010-11	1914	1659	1948	2536	1156	877	588	1572	984
2011-12	1897	1637	1910	2494	1151	857	584	1609	1025
2012-13	1880	1606	1898	2463	1152	857	565	1505	940
2013-14	1886	1606	1907	2472	1146	866	565	1496	931
2014-15	1921	1608	1883	2465	1118	857	582	1515	933
2015-16	1964	1671	1931	2485	1063	814	554	1500	946

Historical Percentage Changes			
Year	K-12	Diff.	%
2005-06	3316	0	0.0%
2006-07	3324	8	0.2%
2007-08	3386	62	1.9%
2008-09	3454	68	2.0%
2009-10	3537	83	2.4%
2010-11	3520	-17	-0.5%
2011-12	3520	0	0.0%
2012-13	3405	-115	-3.3%
2013-14	3405	0	0.0%
2014-15	3398	-7	-0.2%
2015-16	3433	35	1.0%
Change		117	3.5%

# Melrose, MA Historical Enrollment

**PK-12, 2005-2015**



# Melrose, MA Projected Enrollment

School District: **Melrose, MA Revised**

11/2/2015

Projections reflect the opening of new rental and condo developments; in FY14 a local hotel was designated as a homeless shelter; forecast assumes that the robust real estate market will continue

Enrollment Projections By Grade*																				
Birth Year	Births		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2010	331		2015-16	293	320	279	283	280	260	249	260	269	285	252	228	235	231	2	3433	3726
2011	313		2016-17	293	281	322	285	284	275	265	249	257	263	242	250	225	230	2	3430	3723
2012	359		2017-18	294	323	283	329	286	279	280	265	246	252	223	240	247	220	2	3475	3769
2013	337		2018-19	295	303	325	289	330	281	284	280	262	241	214	221	237	242	2	3511	3806
2014	380	(prov.)	2019-20	296	342	305	332	290	324	286	284	276	257	204	212	219	232	2	3565	3861
2015	344	(est.)	2020-21	297	309	345	311	333	285	330	286	280	270	218	202	210	214	2	3595	3892
2016	347	(est.)	2021-22	298	312	311	352	312	327	290	330	282	274	229	216	200	206	2	3643	3941
2017	353	(est.)	2022-23	299	318	314	318	353	307	333	290	326	276	232	227	214	196	2	3706	4005
2018	352	(est.)	2023-24	300	317	320	321	319	347	313	333	286	319	234	230	224	209	2	3774	4074
2019	355	(est.)	2024-25	301	319	319	327	322	314	354	313	329	280	270	232	227	219	2	3827	4128
2020	350	(est.)	2025-26	302	315	321	326	328	317	320	354	309	322	237	267	229	222	2	3869	4171

\*Projections should be updated on an annual basis.

Based on an estimate of births

Based on children already born

Based on students already enrolled

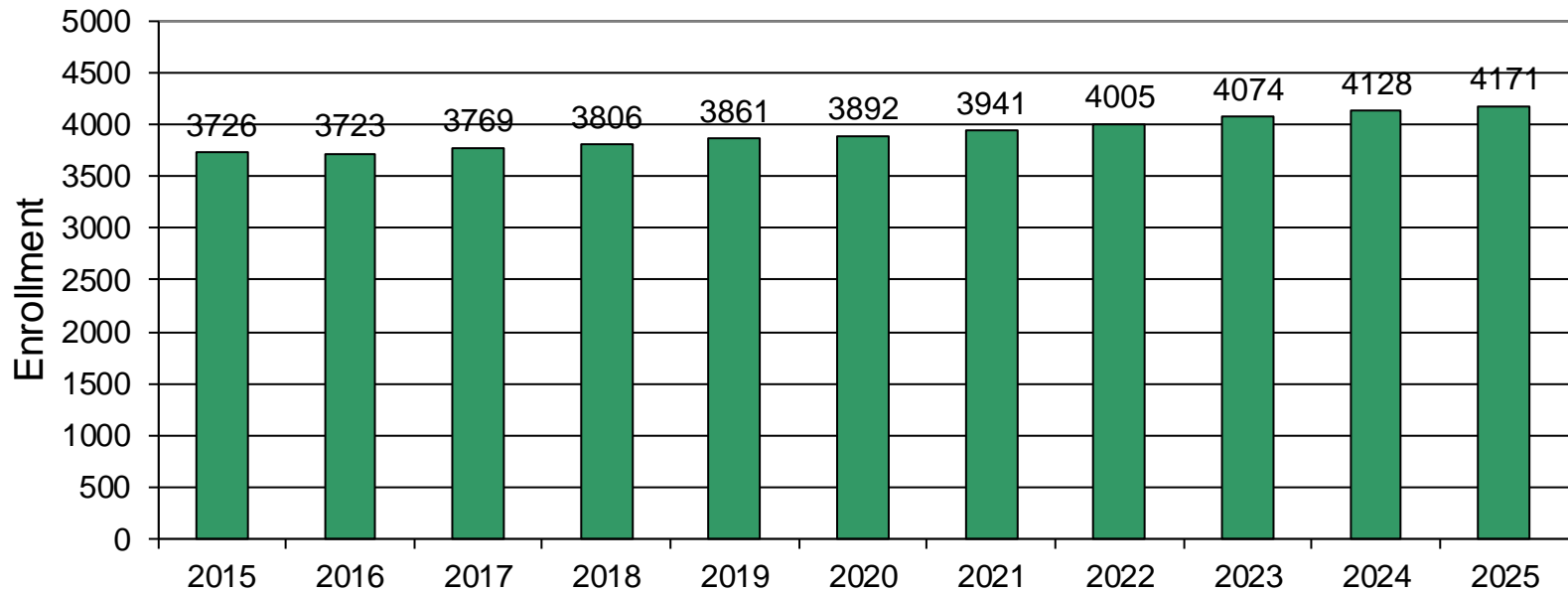
Projected Enrollment in Grade Combinations*									
Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2015-16	1964	1671	1931	2485	1063	814	554	1500	946
2016-17	2005	1712	1961	2481	1034	769	520	1467	947
2017-18	2074	1780	2045	2543	1043	763	498	1428	930
2018-19	2107	1812	2092	2595	1067	783	503	1417	914
2019-20	2175	1879	2163	2696	1103	817	533	1400	867
2020-21	2210	1913	2199	2749	1166	836	550	1394	844
2021-22	2202	1904	2234	2790	1176	886	556	1407	851
2022-23	2242	1943	2233	2835	1225	892	602	1471	869
2023-24	2237	1937	2270	2875	1251	938	605	1502	897
2024-25	2256	1955	2268	2877	1276	922	609	1557	948
2025-26	2229	1927	2281	2912	1305	985	631	1586	955

Projected Percentage Changes			
Year	K-12	Diff.	%
2015-16	3433	0	0.0%
2016-17	3430	-3	-0.1%
2017-18	3475	45	1.3%
2018-19	3511	36	1.0%
2019-20	3565	54	1.5%
2020-21	3595	30	0.8%
2021-22	3643	48	1.3%
2022-23	3706	63	1.7%
2023-24	3774	68	1.8%
2024-25	3827	53	1.4%
2025-26	3869	42	1.1%
<b>Change</b>	<b>436</b>	<b>12.7%</b>	

See "Reliability of Enrollment Projections" section of accompanying letter. Projections are more reliable for Years #1-5 in the future than for Years #6 and beyond.

