

HINGHAM, MA

DEMOGRAPHY AND ENROLLMENT PROJECTIONS

August 9, 2018 Revision #2



NESDEC PROJECT TEAM

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EXECUTIVE SUMMARY

Currently Hingham is experiencing about 275-295 s-f home sales per year (up from 196 homes sold in 2008) – buyers include new families moving in prior to the Kindergarten year. Consequently, Hingham's elementary classes are growing into the 310 range or higher, well above their prior numbers. Construction of single-family homes, and especially condos and apartments are expected to be strong for the foreseeable future – see pages 30-32.

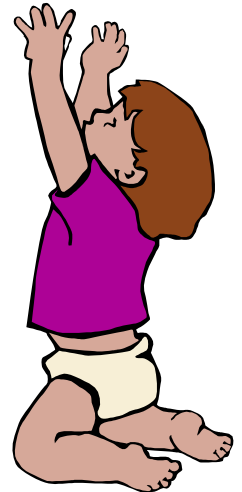
Analysis of demographic information and enrollment data indicates that K-12 enrollments are likely to continue to maintain the present pace of growth, supported by additional residential construction – see pages 32-37.

K-12 enrollment gradually is increasing from the present 4,232 pupils. **Greatest growth is projected in Grades K-5: from 1,901 children in 2017-18, to 2,006 pupils by 2027-28 – an expected increase of 105 students – see page 8.**



