The population of Burlington has increased by 10%, or 2,396 residents, from 1990 to 2012-16.

Source: US Census 1990, ACS 2012-16

The number of households has increased by 18%, or 1,407, from 1990 to 2012-16.

Source: DHCD, CHAS 2010-14

Households with a person 65 years and over have increased by 137% in the same time period, while those aged 25-44 have decreased by 14% from 2010 to 2012-16.

About 2,813 households rent, while 6,458 own a home.

There are approximately 9,929 housing units in Burlington, of which 6,823 are single-family houses.

A household earning the median income can’t afford a median-priced house.

There’s an affordability gap of approximately $22,000 between the median price of a single-family house and the median income in Town.

A household would need to earn approximately $114,000 to pay for the median priced home over 30 years at an interest rate of 4.5% with a 20% downpayment.
LYNNFIELD HAS 12,489 RESIDENTS.
The population of Lynnfield has increased by 11%, or 1,215 residents, from 1990 to 2012-16.

The growth has been concentrated on residents aged 55 and older, while residents 34 and younger have decreased.

11.46% of housing units are deed-restricted to moderate- and low-income households.

MORE HOUSEHOLD HAVE OLDER RESIDENTS, WHO TEND TO EARN LESS INCOME AND MAY REQUIRE SPECIAL HOUSING ACCOMODATIONS.
Households with a person 65 years and over have increased by 43% in the same time period.

LYNNFIELD HOUSING OVERVIEW
ABOUT 1 IN 5 HOUSEHOLDS ARE NOT FAMILIES AND MAY HAVE DIFFERENT HOUSING NEEDS AND WANTS.

The number of households has increased by 13%, or 495, from 1990 to 2012-16.

The median household income in town is $117,250, but households that are not families earn less.

The median household income in town is $117,250, but households that are not families earn less.

SINGLE-FAMILY HOUSES MAKE UP MORE THAN HALF OF THE TOTAL HOUSING STOCK IN TOWN.

There are approximately 4,729 housing units in Lynnfield, of which 3,961 are single-family houses.

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15% OF HOUSEHOLDS IN TOWN ARE RENTERS.
About 660 households rent, while 3,769 own a home.

RENTER HOUSEHOLDS TEND TO BE MUCH SMALLER THAN OWNER HOUSEHOLDS.
Renter households have an average of 1.53 people per household, compared to 3.04 for owner households.

33% of households in town are cost burdened. Renter households may experience higher cost burden than owner households.

A HOUSEHOLD EARNING THE MEDIAN INCOME CAN’T AFFORD A MEDIAN-PRICED HOUSE.
There’s an affordability gap of approximately $18,000 between the median price of a single-family house and the median income in Town.

A household would need to earn approximately $135,000 to pay for the median priced home over 30 years at an interest rate of 4.5% with a 20% downpayment.
**NORTH READING HAS 15,476 RESIDENTS.**
The population of Burlington has increased by 29%, or 3,474 residents, from 1990 to 2012-16.

The growth has been concentrated on residents aged 35 and older, while residents 34 and younger have decreased.

**THERE ARE 5,391 HOUSEHOLDS IN TOWN.**
The number of households has increased by 32%, or 495, from 1990 to 2012-16.

MORE HOUSEHOLDS HAVE OLDER RESIDENTS, WHO TEND TO EARN LESS INCOME AND MAY REQUIRE SPECIAL HOUSING ACCOMMODATIONS.
Households with a person 65 years and over have increased by 111% in the same time period, while those aged 25-44 have decreased by 20% from 2010 to 2012-16.

**9.65%** of housing units are deed-restricted to moderate- and low-income households.
This is lower than the 10% suggested by DHCD.

**ABOUT 1 IN 5 HOUSEHOLDS ARE NOT FAMILIES AND MAY HAVE DIFFERENT HOUSING NEEDS AND WANTS.**

![Non-family Households](image1)

Non-family Households: 1,230

Family Households: 4,161

**THE MEDIAN HOUSEHOLD INCOME IN TOWN IS $119,933, BUT HOUSEHOLDS THAT ARE NOT FAMILIES EARN LESS.**

<table>
<thead>
<tr>
<th>Type of Household</th>
<th>Median Income</th>
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</thead>
<tbody>
<tr>
<td>Non-Family Households</td>
<td>$52,302</td>
</tr>
<tr>
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**SINGLE-FAMILY HOUSES MAKE UP MORE THAN HALF OF THE TOTAL HOUSING STOCK IN TOWN.**

![Single-family homes](image2)

86% of housing is single-family homes

There are approximately 5,687 housing units in North Reading, of which 6,823 are single-family houses.

