

Population Change in Bedford 2000-2010

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>% Change</u>
2000	12,466	-230	-1.8%
2001	12,361	-105	-0.8%
2002	12,571	210	1.7%
2003	12,497	-74	-0.6%
2004	12,997	500	3.8%
2005	12,987	-10	-0.1%
2006	13,102	115	0.9%
2007	12,975	-127	-1.0%
2008	13,315	340	2.6%
2009	13,503	188	1.4%
2010	13,765	262	1.9%

Source: Bedford Annual Town Reports

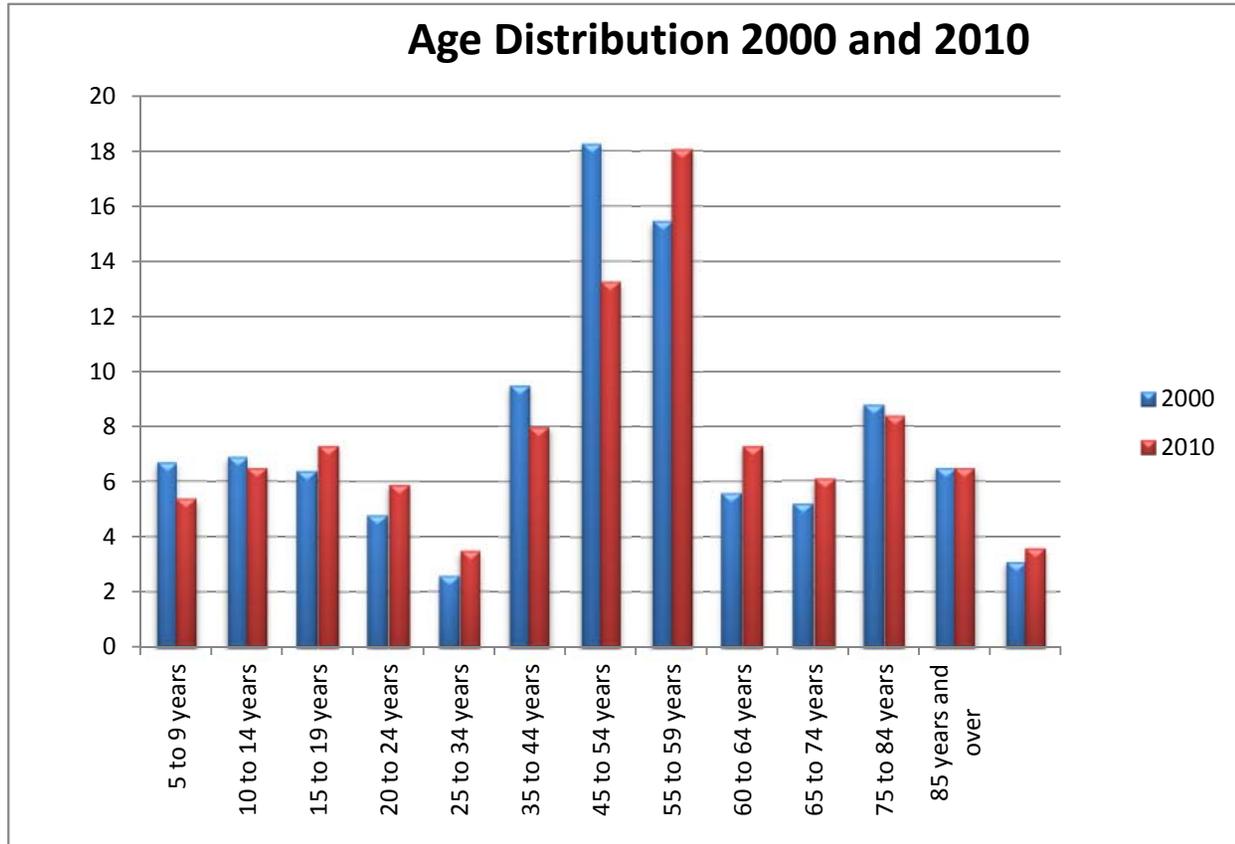
Population Comparison of Bedford to State and Regional Boundaries

Population Change 2000-2010

<u>Community Type</u>	<u>Total Population</u> <u>2000</u>	<u>Total Population</u> <u>2010</u>	<u>Population Difference</u> <u>2000 to 2010</u>	<u>Population Percentage</u> <u>Change 2000 to 2010</u>
Bedford	12,595	13,320	725	5.76%
Massachusetts	6,349,097	6,547,629	198,532	3.13%
Inner Core	1,345,647	1,391,210	45,563	3.39%
Regional Urban Centers	2,020,632	2,056,093	35,461	1.75%
Maturing Suburbs	1,231,842	1,251,848	20,006	1.62%
Developing Suburbs	1,643,739	1,738,502	94,763	5.77%
Rural Towns	107,237	109,976	2,739	2.55%
MAPC Region	3,066,394	3,161,712	95,318	3.01%
MAGIC Region	148,941	154,435	5,494	3.69%

Source: Metropolitan Area Planning Council

Age Distribution Comparison 2000 to 2010



	Bedford	State
Median age 2000	42.1	36.5
Median age 2010	45.1	39.1

Source: U.S. Census Data

Population Density Comparison by Persons per Square Mile

Population Density: Persons per Square Mile

<u>Town</u>	<u>Residents per Square Mile 1999</u>	<u>Residents per Sq. Mile 2010</u>	Total Population	Land Area (Sq. Miles)
Carlisle	305	315	4,852	15.4
Lincoln	362	442	6,362	14.4
Concord	611	709	17,668	24.9
Bedford	924	972	13,320	13.7
Billerica	1,408	1,554	40,243	25.9
Lexington	1,922	1,914	31,394	16.4
Burlington	1,936	2,076	24,498	11.8

Sources: Individual Towns' Website

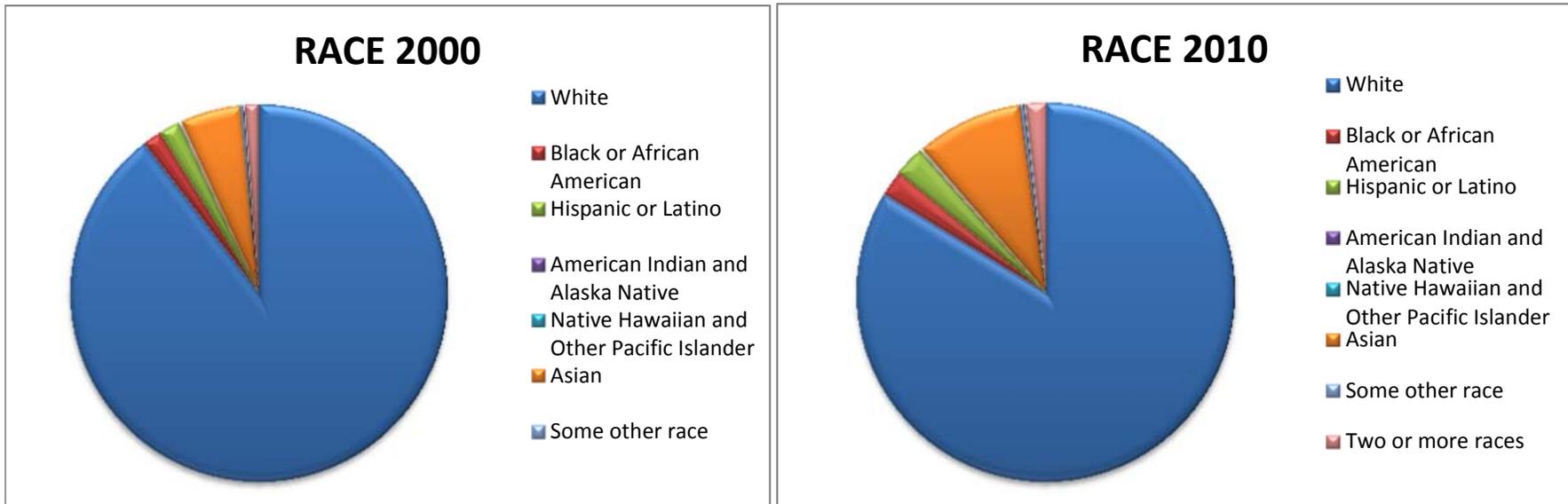
U.S. Census Data

Population Race Comparison to Region

	White	Black or African American	Asian	Hispanic or Latino (of any race)
Middlesex County 2000	85.8%	3.4%	6.2%	4.6%
Middlesex County 2010	79.9%	4.6%	9.2%	6.3%
MAGIC 2000	90.9%	1.3%	5.7%	2.1%
MAGIC 2010	85.8%	1.6%	9.7%	2.9%
Bedford 2000	91.2%	1.6%	5.4%	1.8%
Bedford 2010	85.8%	2.3%	9.3%	2.6%