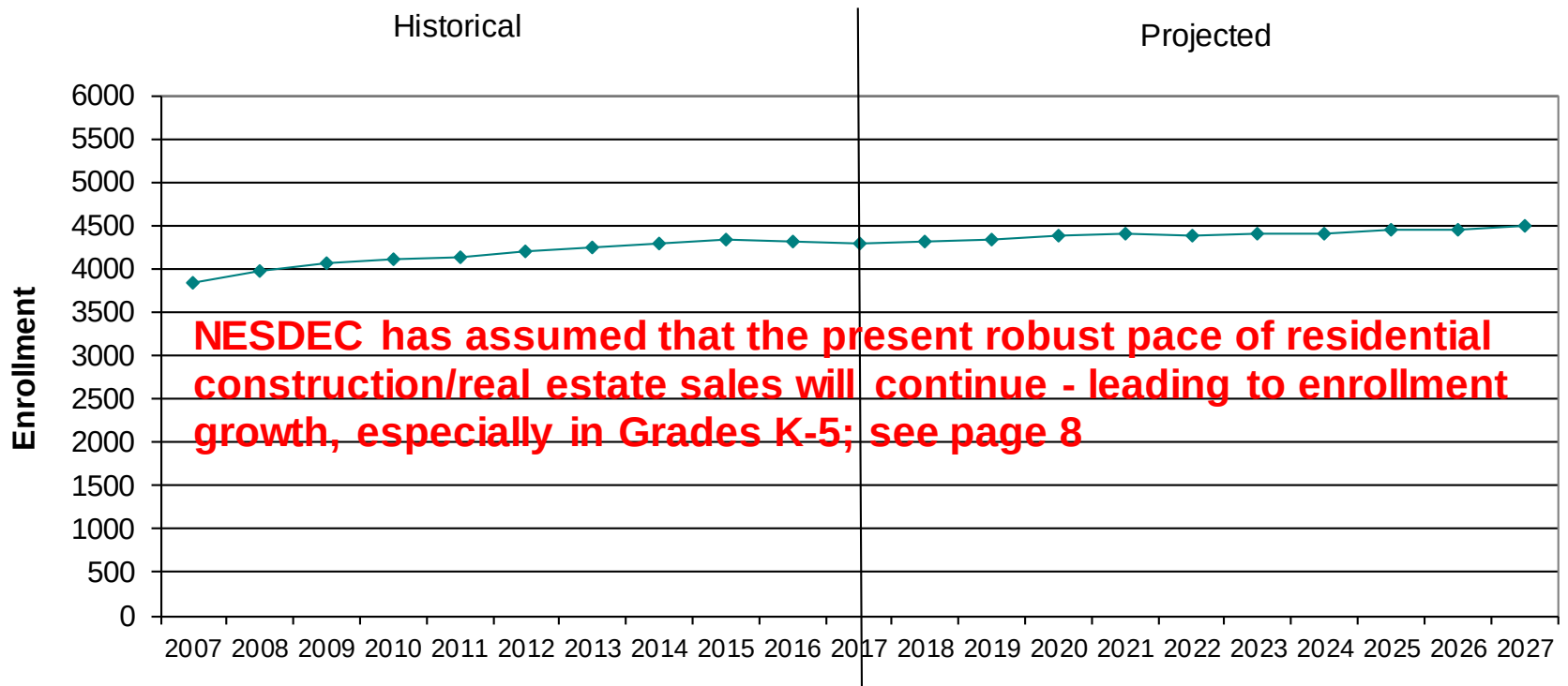
ENROLLMENT PROJECTIONS

Pages 5-12



Hingham, MA Historical & Projected Enrollment

PK-12, 2007-2027



Hingham, MA Historical Enrollment

School District: Hingham, MA 2nd Revision

6/4/2018

Note: Full-Day Kindergarten program began in 2015-16

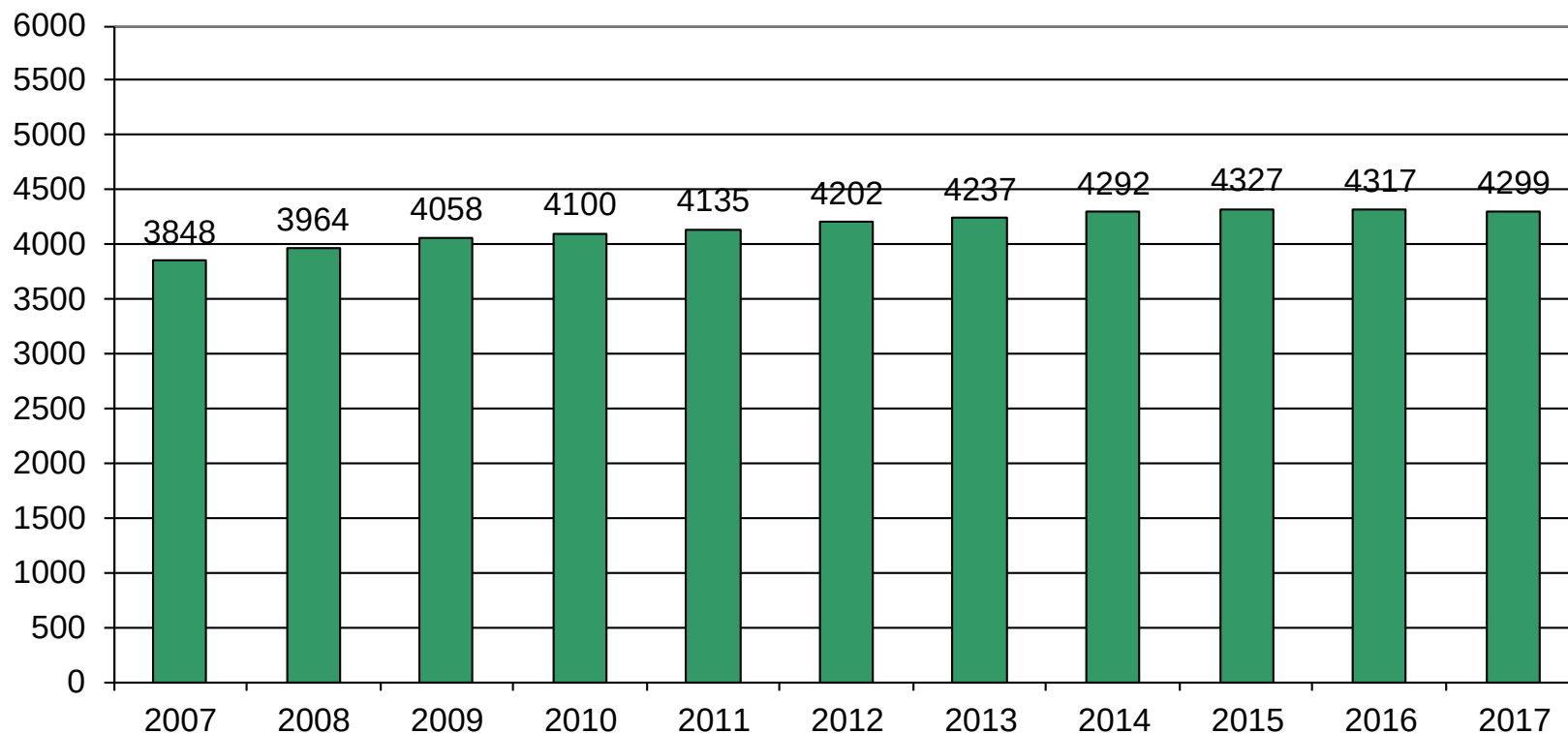
Historical Enrollment By Grade																			
Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2002	273	2007-08	67	299	300	341	323	302	301	277	303	297	259	250	258	271	0	3781	3848
2003	270	2008-09	83	343	319	305	344	329	309	312	279	303	286	253	245	254	0	3881	3964
2004	254	2009-10	64	317	376	322	311	341	334	308	302	285	308	288	250	250	2	3994	4058
2005	258	2010-11	59	292	356	371	331	319	344	325	299	307	277	285	287	245	3	4041	4100
2006	238	2011-12	49	266	342	368	383	334	320	341	310	289	301	271	285	271	5	4086	4135
2007	232	2012-13	62	255	333	350	381	382	339	318	339	316	292	289	262	278	6	4140	4202
2008	230	2013-14	62	295	304	342	356	381	388	335	299	343	304	284	288	249	7	4175	4237
2009	238	2014-15	70	245	356	310	344	358	382	388	335	299	337	304	278	281	5	4222	4292
2010	198	2015-16	71	302	295	366	324	344	362	374	365	329	286	333	296	275	5	4256	4327
2011	233	2016-17	65	275	324	296	363	322	350	362	375	360	315	284	329	296	1	4252	4317
2012	204	2017-18	67	289	296	322	304	368	322	351	358	366	328	314	284	326	4	4232	4299