**RENTER HOUSEHOLDS TEND TO BE SMALLER THAN OWNER HOUSEHOLDS.**
Renters have an average of 2.02 people per household, compared to 2.97 for owner households.

**13% OF HOUSEHOLDS IN TOWN ARE RENTERS.**
About 722 households rent, while 4,669 own a home.

**HOUSING PRICES HAVE INCREASED BY ALMOST 78% FROM 2000 TO 2017.**

The price of a single-family house has increased by approximately $237,000 from 2000 to 2017 after inflation, while condos have increased by 102% or $117,800 in the same time period.

**25%** of 1,306 households are cost burdened. Renter households may experience higher cost burden than owner households.

**THERE ARE 5,391 HOUSEHOLDS IN TOWN.**
The number of households has increased by 32%, or 495, from 1990 to 2012-16.

MORE HOUSEHOLDS HAVE OLDER RESIDENTS, WHO TEND TO EARN LESS INCOME AND MAY REQUIRE SPECIAL HOUSING ACCOMMODATIONS.
Households with a person 65 years and over have increased by 111% in the same time period, while those aged 25-44 have decreased by 20% from 2010 to 2012-16.

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This is lower than the 10% suggested by DHCD.

**ABOUT 1 IN 5 HOUSEHOLDS ARE NOT FAMILIES AND MAY HAVE DIFFERENT HOUSING NEEDS AND WANTS.**

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![Single-family homes](image2)

86% of housing is single-family homes

There are approximately 5,687 housing units in North Reading, of which 6,823 are single-family houses.

**RENTER HOUSEHOLDS TEND TO BE SMALLER THAN OWNER HOUSEHOLDS.**
Renters have an average of 2.02 people per household, compared to 2.97 for owner households.

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**25%** of 1,306 households are cost burdened. Renter households may experience higher cost burden than owner households.
READING HAS 25,490 RESIDENTS.
The population of Reading has increased by 13%, or 2,951 residents, from 1990 to 2012-16.

8.67% of housing units are deed-restricted to moderate- and low-income households
This is lower than the 10% suggested by DHCD.

RENTER HOUSEHOLDS TEND TO BE SMALLER THAN OWNER HOUSEHOLDS.
Renter households have an average of 1.90 people per household, compared to 2.91 for owner households.

43% or 817, of renter households in Town are cost burdened, compared to 25%, or 1,854, of owner households.

THERE ARE 9,351 HOUSEHOLDS IN TOWN.
The number of households has increased by 18%, or 1,417, from 1990 to 2012-16.

MORE HOUSEHOLDS HAVE OLDER RESIDENTS, WHO TEND TO EARN LESS INCOME AND MAY REQUIRE SPECIAL HOUSING ACCOMODATIONS.
Households with a person 65 years and over have increased by 26% in the same time period.

21% OF HOUSEHOLDS IN TOWN ARE RENTERS.
About 1,922 households rent, while 7,429 own a home.

ABOUTH 1 IN 4 HOUSEHOLDS ARE NOT FAMILIES AND MAY HAVE DIFFERENT HOUSING NEEDS AND WANTS.

THE MEDIAN HOUSEHOLD INCOME IN TOWN IS $108,894, BUT HOUSEHOLDS THAT ARE NOT FAMILIES EARN LESS.

SINGLE-FAMILY HOUSES MAKE UP MORE THAN HALF OF THE TOTAL HOUSING STOCK IN TOWN.
There are approximately 9,818 housing units in Reading, of which 7,422 are single-family houses.