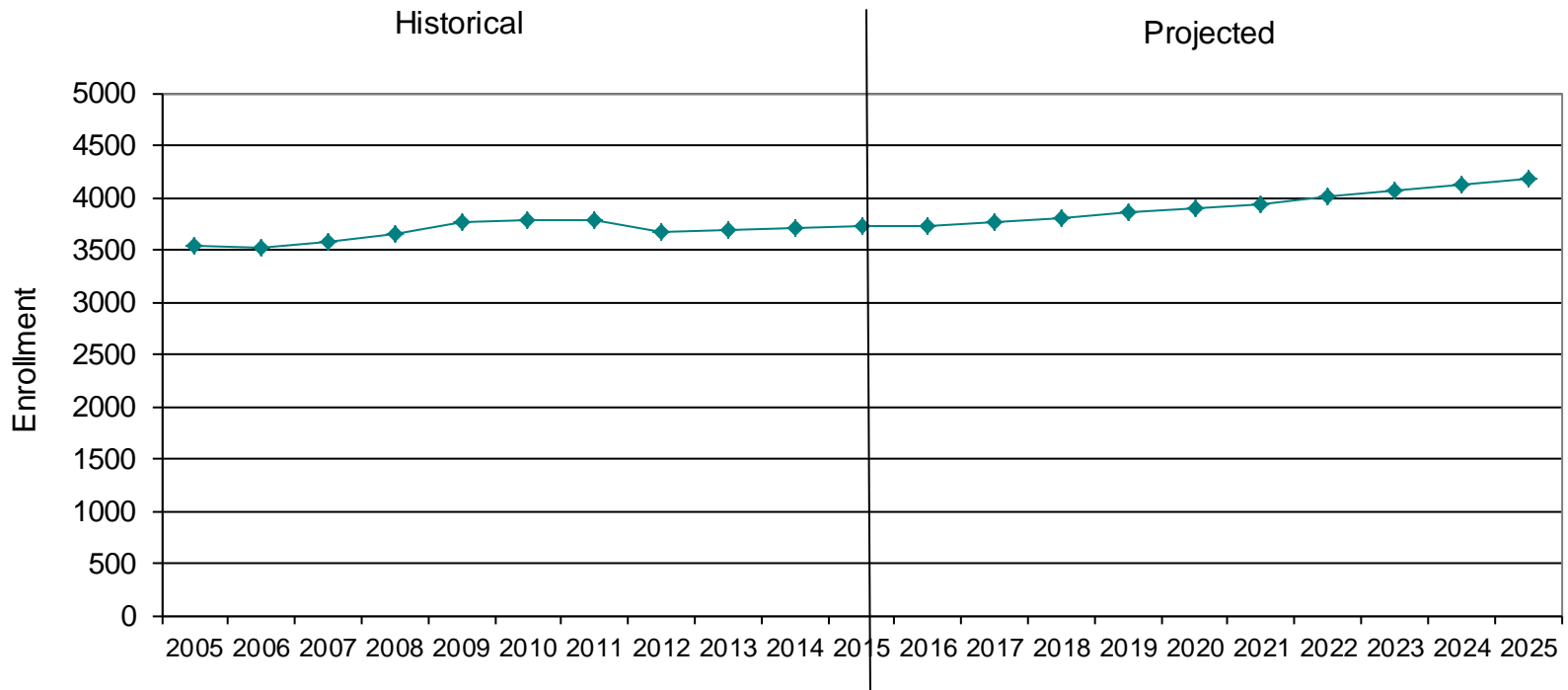
# Melrose, MA Projected Enrollment

PK-12 TO 2025 Based On Data Through School Year 2015-16

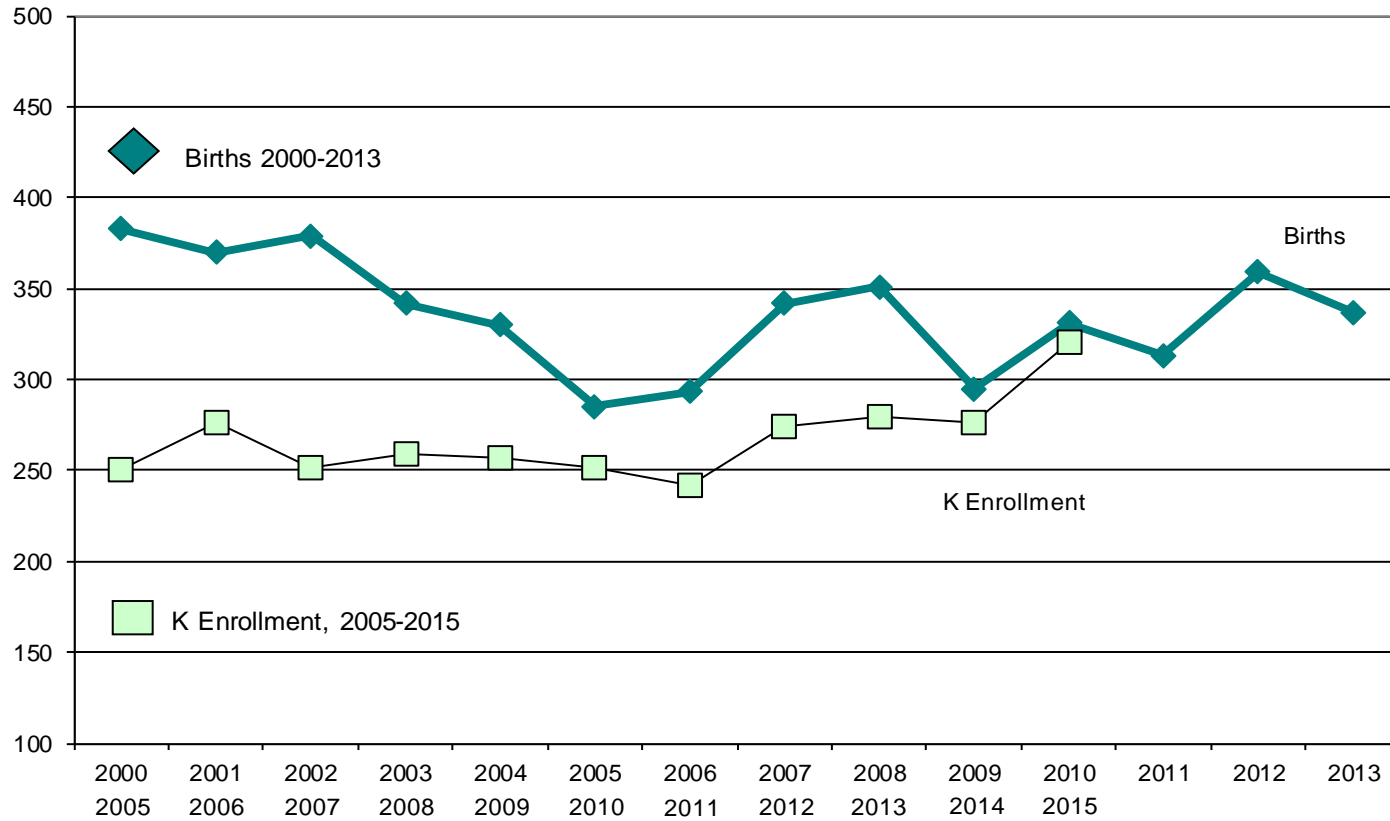


# Melrose, MA Historical & Projected Enrollment

**PK-12, 2005-2025**



# Melrose, MA Birth-to-Kindergarten Relationship



# Melrose, MA Additional Data

Building Permits Issued			
Year	Single-Family	Condo - Rental	
2005	n/a	n/a	
2010	12	0	10
2011	6	0	29
2012	9	21	55
2013	9	6	145
2014	3	6	100
2015	5 to Sep 30	26	88 to Sep 30

Source: Melrose Planning Department

Enrollment History		
Year	Voc-Tech 9-12 Total	Non-Public K-12 Total
2005-06	52	479
2011-12	64	402
2012-13	62	649
2013-14	71	462
2014-15	78	443
2015-16	65	450

Residents in Non-Public Independent and Parochial Schools (General Education)														
Enrollments as of Oct. 1	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 TOTAL
	15	15	15	15	15	20	20	25	50	80	60	60	60	450