Historical Enrollment in Grade Combinations									
Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2007-08	1933	1866	2143	2743	1178	877	600	1638	1038
2008-09	2032	1949	2261	2843	1203	894	582	1620	1038
2009-10	2065	2001	2309	2896	1229	895	587	1683	1096
2010-11	2072	2013	2338	2944	1275	931	606	1700	1094
2011-12	2062	2013	2354	2953	1260	940	599	1727	1128
2012-13	2102	2040	2358	3013	1312	973	655	1776	1121
2013-14	2128	2066	2401	3043	1365	977	642	1767	1125
2014-15	2065	1995	2383	3017	1404	1022	634	1834	1200
2015-16	2064	1993	2367	3061	1430	1068	694	1884	1190
2016-17	1995	1930	2292	3027	1447	1097	735	1959	1224
2017-18	1968	1901	2252	2976	1397	1075	724	1976	1252

Historical Percentage Changes			
Year	K-12	Diff.	%
2007-08	3781	0	0.0%
2008-09	3881	100	2.6%
2009-10	3994	113	2.9%
2010-11	4041	47	1.2%
2011-12	4086	45	1.1%
2012-13	4140	54	1.3%
2013-14	4175	35	0.8%
2014-15	4222	47	1.1%
2015-16	4256	34	0.8%
2016-17	4252	-4	-0.1%
2017-18	4232	-20	-0.5%
Change	451		11.9%

Hingham, MA Historical Enrollment

PK-12, 2007-2017



Hingham, MA Projected Enrollment 2nd Revision

School District: Hingham, MA 2nd Revision

6/4/2018

Assumptions: that the present robust pace of real estate sales and residential construction will continue for the foreseeable future - with enrollment growth especially in Grades K-5

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
2012	204		2017-18	67	289	296	322	304	368	322	351	358	366	328	314	284	326	4	4232	4299
2013	223		2018-19	68	275	323	299	329	308	372	322	350	355	348	326	310	282	4	4203	4271
2014	203		2019-20	69	279	307	327	305	334	311	373	321	347	338	345	322	308	4	4221	4290
2015	227		2020-21	70	312	312	310	334	309	337	311	371	318	330	336	341	320	4	4245	4315
2016	216	(TC)	2021-22	71	297	349	316	317	339	312	337	310	368	303	328	332	339	4	4251	4322
2017	214	(TC)	2022-23	72	294	332	353	323	321	342	312	336	307	350	301	324	330	4	4229	4301
2018	217	(est.)	2023-24	73	298	329	336	361	327	324	342	311	333	292	347	297	322	4	4223	4296
2019	215	(est.)	2024-25	74	296	333	333	343	366	330	324	341	308	317	290	343	295	4	4223	4297
2020	218	(est.)	2025-26	75	299	331	337	340	348	369	330	323	338	293	315	286	341	4	4254	4329
2021	216	(est.)	2026-27	76	297	334	335	344	345	351	370	329	320	322	291	311	284	4	4237	4313
2022	216	(est.)	2027-28	77	297	332	338	342	349	348	352	368	326	305	320	287	309	4	4277	4354

*Projections should be updated annually to reflect changes in in/out-migration of families, real estate sales, residential construction, and births.