Source: U.S. Census Data

Racial Comparison in Bedford 2000 to 2010



Source: U.S. Census

RACE 2000	2000		RACE 2010	2010		% change
White	11,486	91.2%	White	11,443	85.9%	-5.8%
Black or African American	208	1.65%	Black or African American	301	2.26%	36.83%
Hispanic or Latino	227	1.80%	Hispanic or Latino	356	2.67%	48.29%
American Indian and Alaska Native	28	0.22%	American Indian and Alaska Native	19	0.14%	-35.84%
Native Hawaiian and Other Pacific Islander	0	0.00%	Native Hawaiian and Other Pacific Islander	7	0.05%	0.05%
Asian	680	5.40%	Asian	1,250	9.38%	73.82%
Some other race	43	0.34%	Some other race	54	0.41%	18.75%
Two or more races	150	1.19%	Two or more races	246	1.85%	55.07%
	12,595	100.0%		<u>13,320</u>	<u>100.0%</u>	
			2000-2010 increase	725		5.76%

Bedford School Enrollment 2010

		Percent
Population 3 years and over enrolled in school	3,204	100%
Nursery school, preschool	320	10.0%
Kindergarten to 12th grade	2,322	72.5%
Kindergarten	188	5.9%
Elementary: grade 1 to grade 4	793	24.8%
Elementary: grade 5 to grade 8	710	22.2%
High school: grade 9 to grade 12	631	19.7%
College, undergraduate	424	13.2%
Graduate, professional school	138	4.3%
Percent of age group enrolled in school		
3 and 4 years		80.2%
5 to 14 years		98.9%
15 to 17 years		94.2%
18 and 19 years		79.1%
20 to 24 years		22.6%
25 to 34 years		17.9%
35 years and over		2.0%

Source:

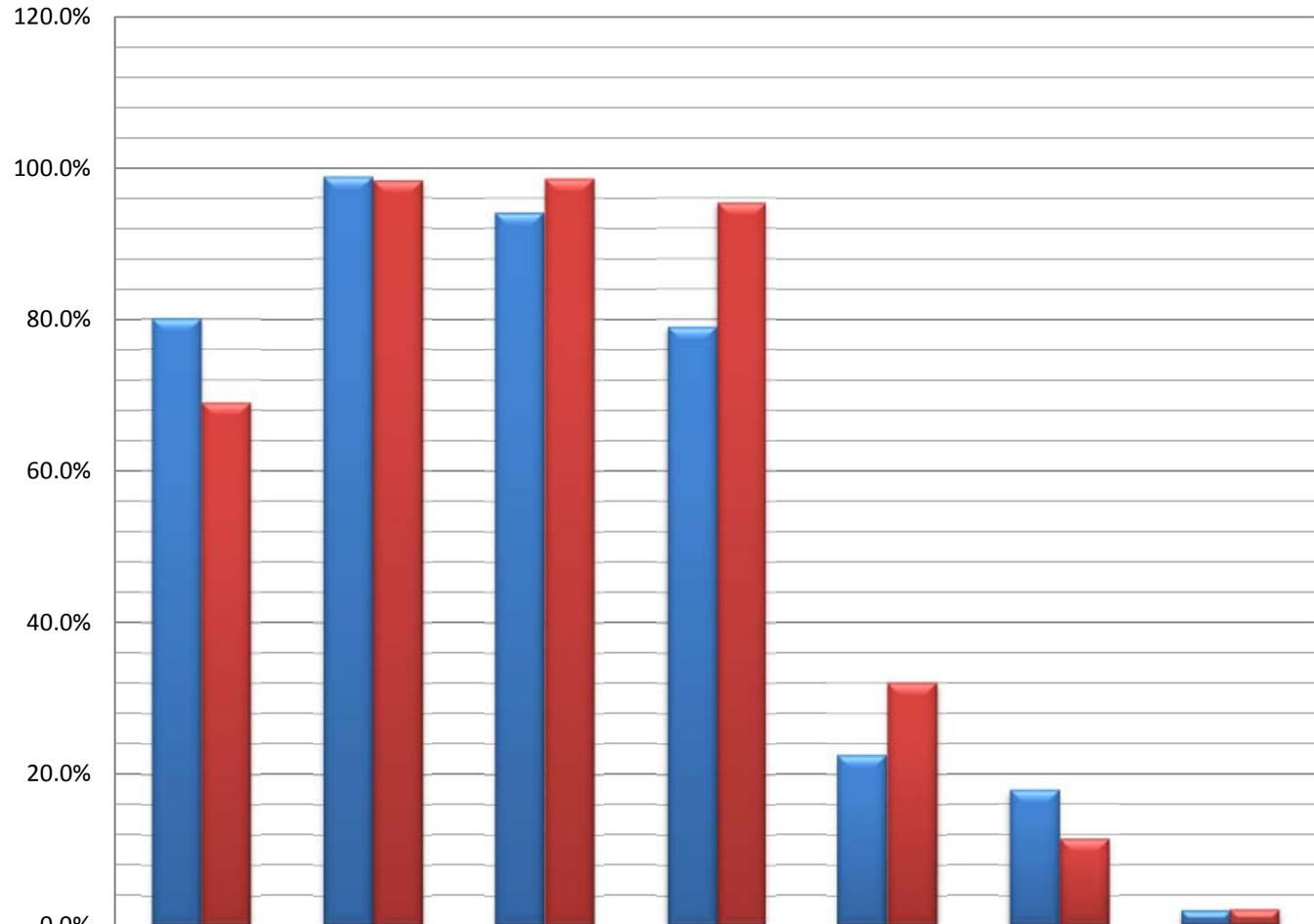
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Bedford School Enrollment 2000

		Percent
Population 3 years and over enrolled in school	2,997	100%
Nursery school, preschool	376	12.5%
Kindergarten to 12th grade	2,162	72.1%
Kindergarten	179	6.0%
Elementary: grade 1 to grade 4	719	24.0%
Elementary: grade 5 to grade 8	606	20.2%
High school: grade 9 to grade 12	658	22.0%
College, undergraduate	344	11.5%
Graduate, professional school	115	3.8%
Percent of age group enrolled in school		
3 and 4 years		69.1%
5 to 14 years		98.4%
15 to 17 years		98.7%
18 and 19 years		95.5%
20 to 24 years		32.1%
25 to 34 years		11.5%
35 years and over		2.1%

Source: 2000 U.S. Census

Bedford school enrollment 2000 to 2010



	3 and 4 years	5 to 14 years	15 to 17 years	18 and 19 years	20 to 24 years	25 to 34 years	35 years and over
Bedford School Enrollment 2010	80.2%	98.9%	94.2%	79.1%	22.6%	17.9%	2.0%
Bedford School Enrollment 2000	69.1%	98.4%	98.7%	95.5%	32.1%	11.5%	2.1%

Source: 2000 U.S. Census; American Community Survey 5-year estimates, 2010

Educational Attainment of Bedford Residents

Educational Attainment of Bedford Residents 2010

Population 25 years and over	Total	Male	Female
	9,182	4,318	4,864
Less than high school graduate	2.6%	4.4%	1.0%
High school graduate (includes equivalency)	13.5%	15.4%	11.9%
Some college, no degree	11.7%	11.1%	12.2%
Associate's degree	8.4%	5.1%	11.3%
Bachelor's degree	30.8%	24.9%	36.1%
Graduate or professional degree	32.9%	39.0%	27.5%
Percent high school graduate or higher	97.4%	95.6%	99.0%
Percent bachelor's degree or higher	63.8%	63.9%	63.6%