K-12 Home-Schooled Students	
2015	17

K-12 Residents "Choiced-out" or in Charter or Magnet Schools	
2015	280

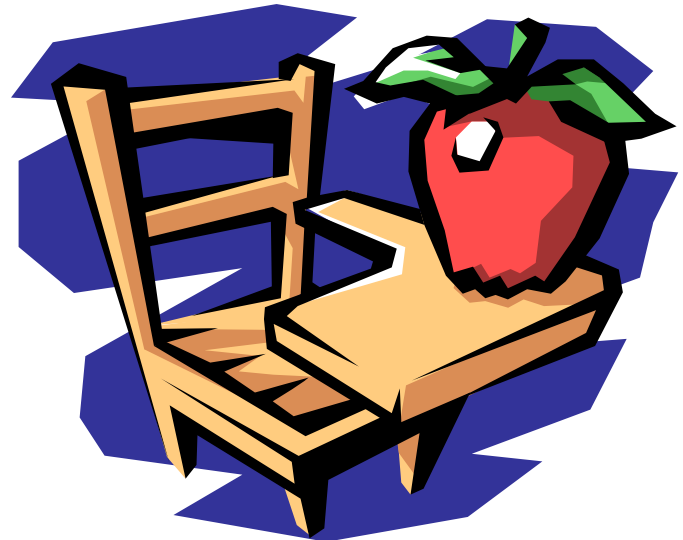
K-12 Special Education Outplaced Students	
2015	40

K-12 Choiced-In, Tuitioned-In, & Other Non-Residents	
2015	23

The above data were used to assist in the preparation of the enrollment projections. If additional demographic work is needed, please contact our office.

# DEMOGRAPHIC DATA

**Estimates to 2015 (and population projections to 2020) update data from the 2010 Decennial Census. U.S. Census counts from 2010, 2000, and 1990 are commonly used by demographers to track the evolution of a community over time, or to compare one community vs. other communities.**





# TABLE 1 TOTAL POPULATION

## STATE OF MASSACHUSETTS:

	POPULATION	NO. CHANGE	%CHANGE
1990	6,016,425		
2000	6,349,097	332,672	5.5%
2010	6,547,629	198,532	3.1%

## MIDDLE SEX COUNTY:

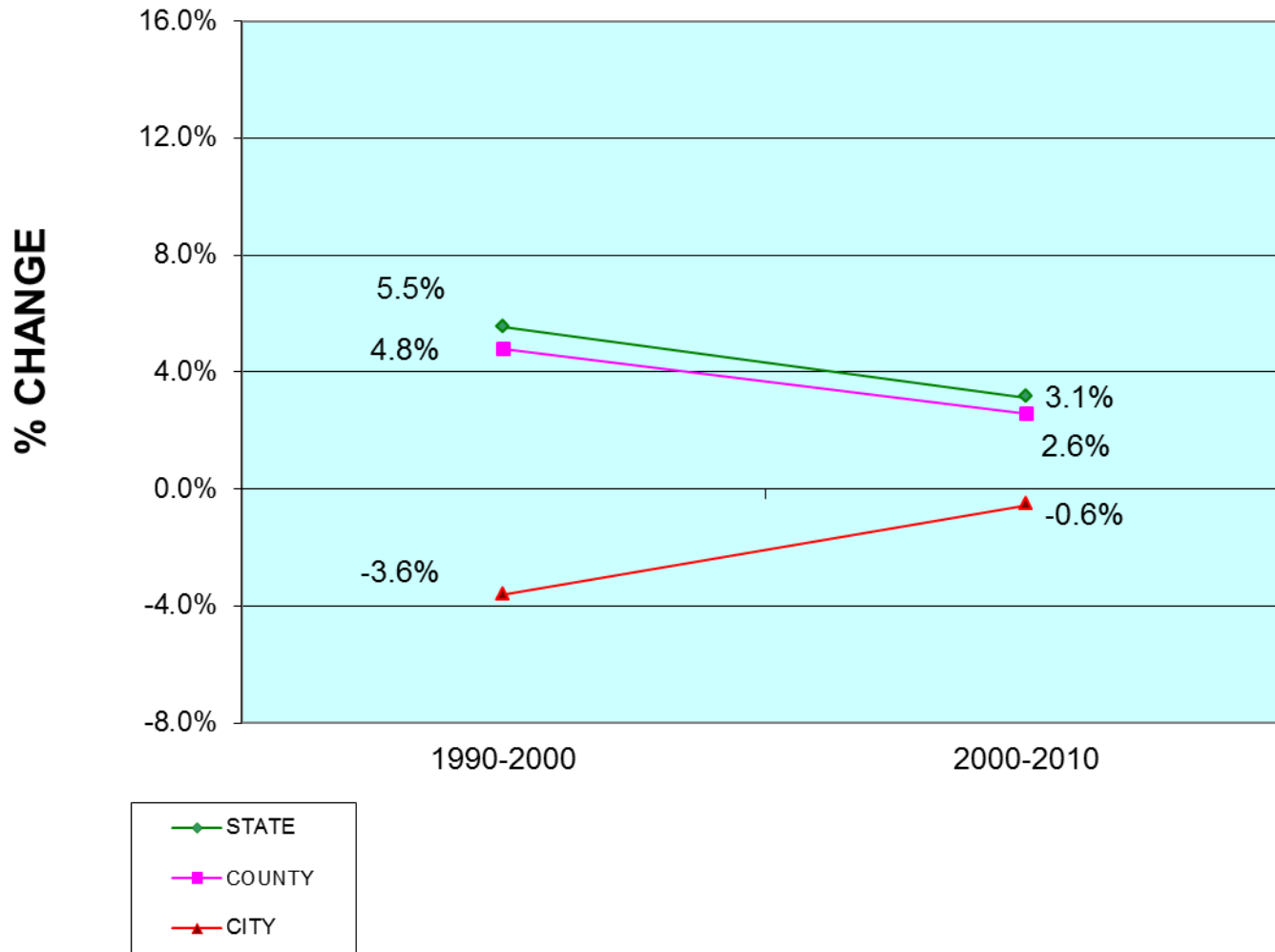
	POPULATION	NO. CHANGE	%CHANGE
1990	1,398,468		
2000	1,465,396	66,928	4.8%
2010	1,503,085	37,689	2.6%

## CITY OF MELROSE:

	POPULATION	NO. CHANGE	%CHANGE
1990	28,150		
2000	27,134	-1,016	-3.6%
2010	26,983	-151	-0.6%

**2014 U.S. Census population estimate = 27,969; July 1, 2015 estimate will be released in July 2016 – see also Table 3**