Based on an estimate of births



Based on children already born



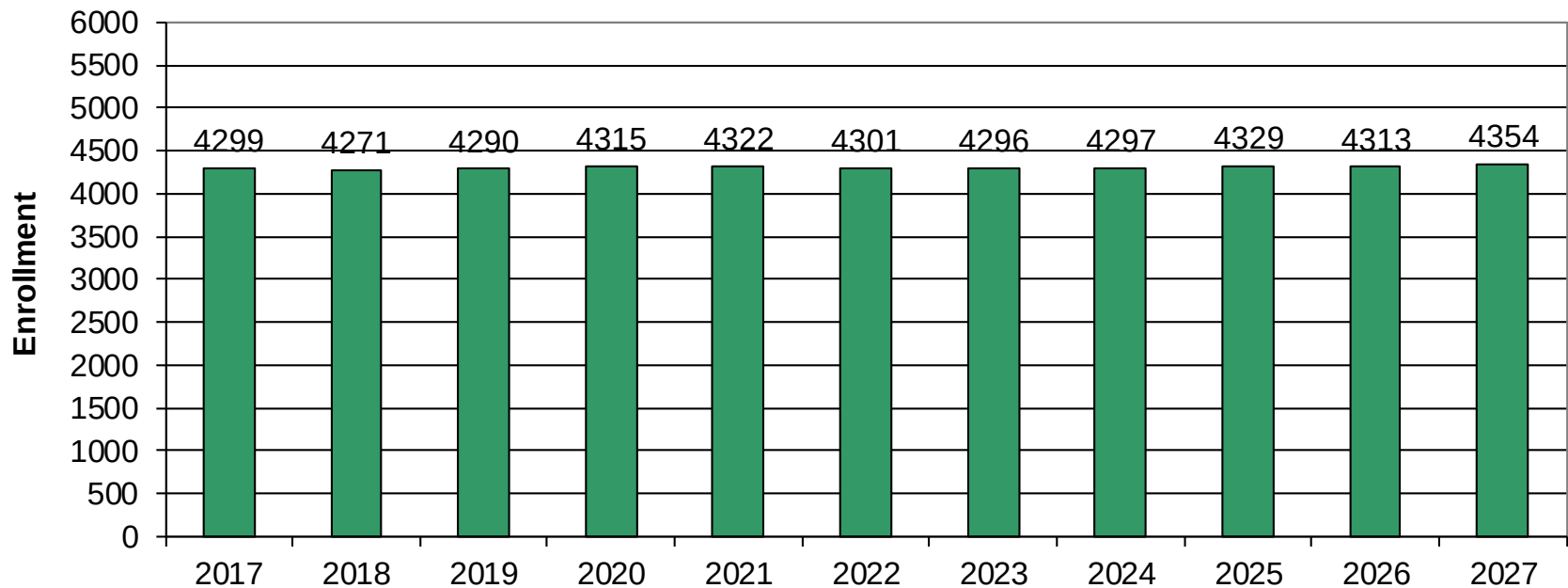
Based on students already enrolled

Projected Enrollment in Grade Combinations*									
Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2017-18	1968	1901	2252	2976	1397	1075	724	1976	1252
2018-19	1974	1906	2228	2933	1399	1027	705	1971	1266
2019-20	1932	1863	2236	2904	1352	1041	668	1981	1313
2020-21	1984	1914	2225	2914	1337	1000	689	2016	1327
2021-22	2001	1930	2267	2945	1327	1015	678	1980	1302
2022-23	2037	1965	2277	2920	1297	955	643	1948	1305
2023-24	2048	1975	2317	2961	1310	986	644	1902	1258
2024-25	2075	2001	2325	2974	1303	973	649	1894	1245
2025-26	2099	2024	2354	3015	1360	991	661	1896	1235
2026-27	2082	2006	2376	3025	1370	1019	649	1857	1208
2027-28	2083	2006	2358	3052	1394	1046	694	1915	1221