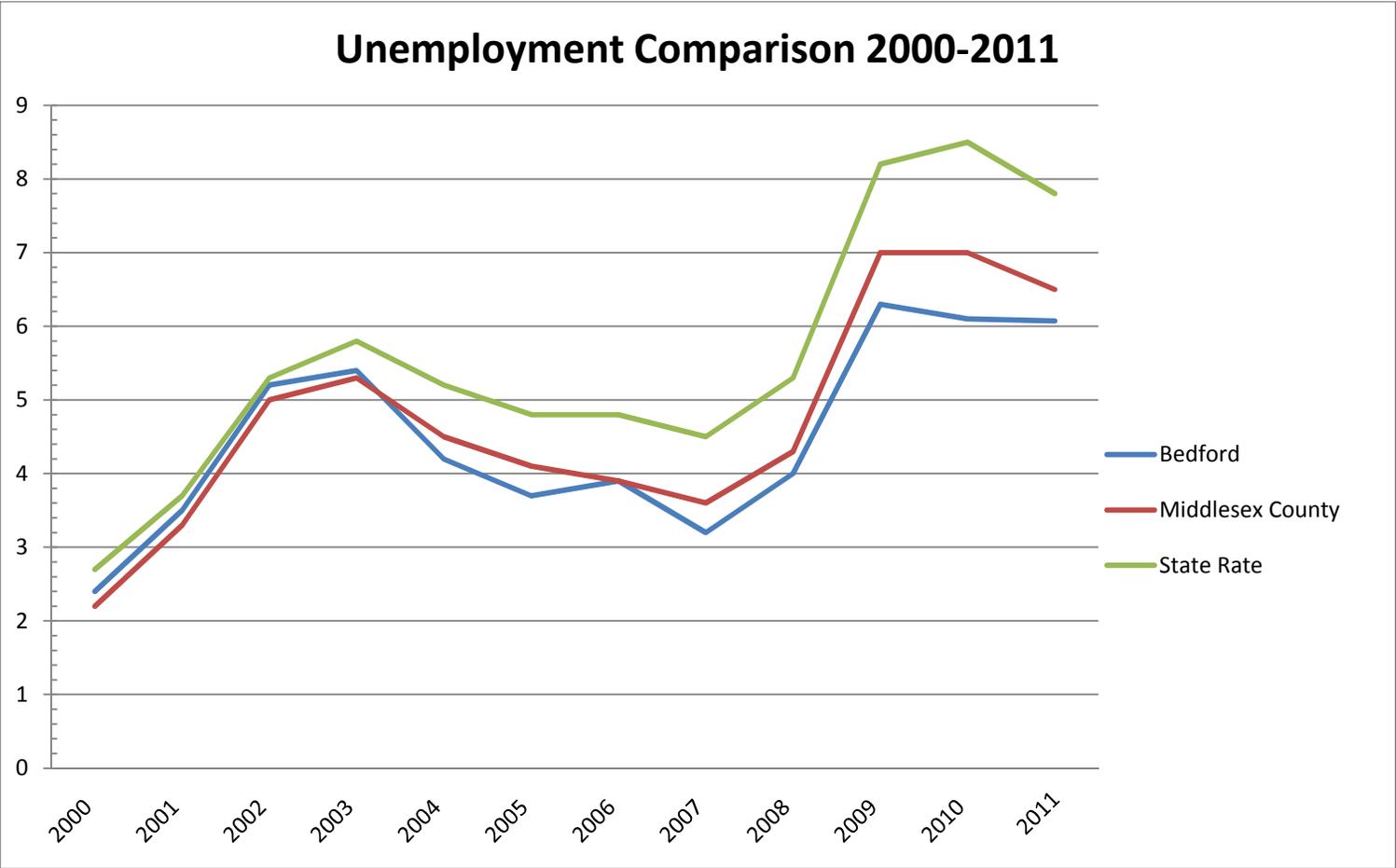
Source: American Community Survey 5-year Estimates, 2010

Educational Attainment of Bedford Residents 2000

Population 25 years and over	Total	Male	Female
	9,128	4,479	4,649
Less than high school graduate	5.1%	5.0%	5.1%
High school graduate (includes equivalency)	17.5%	17.4%	17.5%
Some college, no degree	13.2%	12.0%	14.5%
Associate's degree	6.8%	6.1%	7.5%
Bachelor's degree	30.1%	30.3%	29.8%
Graduate or professional degree	22.0%	21.8%	22.1%
Percent high school graduate or higher	94.9%	95.0%	94.8%
Percent bachelor's degree or higher	57.4%	59.5%	55.4%

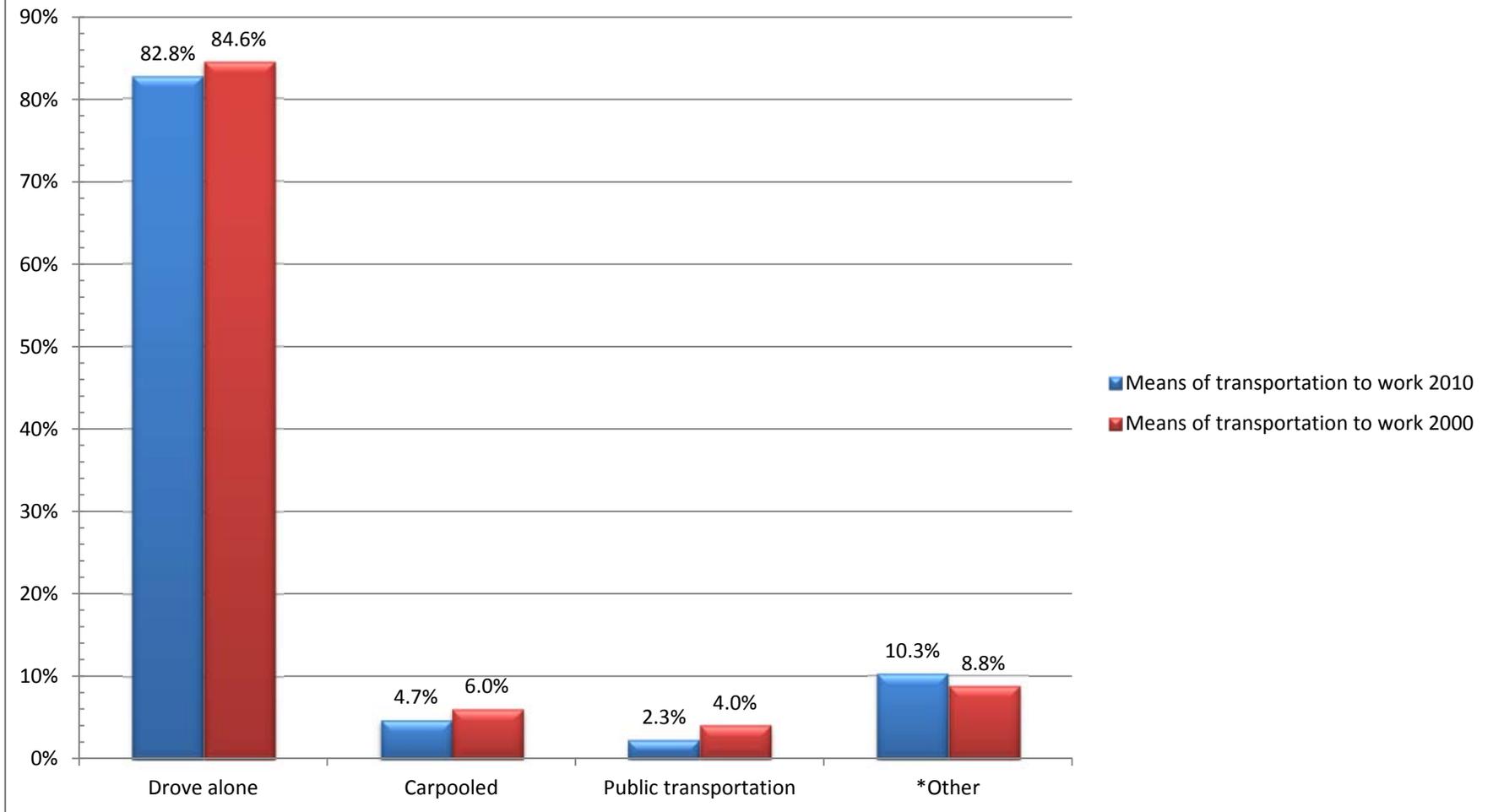
Source: 2000 U.S. Census

Unemployment Comparison 2000-2011; Bedford, County, State



Source: Massachusetts Department of Labor and Workforce Development

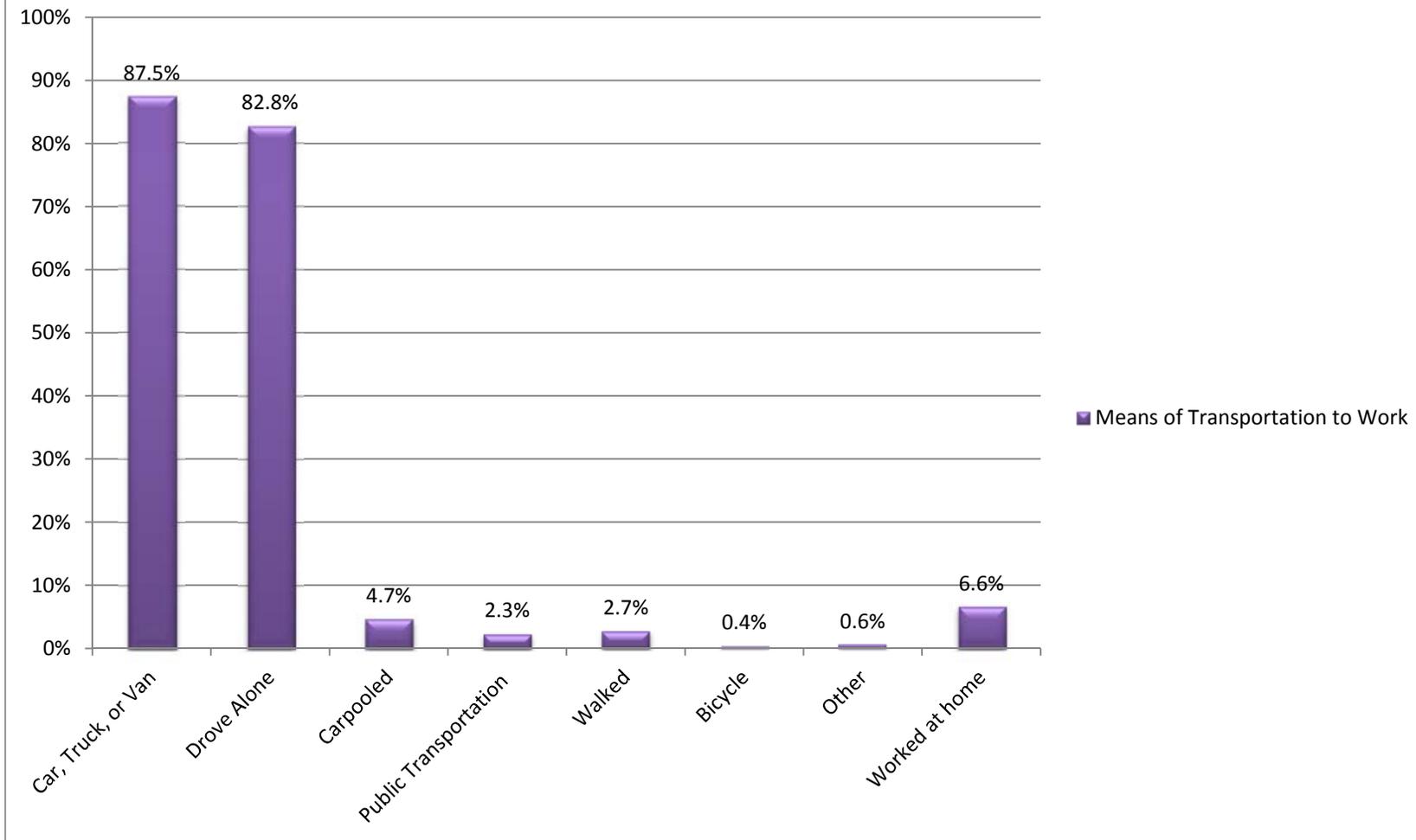
Means of Transportation to Work Comparison 2000 to 2010