### CHANGES IN POPULATION SIZE, 1990 TO 2010



## TABLE 2

### PERCENTAGE OF POPULATION UNDER THE AGE OF 18 AND MEDIAN AGE

**STATE OF MASSACHUSETTS:**

	NO. UNDER 18	% UNDER 18	MEDIAN AGE
1990	1,353,075	22.5%	33.6
2000	1,500,064	23.6%	36.5
2010	1,418,923	21.7%	39.1

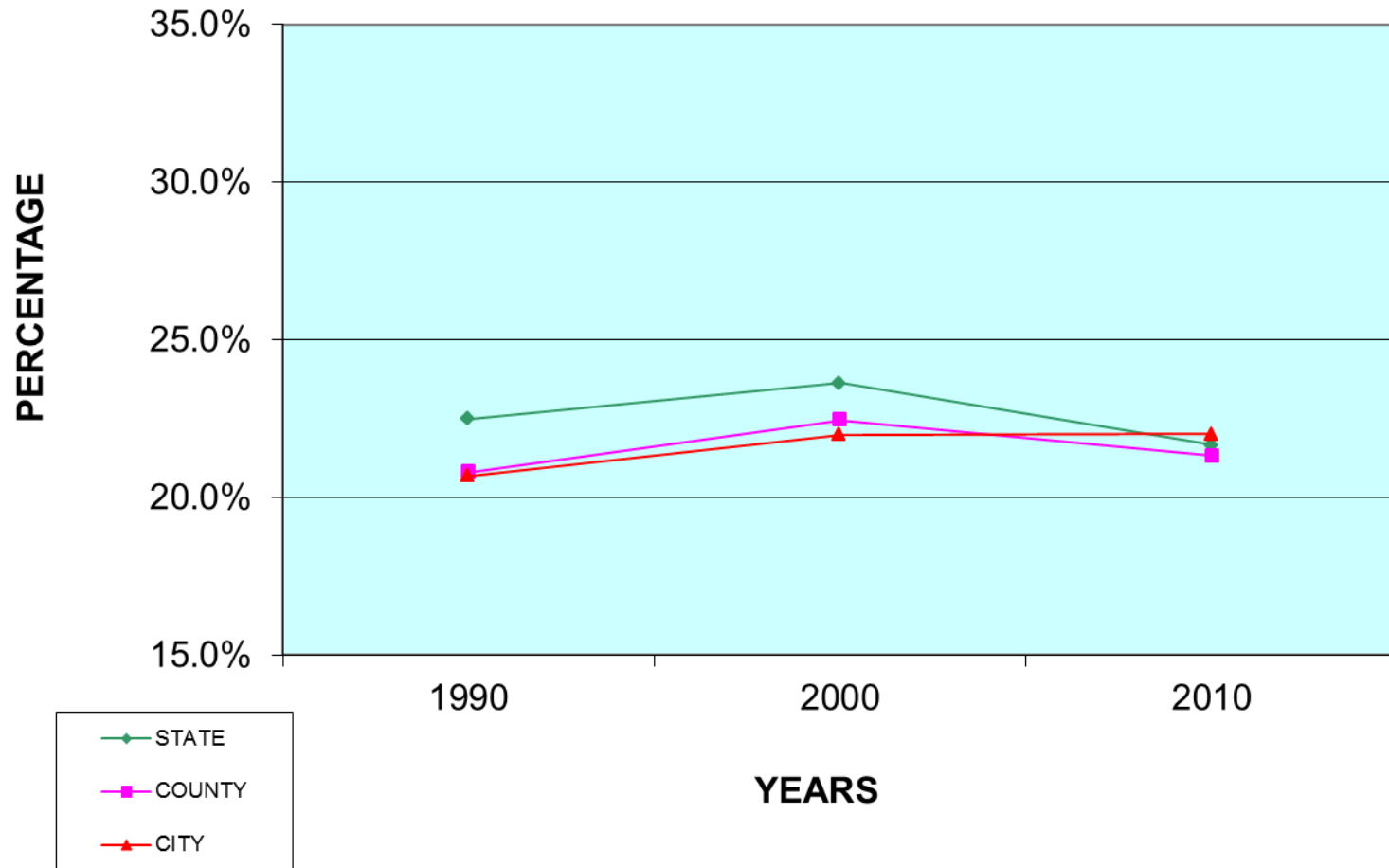
**MIDDLESEX COUNTY:**

	NO. UNDER 18	% UNDER 18	MEDIAN AGE
1990	290,992	20.8%	33.6
2000	329,073	22.5%	36.4
2010	320,439	21.3%	38.5

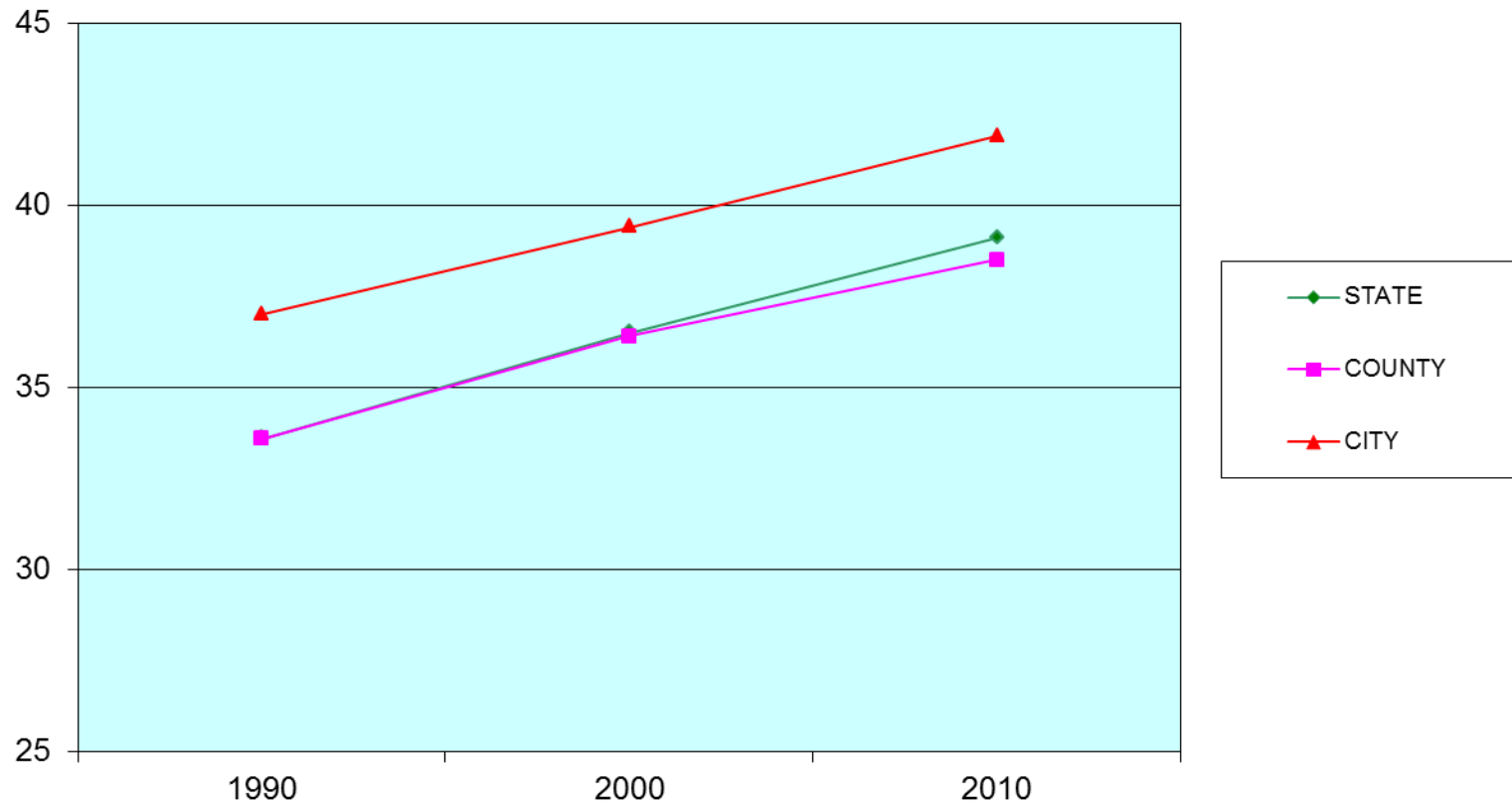
**CITY OF MELROSE:**

	NO. UNDER 18	% UNDER 18	MEDIAN AGE
1990	5,825	20.7%	37
2000	5,969	22.0%	39.4
2010	5,942	22.0%	41.9

## PERCENTAGE OF POPULATION UNDER 18



## MELROSE: CHANGES IN MEDIAN AGE



# TABLE 3 AGE COHORT DATA – MELROSE

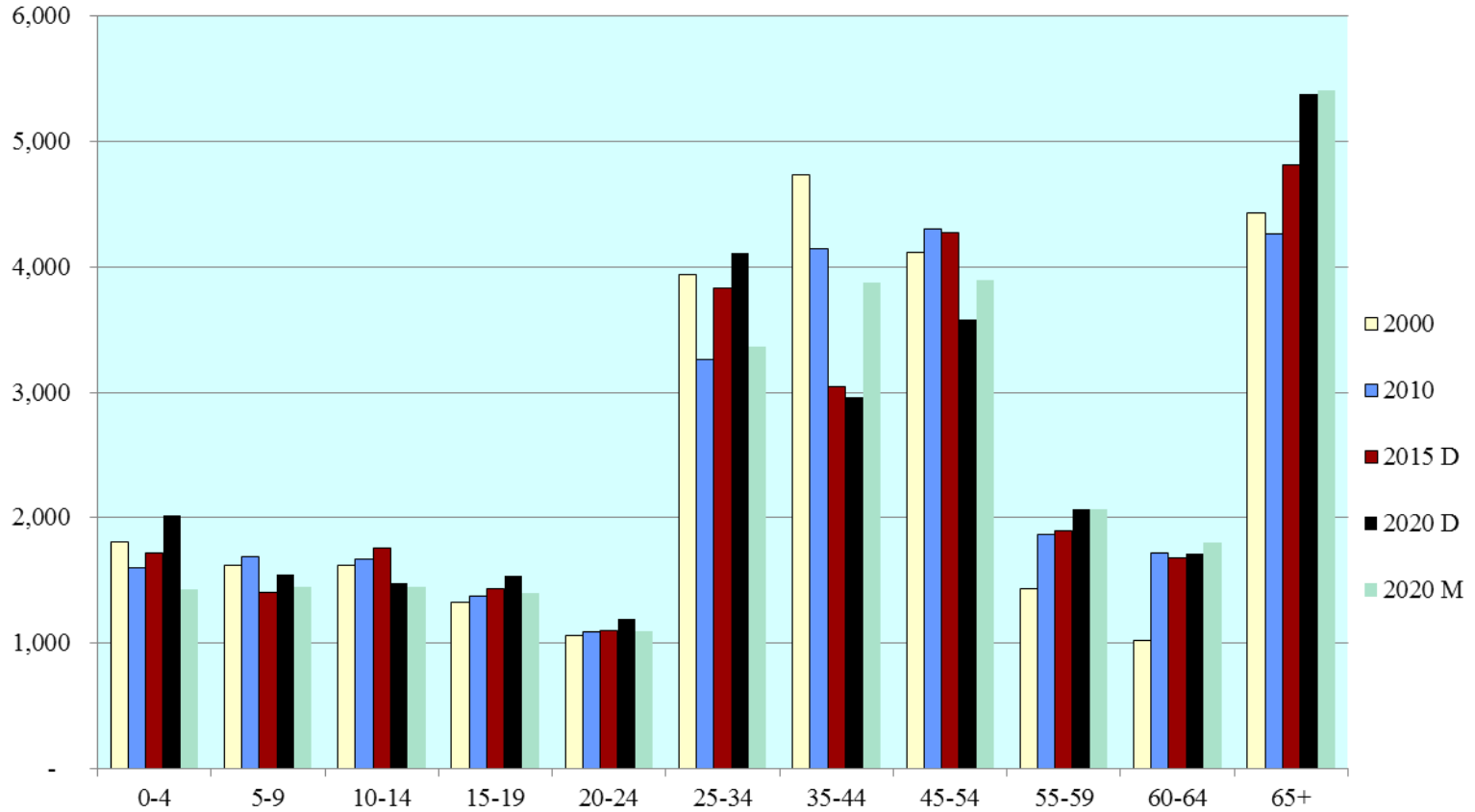
MELROSE AGE COHORTS TO 2010 – PROJECTIONS TO 2020

U.S. Census July 1, 2014 est. = 27,969  
2015 estimate will be released in July, 2016

AGE	SIZE OF COHORT					% CHANGE, 2010 to 2020 D projection
	2000	2010	2015 D pr.	2020 D pr.	2020 M pr.	
0-4	1810	1598	1722	2,024	1433	21.0%
5-9	1622	1692	1402	1,547	1447	-9.4%
10-14	1621	1668	1756	1,482	1452	-12.6%
15-19	1326	1378	1439	1,537	1404	10.3%
20-24	1064	1089	1099	1,193	1094	8.7%
25-34	3,944	3,261	3,833	4,111	3,370	20.7%
35-44	4,738	4,151	3,046	2,961	3,879	-40.2%