A HOUSEHOLD EARNING THE MEDIAN INCOME CAN’T AFFORD A MEDIAN-PRICED HOUSE.
There’s an affordability gap of approximately $27,000 between the median price of a single-family house and the median income in Town

$585,000
A household would need to earn approximately $136,000 to pay for the median priced home over 30 years at an interest rate of 4.5% with a 20% downpayment.
The number of units is not enough for the 1,255, or 14%, of households with low-incomes, and lower than the 10% suggested by DHCD.

Of housing units are deed-restricted to moderate- and low-income households.

The population of Stoneham has decreased by 2%, or 372 residents, from 1990 to 2012-16.

Source: US Census 1990, ACS 2012-16

Source: CHAS 2010-14

Source: DHCD

Households with a person 65 years and over have increased by 16% in the same time period.

The number of households has increased by 4%, or 342, from 1990 to 2012-16.

Households with a person 65 years and over have increased by 16% in the same time period.

About 3,251 households rent, while 5,756 own a home.

There are approximately 9,274 housing units in Stoneham, of which 5,203 are single-family houses.

A household earning the median income can’t afford a median-priced house.

There’s an affordability gap of approximately $28,000 between the median price of a single-family house and the median income in Town

A household would need to earn approximately $112,000 to pay for the median priced home over 30 years at an interest rate of 4.5% with a 20% downpayment.
The number of units is not enough for the 1,040, or 10%, of households with low-incomes, and lower than the 10% suggested by DHCD.

34% of housing units are deed-restricted to moderate- and low-income households.

The population of Wakefield has increased by 6%, or 1,574 residents, from 1990 to 2012-16.

The number of households has increased by 10%, or 894, from 1990 to 2012-16.

Households with a person 65 years and over have increased by 5% in the same time period, while younger households aged 25-44 have decreased by 8% from 2010 to 2012-16.

About 2,643 households rent, while 7,479 own a home.

There are approximately 10,502 housing units in Wakefield, of which 6,734 are single-family houses.

A household earning the median income can’t afford a median-priced house.

There’s an affordability gap of approximately $19,000 between the median price of a single-family house and the median income in Town.

A household would need to earn approximately $110,000 to pay for the median priced home over 30 years at an interest rate of 4.5% with a 20% downpayment.

WAKEFIELD HAS 26,399 RESIDENTS.
The population of Wakefield has increased by 6%, or 1,574 residents, from 1990 to 2012-16.

The growth has been concentrated on residents aged 55 and older, while residents 34 and younger have decreased.

7.25% of housing units are deed-restricted to moderate- and low-income households.

The number of units is not enough for the 1,040, or 10%, of households with low-incomes, and lower than the 10% suggested by DHCD.

26% OF HOUSEHOLDS IN TOWN ARE RENTERS.

About 2,643 households rent, while 7,479 own a home.

RENTER HOUSEHOLDS TEND TO BE SMALLER THAN OWNER HOUSEHOLDS.

Renter households have an average of 1.92 people per household, compared to 2.79 for owner households.

34% of renter households in Town are cost burdened, compared to 28%, or 2,076 of owner households.

SINGLE-FAMILY HOUSES MAKE UP MORE THAN HALF OF THE TOTAL HOUSING STOCK IN TOWN.

There are approximately 10,502 housing units in Wakefield, of which 6,734 are single-family houses.

WAKEFIELD HOUSING OVERVIEW

ABOUT 1 IN 3 HOUSEHOLDS ARE NOT FAMILIES AND MAY HAVE DIFFERENT HOUSING NEEDS AND Wants.

There are 10,122 households in town.
The number of households has increased by 10%, or 894, from 1990 to 2012-16.

MORE HOUSEHOLDS HAVE OLDER RESIDENTS, WHO TEND TO EARN LESS INCOME AND MAY REQUIRE SPECIAL HOUSING ACCOMMODATIONS.

Households with a person 65 years and over have increased by 5% in the same time period, while younger households aged 25-44 have decreased by 8% from 2010 to 2012-16.

THE MEDIAN HOUSEHOLD INCOME IN TOWN IS $90,911, BUT HOUSEHOLDS THAT ARE NOT FAMILIES EARN LESS.

Single-Family Houses make up more than half of the total housing stock in Town.

The median household income in town is $90,911, but households that are not families earn less.