There was a change in employment for individuals working at home from 4.9% in 2000 to 6.6% in 2010 as well as a doubling of individuals claiming walking to work was their primary mode of transportation over the same period of time

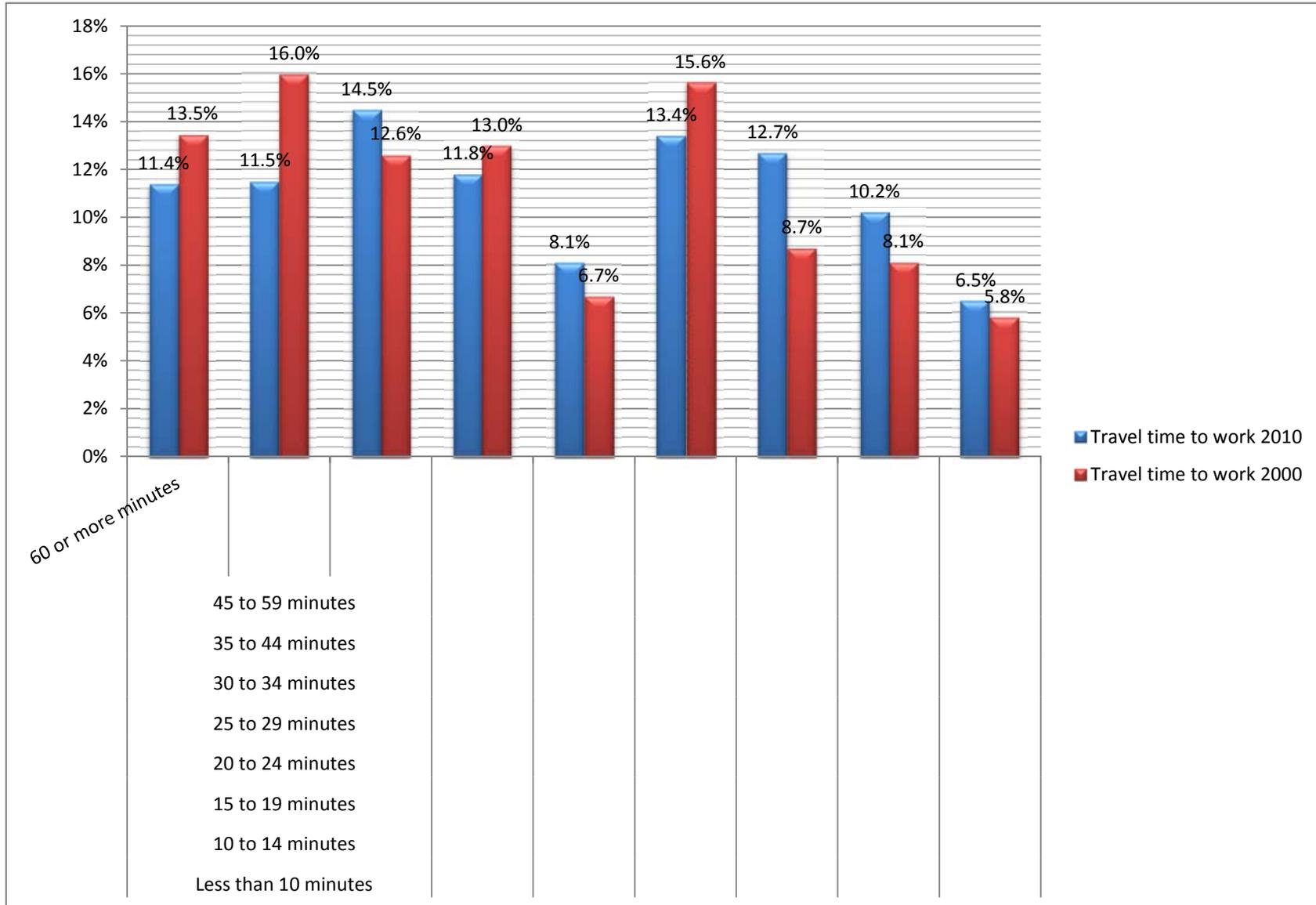
Source: American Community Survey 5-Year Estimates, 2010; 2000 U.S. Census

Means of Transportation to Work for Bedford Residents 2010



Source: American Community Survey 5-year estimates, 2010

Travel time to work comparison 2000 to 2010



Source: American Community Survey 5-year Estimates; 2010; 2000 U.S. Census

Transit Ridership in Bedford Area

2002 2010 % change

MBTA Bus Route 62 Analysis

Route 62 Total Daily Ridership

Daily Total		1,128	1,609	42.6%
Peak Morning	AM PEAK 07:00AM-08:59AM	255	335	31.4%
Peak Evening	PM PEAK 04:00PM-06:29PM	251	379	51.0%

Route 62 Bedford Stops Only

Daily Total			65	
Peak Morning	AM PEAK 07:00AM-08:59AM		35	
Peak Evening	PM PEAK 04:00PM-06:29PM		30	

Source: MBTA

MBTA Bus Route 351 Analysis*

Daily Total		138	246	78.3%
Peak Morning	AM PEAK 07:00AM-08:59AM	69	68	-1.4%
Peak Evening	PM PEAK 04:00PM-06:29PM	28	111	296.4%

Source: MBTA

MBTA Bus Route 76 Analysis**

Daily Total		595	626	5.2%
Peak Morning	AM PEAK 07:00AM-08:59AM	163	284	74.2%
Peak Evening	PM PEAK 04:00PM-06:29PM	165	342	107.3%

Source: MBTA

Bedford Local Transit (BLT)

Average Monthly Ridership	546	554	1.5%
High (April)	658	645	-2.0%
Low (December)	470	429	-8.7%
Total Yearly Ridership		6,647	

Source: MBTA

"The Ride" Trip Counts for Bedford

Total Yearly Ridership	2,278	6,954	205.3%
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Lowell Regional Transit Authority Route 14***

Daily Total			362	
Peak Morning	AM PEAK 07:00AM-08:59AM		93	
Peak Evening	PM PEAK 04:00PM-06:29PM		83	