45-54	4,114	4,300	4,276	3,584	3,895	-20.0%
55-59	1436	1867	1,893	2,066	2,067	9.6%
60-64	1026	1719	1684	1,713	1,804	-0.4%
65+	4,433	4,260	4,814	5,384	5,410	20.9%
<b>TOTAL:</b>	<b>27,134</b>	<b>26,983</b>	<b>26,964</b>	<b>27,602</b>	<b>27,255</b>	<b>2.2%</b>

Source: U.S. Census 2000 and 2010; Donahue Center, UMASS 2015 D and 2020 D; Metropolitan Area Planning Council (MAPC) 2020 M "Strong Region" projection

## Age Cohorts: 2000, 2010, 2015 D, 2020 D, 2020 M projections – Melrose



## MELROSE GROUP QUARTERS

<b>Year</b>	<b>Total</b>	<b>Institutionalized</b> <b>(prisons, locked</b> <b>hospitals, etc.)</b>	<b>Other</b> <b>(non-institutionalized –</b> <b>dormitories, religious, etc.)</b>
<b>1990</b>	<b>447</b>	<b>326</b>	<b>121</b>
<b>2000</b>	<b>329</b>	<b>291</b>	<b>38</b>
<b>2010</b>	<b>267</b>	<b>229</b>	<b>38</b>

**Although these persons are included in the U.S. Census age-cohorts, their inclusion does not affect the estimates of future births nor PK-12 school enrollments.**



# TABLE 4 PERCENTAGE OF K-12 ENROLLMENT IN POPULATION

## STATE OF MASSACHUSETTS:

		POPULATION	PUBLIC K-12 ENROLLMENT*	% K-12 ENR. IN POPULATION
1990		6,016,425	828,816	13.8%
2000		6,349,097	959,655	15.1%
2010		6,547,629	926,940	14.2%