Non-Family Households
- Median Income: $52,746
- Median Income: $90,911
- Median Income: $113,665

Family Households

SOURCES:
- US Census 1990
- ACS 2012-16
- DHCD, CHAS 2010-14
- The Warren Group

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SINGLE-FAMILY HOUSES MAKE UP MORE THAN HALF OF THE TOTAL HOUSING STOCK IN TOWN.

There are approximately 10,502 housing units in Wakefield, of which 6,734 are single-family houses.

A HOUSEHOLD EARNING THE MEDIAN INCOME CAN’T AFFORD A MEDIAN-PRICED HOUSE.

There’s an affordability gap of approximately $19,000 between the median price of a single-family house and the median income in Town.

A household would need to earn approximately $110,000 to pay for the median priced home over 30 years at an interest rate of 4.5% with a 20% downpayment.
The population of Wilmington has increased by 32%, or 5,659 residents, from 1990 to 2012-16.

WILMINGTON HAS 23,310 RESIDENTS.

WILMINGTON HOUSING OVERVIEW

ABOUT 1 IN 5 HOUSEHOLDS ARE NOT FAMILIES AND MAY HAVE DIFFERENT HOUSING NEEDS AND WANTS.

15% OF HOUSEHOLDS IN TOWN ARE RENTERS.

THE MEDIAN HOUSEHOLD INCOME IN TOWN IS $102,301, BUT HOUSEHOLDS THAT ARE NOT FAMILIES EARN LESS.

THERE ARE 7,867 HOUSEHOLDS IN TOWN.

The number of households has increased by 40%, or 2,248, from 1990 to 2012-16.

MORE HOUSEHOLDS HAVE OLDER RESIDENTS, WHO TEND TO EARN LESS INCOME AND MAY REQUIRE SPECIAL HOUSING ACCOMMODATIONS.

Households with a person 65 years and over have increased by 85% in the same time period, while younger households aged 25-44 have decreased by 11% from 2010 to 2012-16.

Households with a person 65 years and over have increased by 85% in the same time period, while younger households aged 25-44 have decreased by 11% from 2010 to 2012-16.

The median sale price has increased by $215,550 after accounting for inflation.

CONDO PRICES HAVE INCREASED BY ALMOST 140% FROM 2000-2017.

The median sale price has increased by $224,750 after accounting for inflation.
The number of units is not enough for the 450, or 6%, of households with low-incomes, and lower than the 10% suggested by DHCD.

47% of housing units are deed-restricted to moderate- and low-income households.

The population of Winchester has increased by 11%, or 2,224 residents, from 1990 to 2012-16.

More households have older residents, who tend to earn less income and may require special housing accommodations. Households with a person 65 years and over have increased by 21% in the same time period.

There are approximately 8,104 housing units in Winchester, of which 6,362 are single-family houses.

About 1 in 5 households are not families and may have different housing needs and wants.

The median household income in town is $149,321, but households that are not families earn less.

There are 7,741 households in town. The number of households has increased by 7%, or 534, from 1990 to 2012-16.

Winchester has 22,491 residents. The growth has been concentrated on residents aged 35 and older, while residents 34 and younger have decreased.

A household would need to earn approximately $220,000 to pay for the median priced home over 30 years at an interest rate of 4.5% with a 20% downpayment.

There are 7,741 households in town. The number of households has increased by 7%, or 534, from 1990 to 2012-16.

Winercher has 22,491 residents. The growth has been concentrated on residents aged 35 and older, while residents 34 and younger have decreased.

3.08% of housing units are deed-restricted to moderate- and low-income households.

The number of units is not enough for the 450, or 6%, of households with low-incomes, and lower than the 10% suggested by DHCD.

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A household would need to earn approximately $220,000 to pay for the median priced home over 30 years at an interest rate of 4.5% with a 20% downpayment.
The number of units is not enough for the 1,875, or 13%, of households with low-incomes, and lower than the 10% suggested by DHCD.

44% of housing units are deed-restricted to moderate- and low-income households.

The number of households has increased by 12%, or 1,562, from 1990 to 2012-16.

There are approximately 15,771 housing units in Woburn, of which 9,301 are single-family houses.

A household earning the median income can’t afford a median-priced house.

There’s an affordability gap of approximately $16,000 between the median price of a single-family house and the median income in Town.