Source: LRTA

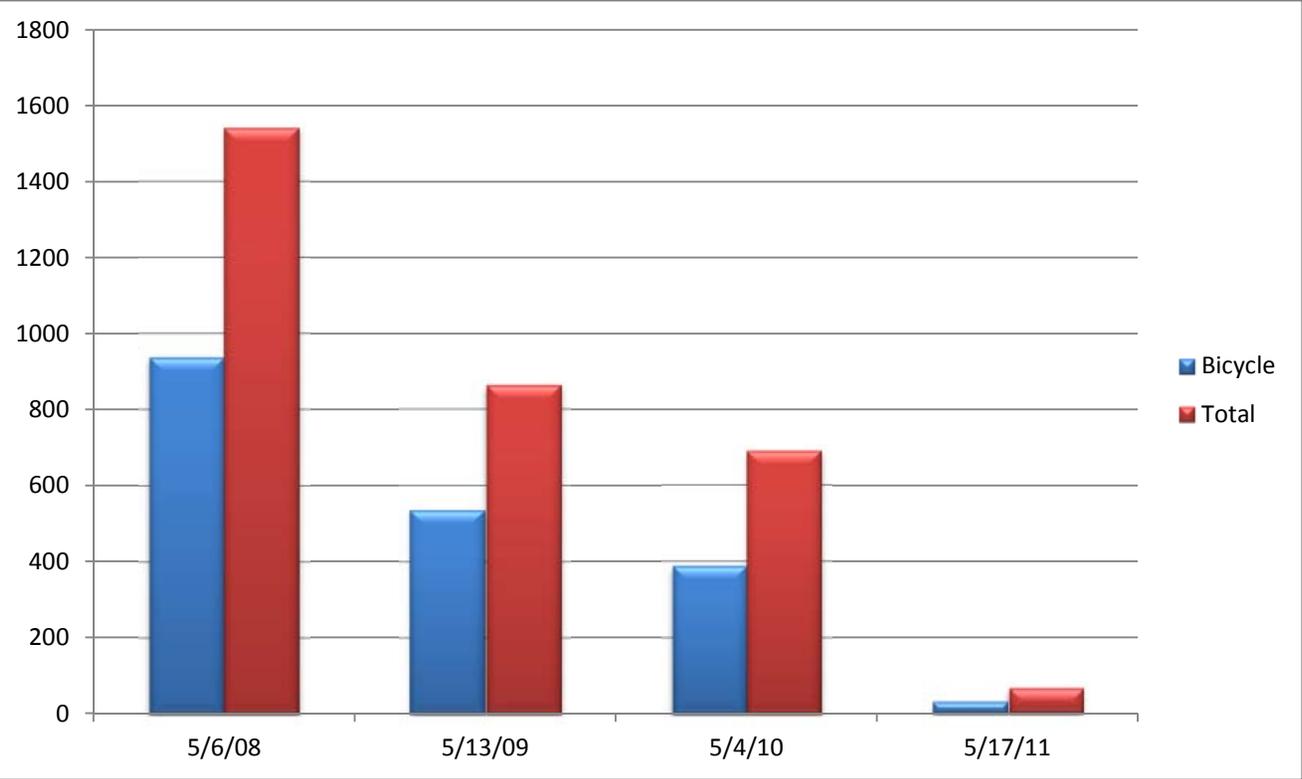
*Route 351 runs express from Alewife station with three stops along the border of Bedford/Burlington

**Route 76 runs to Lincoln Labs and the Civil Air terminal at Hanscom airfield

***LRTA route 14 stops at Bedford Springs Apartments, the MITRE Facility, and Sun Micro

Comparison of Number of Users on the Minuteman Bikeway 2008 and 2011 Weekday

Date	Weather	Bicycle	Total	All counts are weekday counts
05/06/08	55 F Sunny	939	1542	
05/13/09	65 F Sunny	536	865	
05/04/10	65 F Sunny	390	691	
05/17/11	48 F Overcast	32	66	



Source: Boston MPO

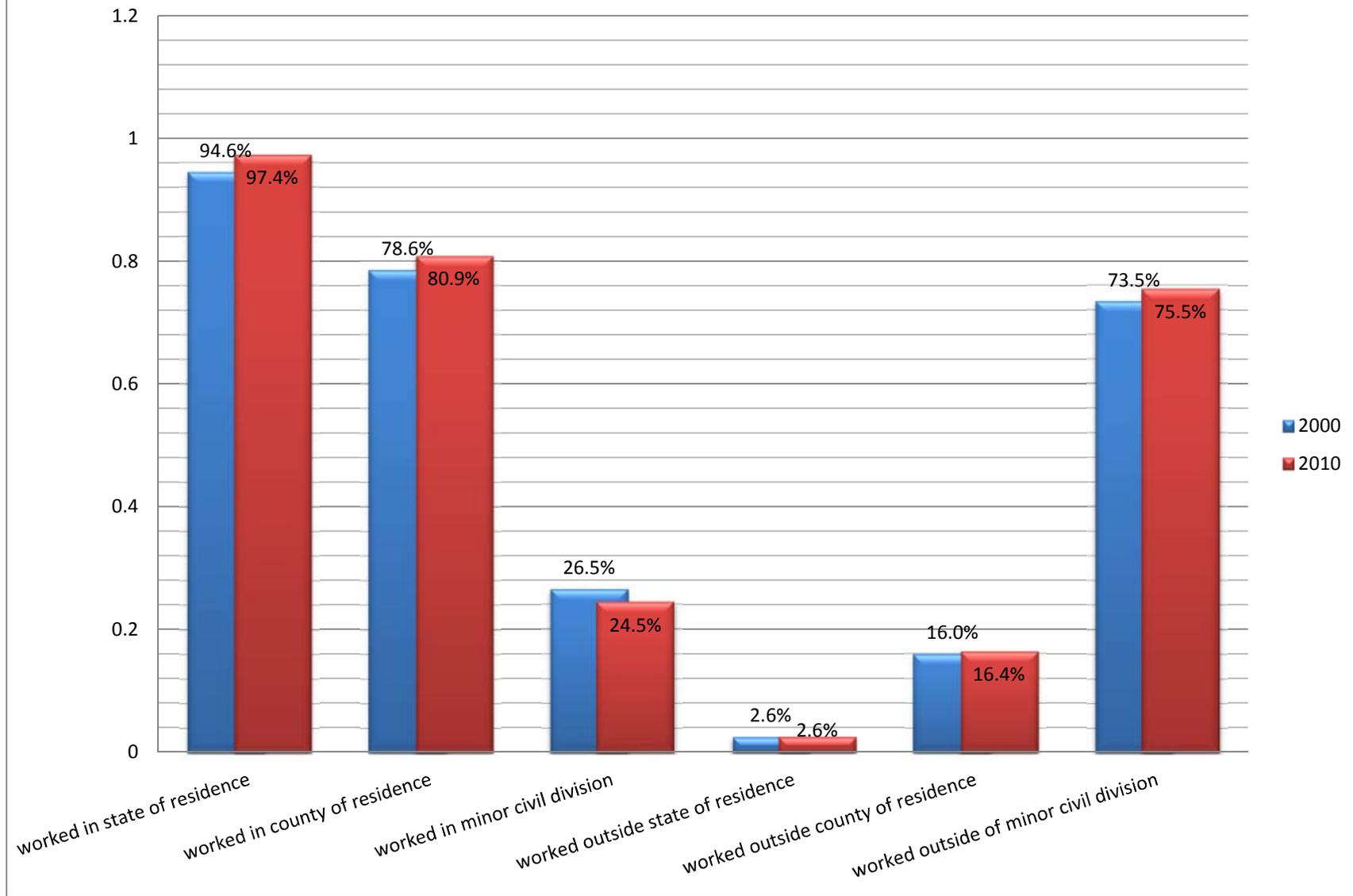
Comparison of Number of Users on the Minuteman Bikeway 2008 and 2011 Weekend

Date	Weather	Bicycle	Total	All counts are weekend counts
5/3/08	45 F Overcast	285	359	
5/16/09	58 F Sunny	1694	1963	
5/1/10	75 F Sunny	1980	2305	
5/14/11	50 F Partly Cloudy	1219	1399	



Source: Boston MPO

Place of work for Bedford residents

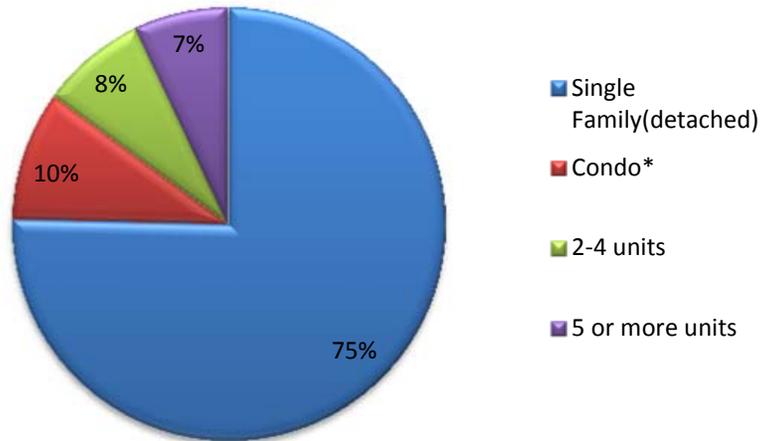


Source: 2000 U.S. Census; American Community Survey 5-year Estimates, 2010
Minor civil division for this graph is the Town of Bedford.