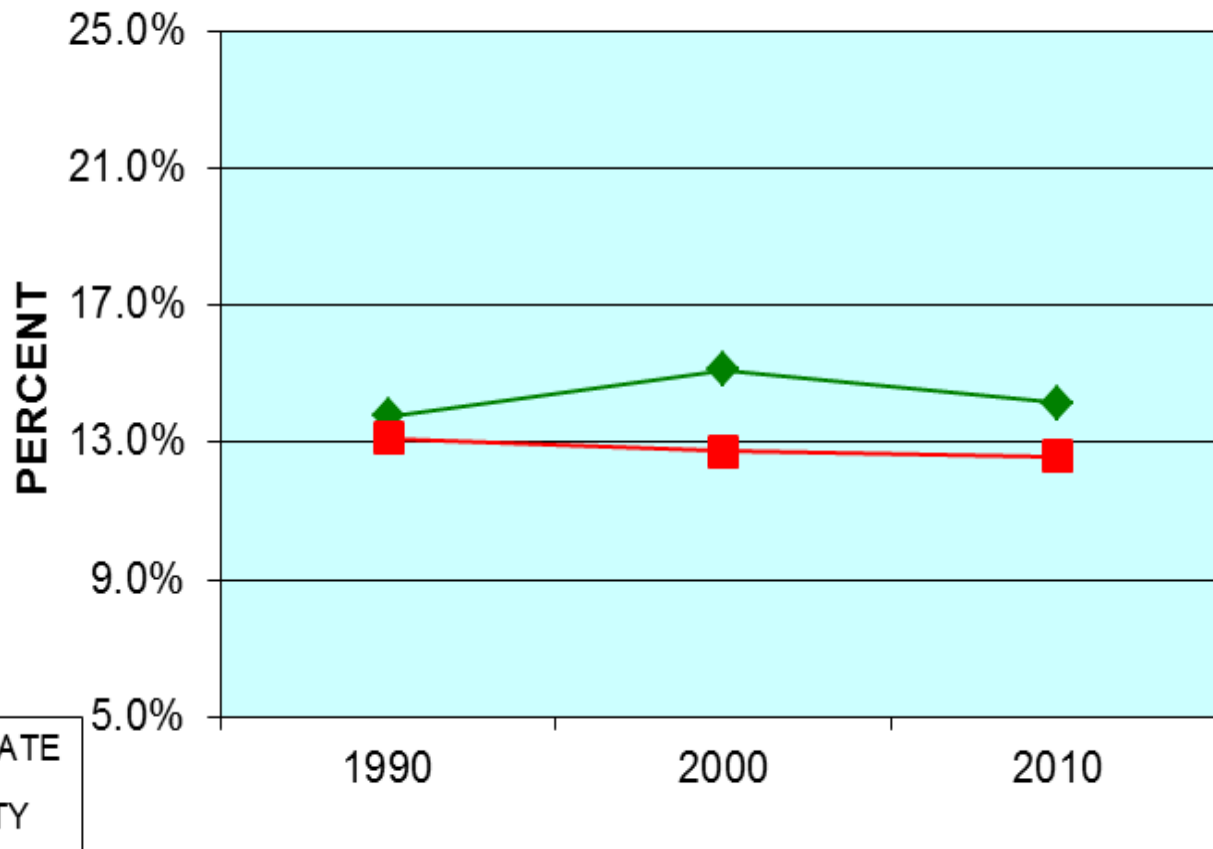
\* Massachusetts Department of Elementary and Secondary Education (DESE); PK omitted for comparability

## CITY OF MELROSE:

		POPULATION	MPS K-12 ENROLLMENT	% K-12 ENR. (MPS) IN POPULATION
1990		28,150	3,697	13.1%
2000		27,134	3,458	12.7%
2010		26,983	3,520	13.0%

**2014 estimate: 27,969 population – 3,398 enrollment = 12.1%**

## PERCENTAGE K-12 MPS ENROLLMENT IN MELROSE POPULATION



# TABLE 5 - POPULATION BY RACE AND HISPANIC ORIGIN

## STATE OF MASSACHUSETTS:

	WHITE	BLACK	ASIAN	OTHER	% NON-WHITE	HISPANIC ORIGIN (of any race)	% HISPANIC
1990	5,405,374	300,130	143,392	167,259	10.2%	287,549	4.8%
2000	5,367,286	343,454	238,124	400,233	15.5%	428,729	6.8%
2010	5,265,236	434,398	349,768	498,227	19.6%	627,654	9.6%

## MIDDLESEX COUNTY:

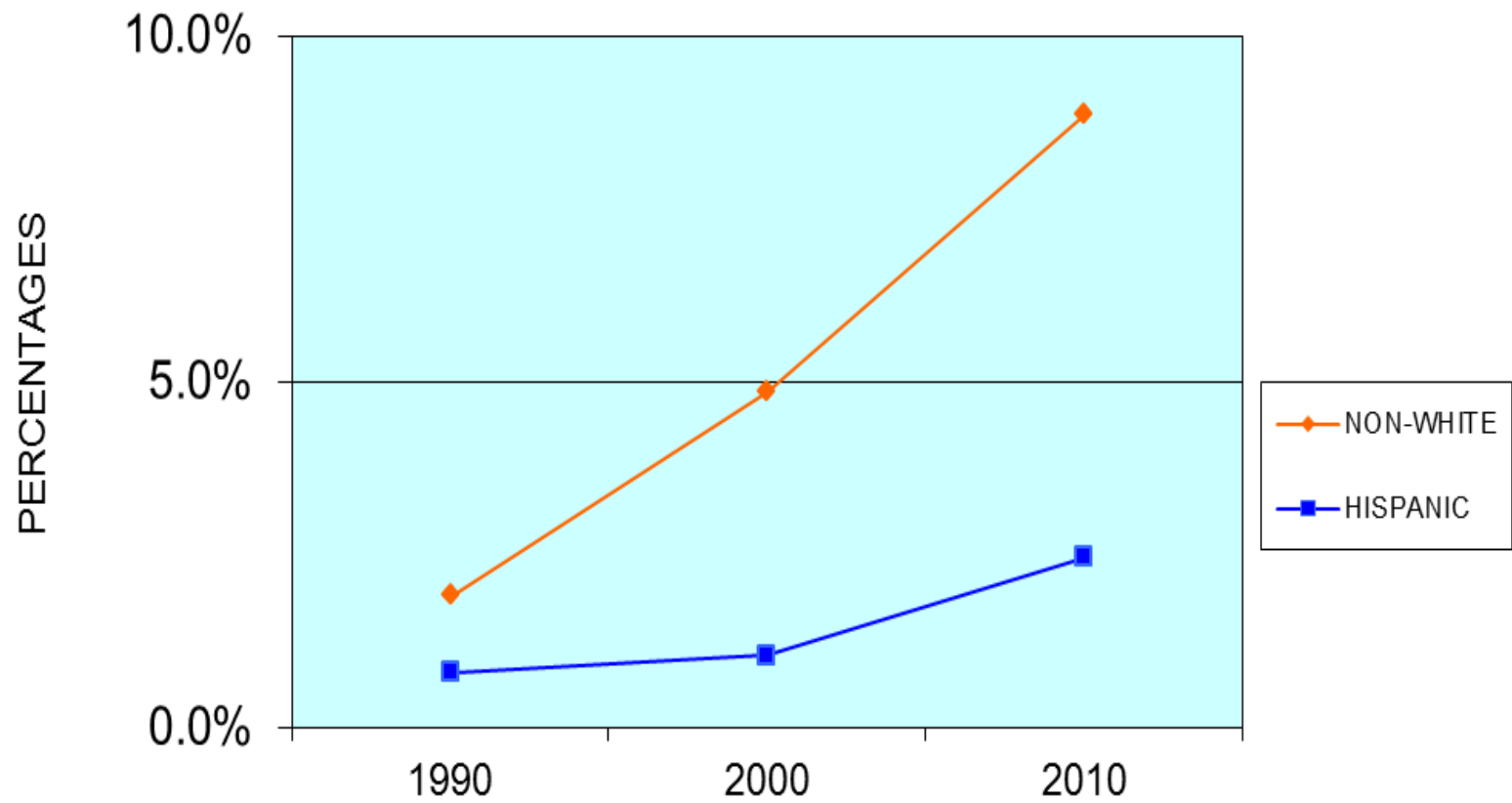
	WHITE	BLACK	ASIAN	OTHER	% NON-WHITE	HISPANIC ORIGIN (of any race)	% HISPANIC
1990	1,287,412	40,236	51,826	18,994	7.9%	47,383	3.4%
2000	1,258,476	49,310	91,685	65,925	14.1%	66,707	4.6%
2010	1,202,411	70,021	139,943	90,710	20.0%	98,350	6.5%

## CITY OF MELROSE:

	WHITE	BLACK	ASIAN	OTHER	% NON-WHITE	HISPANIC ORIGIN (of any race)	% HISPANIC
1990	27,619	157	321	53	1.9%	226	0.8%
2000	25,820	255	546	513	4.8%	283	1.0%
2010	24,594	656	1,022	711	8.9%	663	2.5%

**2015 estimate not available from U.S. Census: Massachusetts DESE reports the percentage of Hispanic and Non-White students in MA increased between 2010-2015, as did number of ELL students**

### CHANGE IN PERCENTS OF NON-WHITE AND HISPANIC POPULATIONS- MELROSE



# TABLE 6 NUMBER OF DWELLING UNITS AND PERSONS PER UNIT

## STATE OF MASSACHUSETTS:

	NO. OF DWELLING UNITS	% CHANGE	PERSONS PER UNIT
1990	2,472,711		2.4
2000	2,621,989	6.0%	2.4
2010	2,808,254	7.1%	2.3

## MIDDLESEX COUNTY:

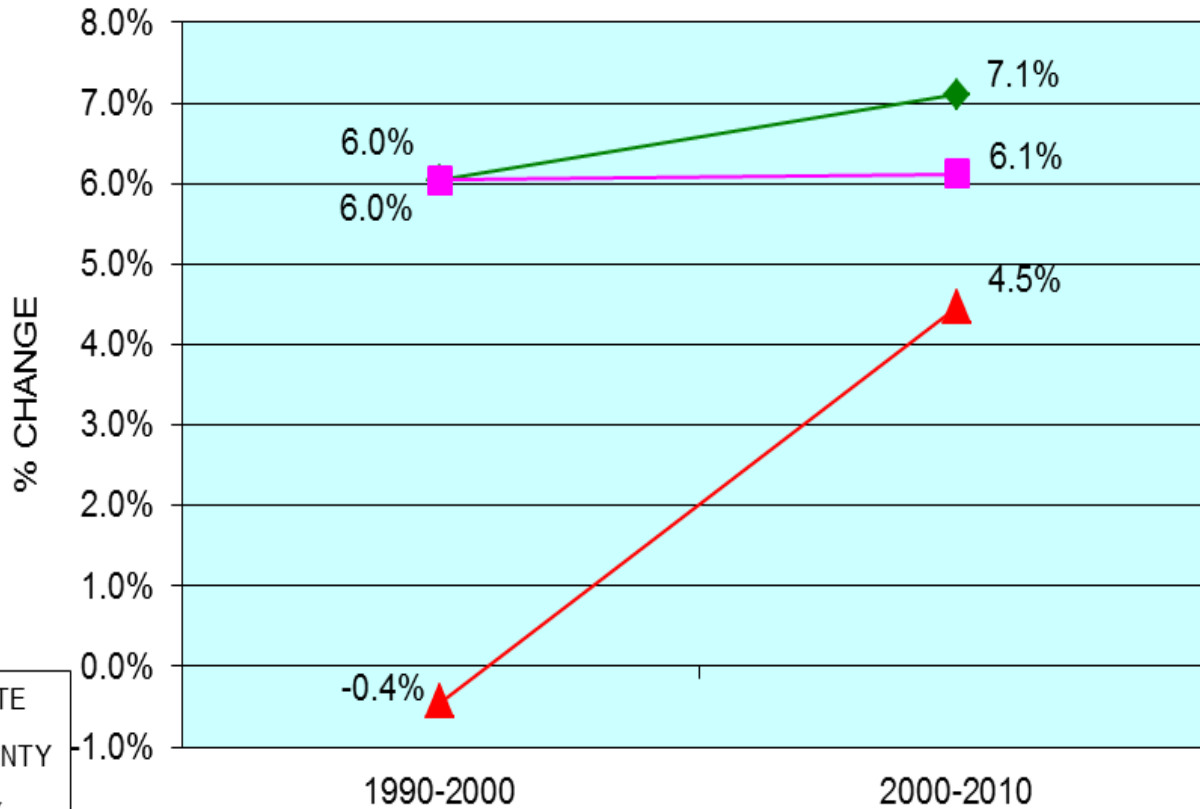
	NO. OF DWELLING UNITS	% CHANGE	PERSONS PER UNIT
1990	543,796		2.6
2000	576,681	6.0%	2.5
2010	612,004	6.1%	2.5

## CITY OF MELROSE:

	NO. OF DWELLING UNITS	% CHANGE	PERSONS PER UNIT
1990	11,297		2.5
2000	11,248	-0.4%	2.4
2010	11,751	4.5%	2.3

**2014 estimate is roughly 12,139 units – see “Melrose Residential Construction” (beginning on Slide 11) for Building Permits; Estimated Persons per Unit in 2014 = 2.3**

## CHANGES IN HOUSING GROWTH, 1990 TO 2010 MELROSE



**TABLE 6A  
MELROSE, MA HOUSING DETAIL**

<b>2000 Dwellings</b>	<b>Occupied</b>	<b>Vacant</b>	<b>2010 Dwellings</b>	<b>Occupied</b>	<b>Vacant</b>
<b>11,248</b>	<b>10,982</b>	<b>266</b>	<b>11,751</b>	<b>11,213</b>	<b>538</b>
	<b>7,359</b> <b>owner-</b> <b>occupied</b> <b>67%</b>	<b>48 for</b> <b>seasonal</b> <b>use</b>		<b>7,472</b> <b>owner-</b> <b>occupied</b> <b>67%</b>	<b>37 for</b> <b>seasonal</b> <b>use</b>
	<b>3,623</b> <b>renter-</b> <b>occupied</b> <b>33%</b>	<b>1.6% rental</b> <b>vacancy</b> <b>rate</b>		<b>3,741</b> <b>renter-</b> <b>occupied</b> <b>33%</b>	<b>6.5% rental</b> <b>vacancy</b> <b>rate</b>

Source: U.S. Census Bureau

# TABLE 6B

## MELROSE RESIDENTIAL SALES

Year	# Single-Family	S-F Median Sales Price	# Condo Units
1993	239	\$173,000	28
1994	290	\$170,500	35
1995	239	\$175,000	46
1996	324	\$181,450	58
1997	274	\$195,000	54
1998	330	\$219,000	49
1999	300	\$240,000	56
2000	244	\$282,250	58
2001	230	\$330,000	53
2002	295	\$351,700	63
2003	237	\$398,900	83
2004	253	\$412,000	87
2005	286	\$428,950	78
2006	261	\$420,900	102
2007	247	\$408,000	80
2008	186	\$401,500	59
2009	174	\$381,325	76
2010	217	\$405,000	55
2011	237	\$392,000	54
2012	236	\$402,250	58
2013	271	\$430,000	78
2014	276	\$475,500	100

**2015 to September 30<sup>th</sup> = 202 S-F (\$499,500 median) + 72 condos (\$281,000 median)**  
**Source: The Warren Group, Banker & Tradesman**



# TABLE 7

## NUMBER OF K-12 STUDENTS PER HOUSEHOLD UNIT

### STATE OF MASSACHUSETTS:

		# OF HOUSING UNITS	PUBLIC K-12 ENROLLMENT	K-12 STUDENTS PER UNIT
1990		2,472,711	828,816	0.34
2000		2,621,989	959,655	0.37
2010		2,808,254	926,940	0.33

2010 Number of Households with individuals under 18: 784,853  
 2010 Percentage of Households with individuals under 18: 30.8%