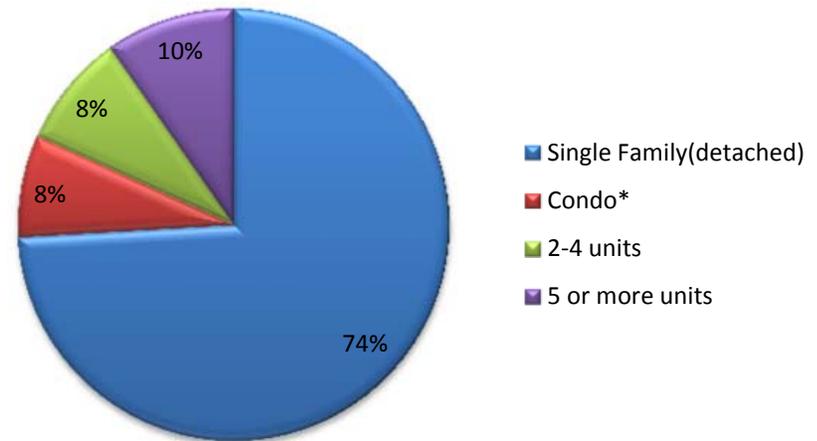
2000 to 2010 Change in Occupied Housing by Type of Unit

	2000	%	2010	%	2000 to 2010 % Change
	Total housing units 2000		Total housing units 2010		
Total housing units	4,708	100.0%	5,046	100.0%	7.2%
Single Family(detached)	3,549	75.4%	3,738	74.1%	5.3%
Condo*	456	9.7%	386	7.6%	-15.4%
2-4 units	372	7.9%	432	8.6%	16.1%
5 or more units	331	7.0%	490	9.7%	48.0%

Total housing units 2000



Total housing units 2010



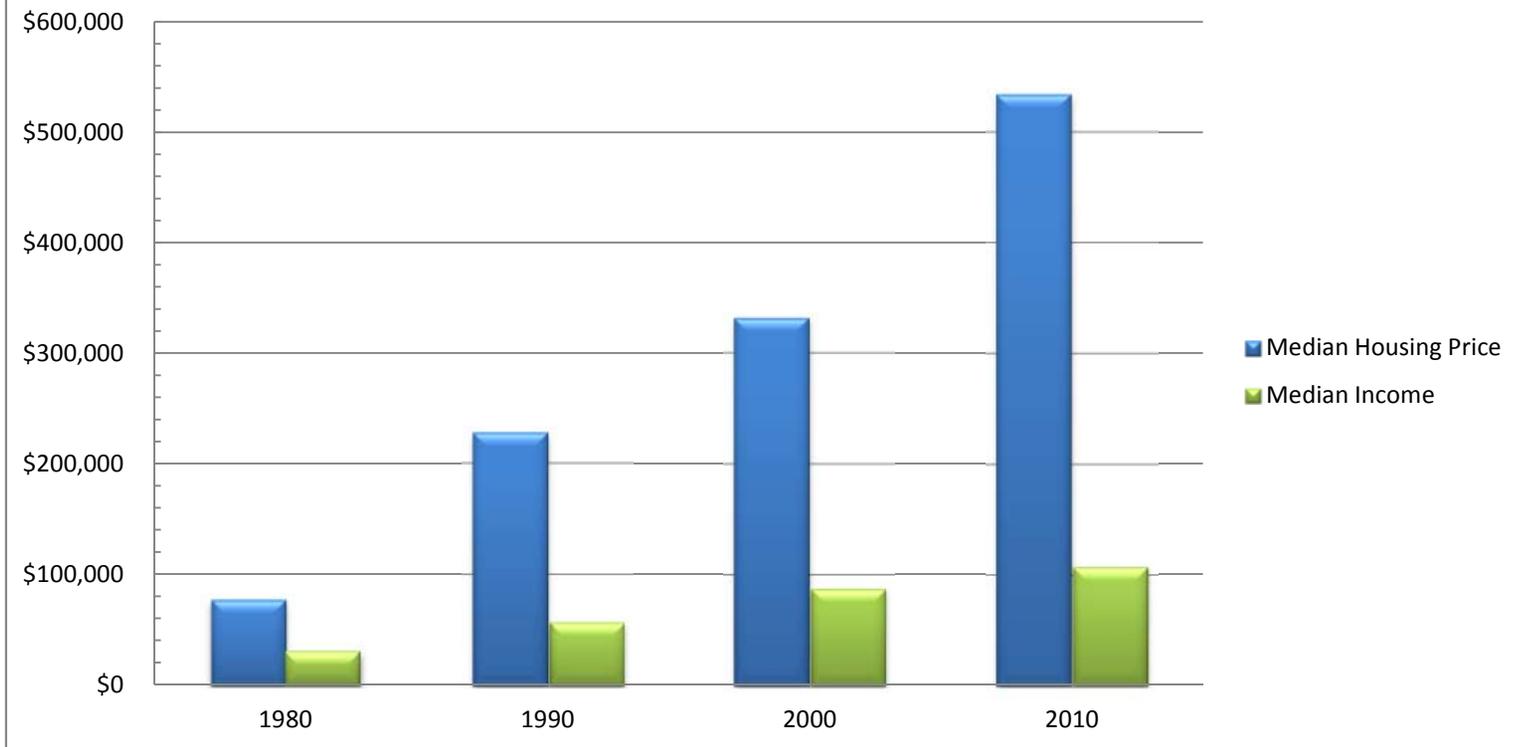
Source: American Communities Survey 5-year Estimates 2010; U.S. Census 2000

*For this data a condominium is defined as a single family attached unit

2000 to 2010 Change in Occupied Housing by Type of Unit



Affordability of Housing



	<u>1980</u>	<u>1990</u>	<u>Change</u>	<u>2000</u>	<u>Change</u>	<u>2010</u>	<u>Change</u>
Median Housing Price	\$76,600	\$228,100	\$151,500	\$332,200	\$104,100	\$534,900	\$202,700
			197.8%		45.6%		37.9%
Median Income	\$30,960	\$57,561	\$26,601	\$87,962	\$30,401	\$107,639	\$19,677
			85.9%		52.8%		22.4%

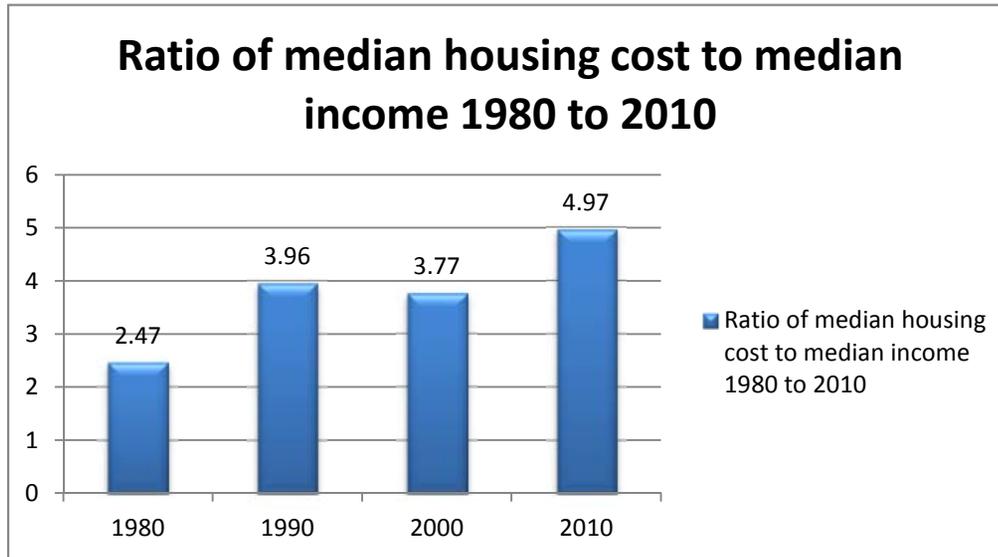
Source: 2000 U.S. Census, American Community Survey 5-year Estimates, 2010; The 2002 Bedford Comprehensive Plan

*Housing expenditures that exceed 30 percent of household income have historically been viewed as an indicator of a housing affordability problem. The conventional 30 percent of household income that a household can devote to housing costs before the household is said to be "burdened" evolved from the United States National Housing Act of 1937.

Source: "Who Can Afford To Live in a Home?" by Mary Schwartz and Ellen Wilson, U.S. Census Bureau