### CITY OF MELROSE:

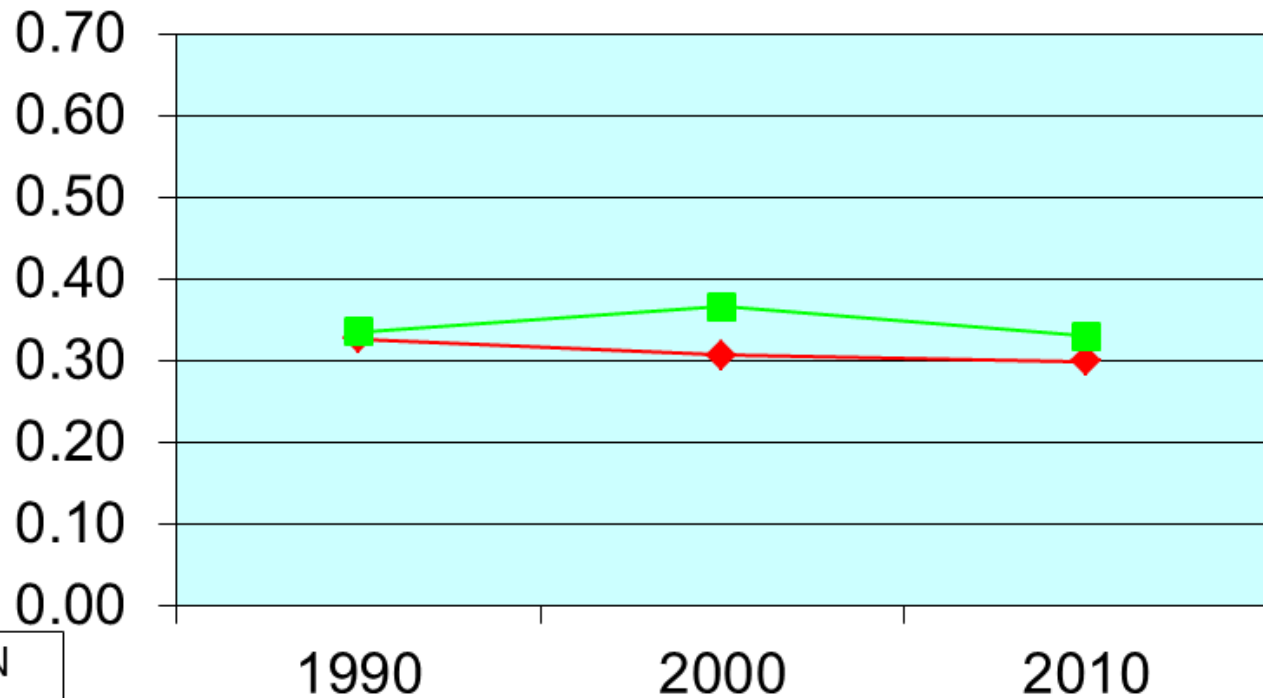
		# OF HOUSING UNITS	MPS K-12 ENROLLMENT	K-12 MPS STUDENTS PER UNIT
1990		11,297	3,697	0.33
2000		11,248	3,458	0.31
2010		11,751	3,520	0.30

2014 estimate: 3,396 K-12 students / 12,139 units = .28 students per unit

2010 Number of Households with individuals under 18: 3,355  
 2010 Percentage of Households with individuals under 18: 29.9%

Source: U.S. Census

## K-12 PUBLIC SCHOOL STUDENTS (MPS) PER MELROSE DWELLING UNIT



◆ TOWN  
■ STATE

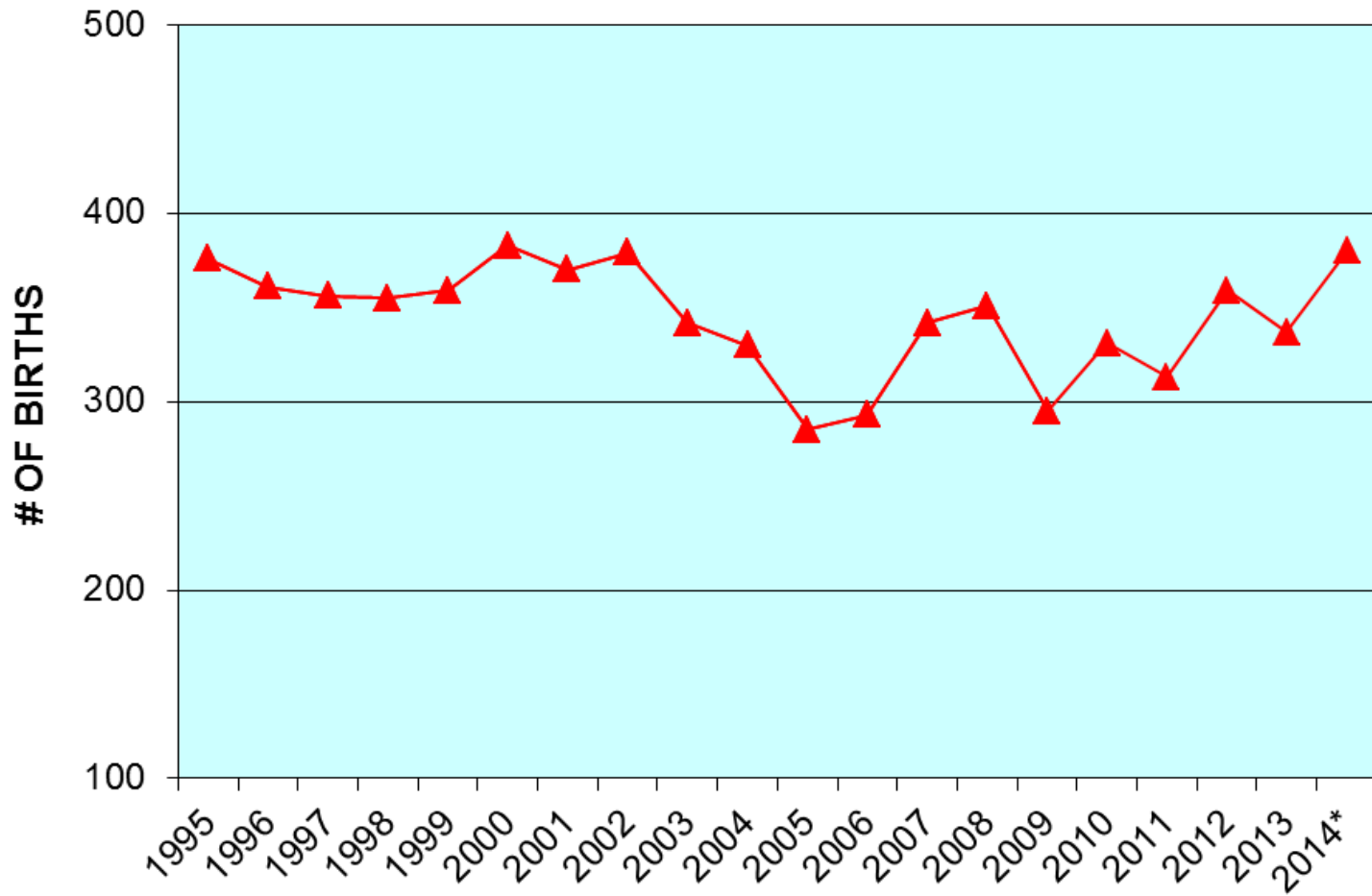
## TABLE 8 BIRTHS TO RESIDENTS OF MELROSE

YEAR	# OF BIRTHS	AVERAGE	% CHANGE
1995	376	} 361	} -0.2%
1996	361		
1997	356		
1998	355		
1999	359	} 361	} -13.2%
2000	383		
2001	370		
2002	379		
2003	342	} 313	} -13.2%
2004	330		
2005	285		
2006	293		
2007	342	} 344	} 9.8%
2008	351		
2009	295		
2010	331		
2011	313	} 344	} 9.8%
2012	359		
2013	337		
2014*	380		

Source: MA Department of Public Health

\*Provisional

# BIRTHS TO MELROSE RESIDENTS



# **NESDEC PROJECT TEAM**

- **Arthur L. Bettencourt, Ed.D., Executive Director**
- **John H. Kennedy, M.A., Demographic Analysis**
- **Donald G. Kennedy, Ed.D., Enrollment Specialist**

**Melrose deserves to be commended for commissioning this study. The City is engaged in thoughtful, data-based planning and prudent use of available resources. Planning for municipal and school needs begins with a firm grounding in community data and accurate forecasting of future population and school enrollments.**



*New England School Development Council*

28 Lord Road, Marlborough, MA 01752 ▶ Tel: 508-481-9444 ▶ [www.nesdec.org](http://www.nesdec.org)

**BEST WISHES  
FROM THE  
NESDEC  
MELROSE TEAM**

**[jkennedy@nesdec.org](mailto:jkennedy@nesdec.org)**