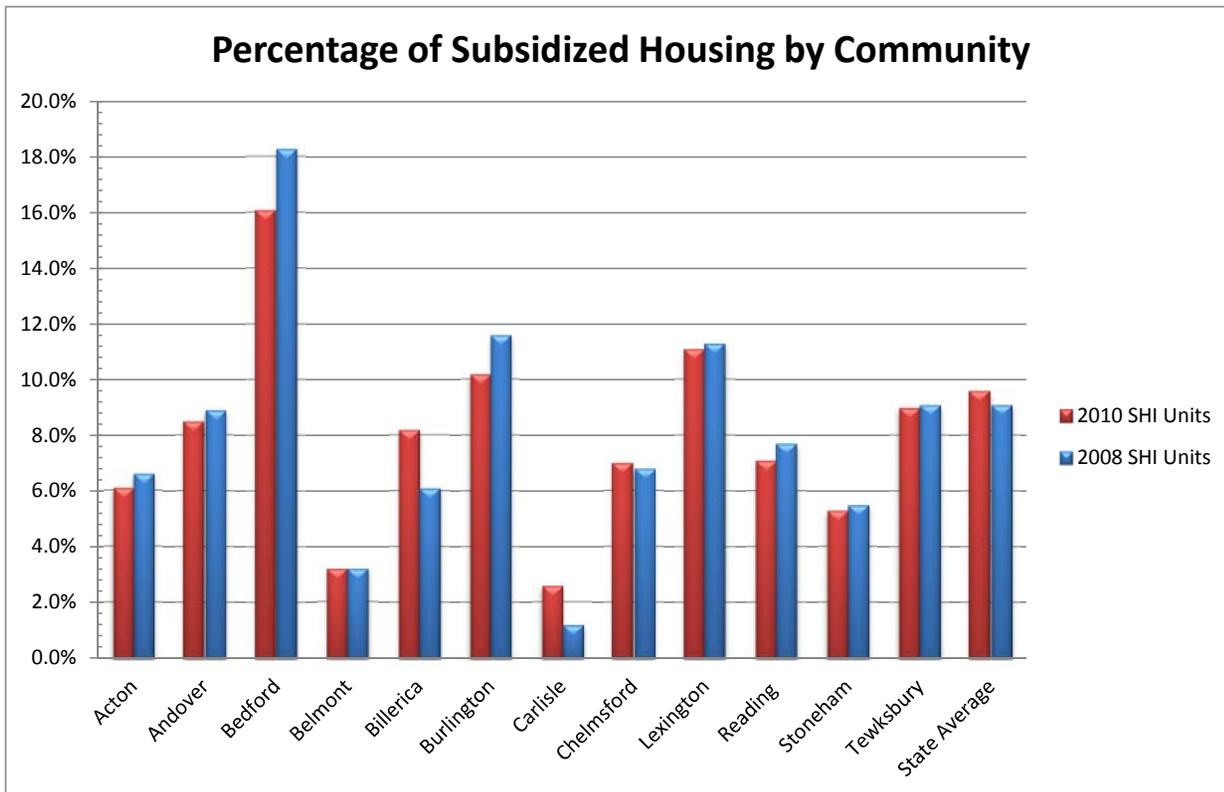
Ratio of median housing cost to median income 1980 to 2010

1980	2.47
1990	3.96
2000	3.77
2010	4.97

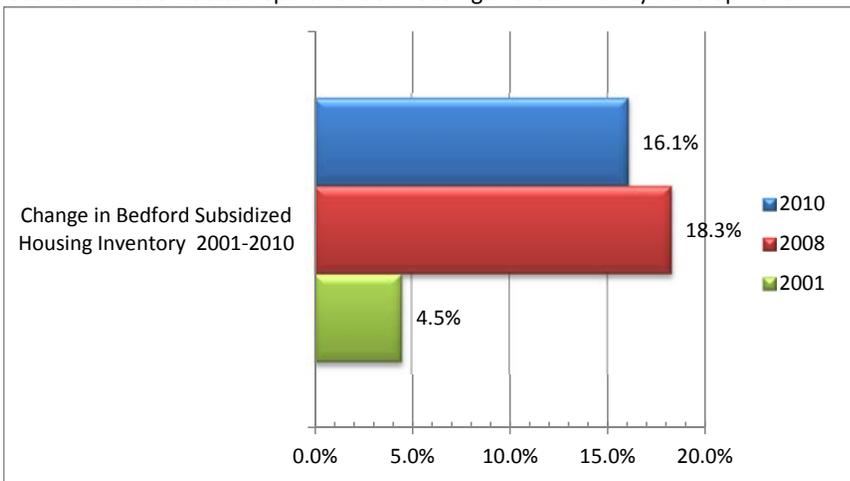


Source: 2000 U.S. Census, American Community Survey 5-year Estimates, 2010

Percentaged Based Subsidized Housing Comparison by Community



Source: Massachusetts Department of Housing and Community Development



Annual Number of Homes Sold in Bedford 2002 Through 2011

Home Sales by Volume		% Change
Annual Sales Level in # of Units		
2002	126	-22.2%
2003	142	12.7%
2004	149	4.9%
2005	115	-22.8%
2006	148	28.7%
2007	172	16.2%
2008	131	-23.8%
2009	92	-29.8%
2010	109	18.5%
2011	75	-31.2%

Source: MLS Database

Range of Single Family and Multifamily Homes Sold 2002 Through 2011

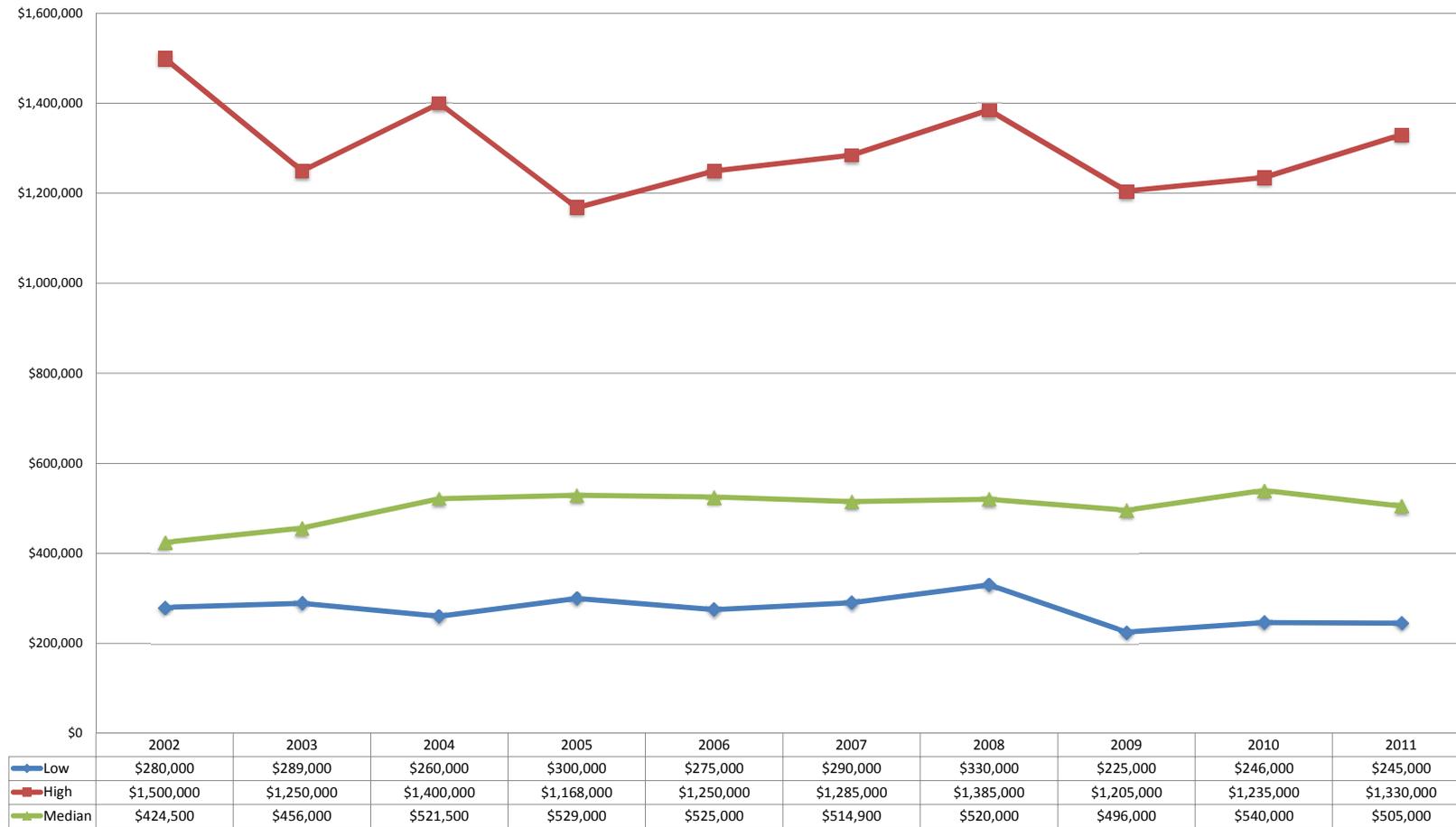
Range of Single Family Home Sales

	Low	High
2002	\$280,000	\$1,500,000
2003	\$289,000	\$1,250,000
2004	\$260,000	\$1,400,000
2005	\$300,000	\$1,168,000
2006	\$275,000	\$1,250,000
2007	\$290,000	\$1,285,000
2008	\$330,000	\$1,385,000
2009	\$225,000	\$1,205,000
2010	\$246,000	\$1,235,000
2011	\$245,000	\$1,330,000

Median	Single Family	% Change
2002	\$424,500	5.7%
2003	\$456,000	7.4%
2004	\$521,500	14.4%
2005	\$529,000	1.4%
2006	\$525,000	-0.8%
2007	\$514,900	-1.9%
2008	\$520,000	1.0%
2009	\$496,000	-4.6%
2010	\$540,000	8.9%
2011	\$505,000	-6.5%

Source: MLS Database

Single Family Home Prices in Bedford 2002-2011; Low, High, Median



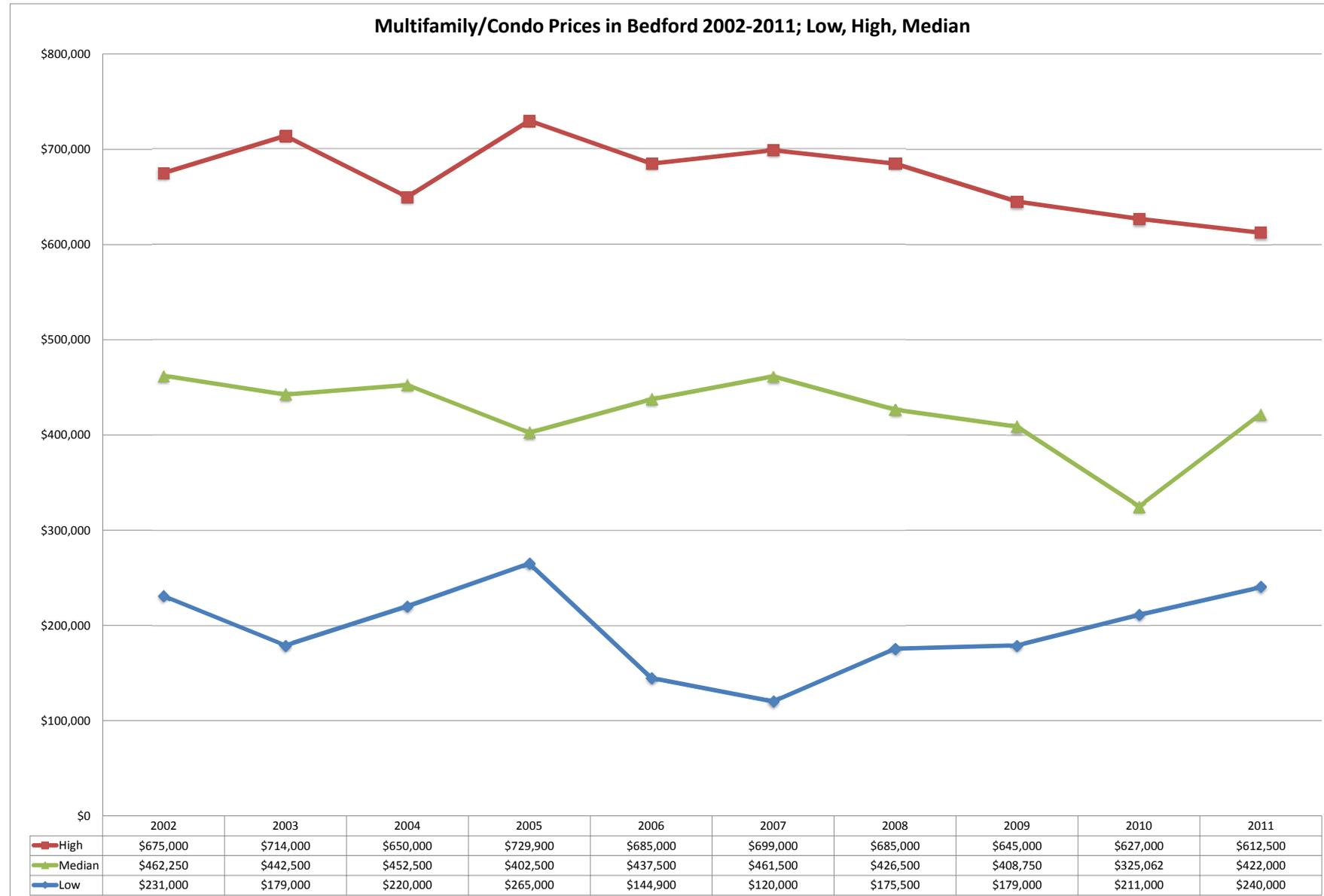
Range of Single Family and Multifamily Homes Sold 2002 Through 2011

Range of Multifamily/Condo Sales

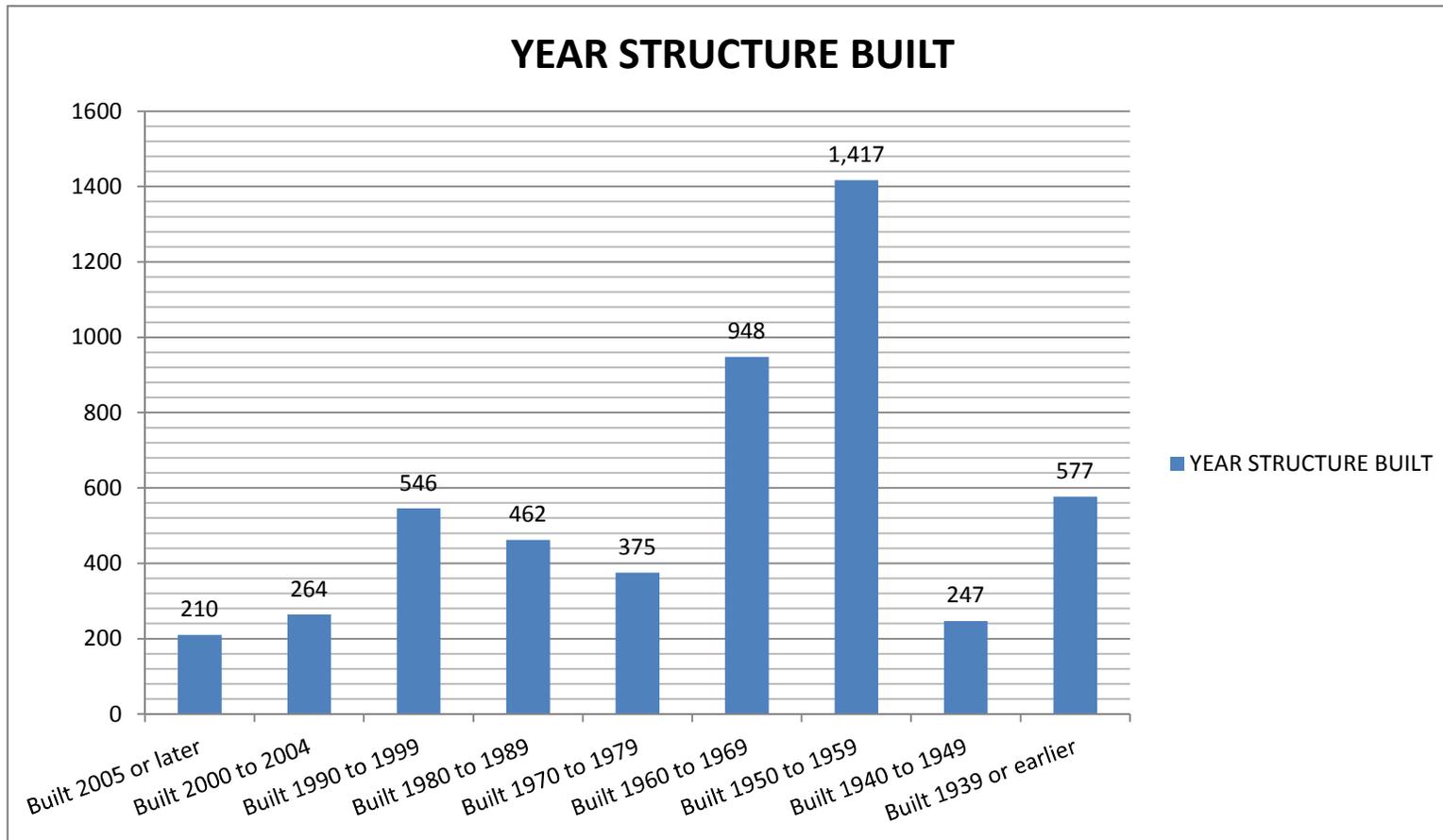
	Low	High
2002	\$231,000	\$675,000
2003	\$179,000	\$714,000
2004	\$220,000	\$650,000
2005	\$265,000	\$729,900
2006	\$144,900	\$685,000
2007	\$120,000	\$699,000
2008	\$175,500	\$685,000
2009	\$179,000	\$645,000
2010	\$211,000	\$627,000
2011	\$240,000	\$612,500

Median	Multifamily/Condo	% Change
2002	\$462,250	
2003	\$442,500	-4.3%
2004	\$452,500	2.3%
2005	\$402,500	-11.0%
2006	\$437,500	8.7%
2007	\$461,500	5.5%
2008	\$426,500	-7.6%
2009	\$408,750	-4.2%
2010	\$325,062	-20.5%
2011	\$422,000	29.8%

Source: MLS Database



Age of Homes in Bedford by Decade Ending August 2011



YEAR STRUCTURE BUILT		
Total housing units	5,046	5,046
Built 2005 or later	210	4.20%
Built 2000 to 2004	264	5.20%
Built 1990 to 1999	546	10.80%
Built 1980 to 1989	462	9.20%
Built 1970 to 1979	375	7.40%
Built 1960 to 1969	948	18.80%
Built 1950 to 1959	1,417	28.10%
Built 1940 to 1949	247	4.90%
Built 1939 or earlier	577	11.40%

Source: 2010 American Community Survey 5-year Estimates, 2010