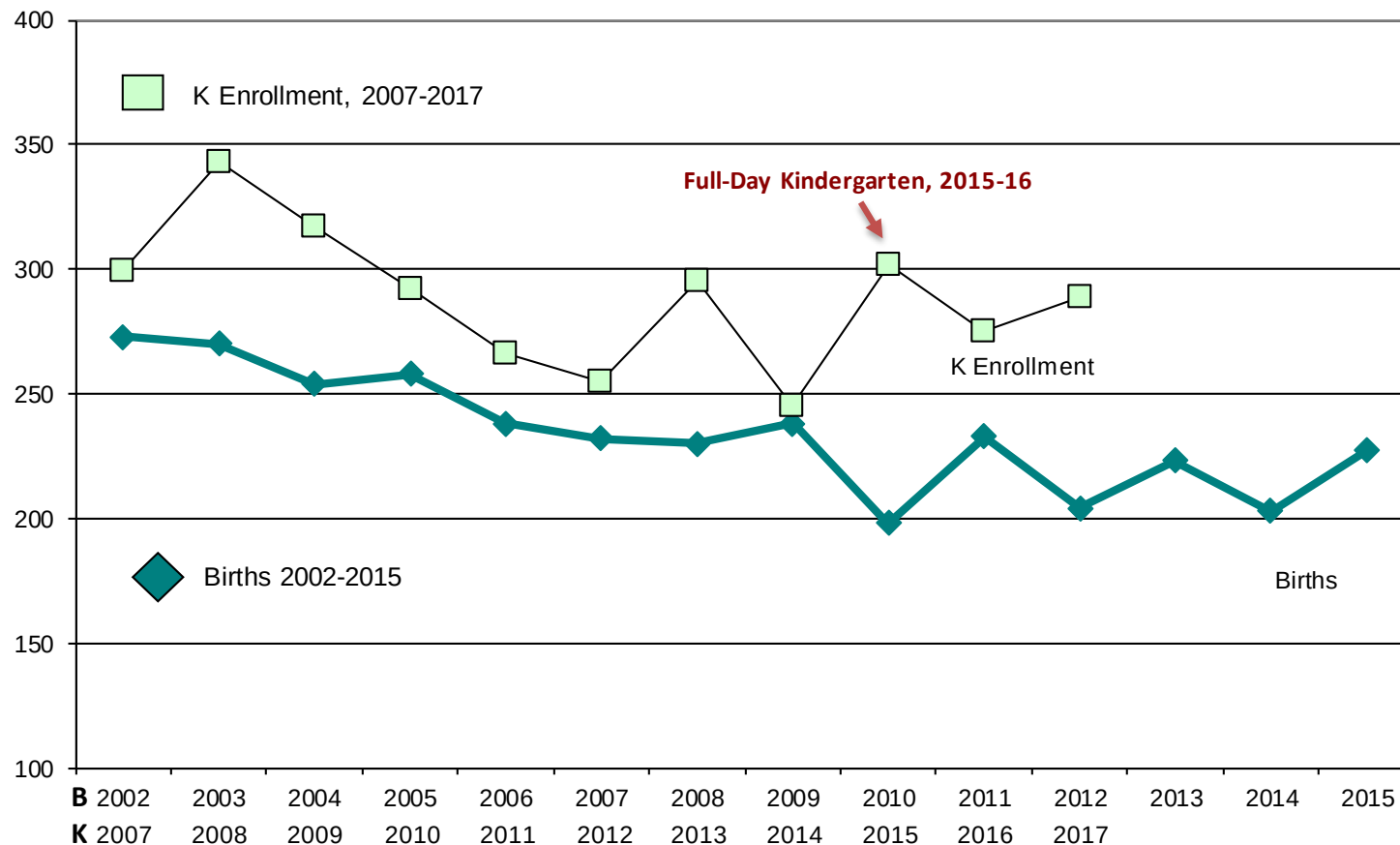
Projected Percentage Changes			
Year	K-12	Diff.	%
2017-18	4232	0	0.0%
2018-19	4203	-29	-0.7%
2019-20	4221	18	0.4%
2020-21	4245	24	0.6%
2021-22	4251	6	0.1%
2022-23	4229	-22	-0.5%
2023-24	4223	-6	-0.1%
2024-25	4223	0	0.0%
2025-26	4254	31	0.7%
2026-27	4237	-17	-0.4%
2027-28	4277	40	0.9%
Change	45		1.1%

Hingham, MA Projected Enrollment 2nd Revision

PK-12 To 2027 Based On Data Through School Year 2017-18



Hingham, MA Birth-to-Kindergarten Relationship



Hingham, MA Additional Data

Building Permits Issued		
Year	Single-Family	Multi-Units
2005	63	135
2013	78	0
2014	72	0
2015	23	0
2016	36	104
2017	21	193

Note: 2018 to Jun 30 = 7 SF + 303 Multi-units
Source: HUD and Building Department

Enrollment History		
Year	Career-Tech 9-12 Total	Non-Public K-12 Total
2005-06	10	28 est. partial survey
2013-14	n/a	325
2014-15	n/a	541
2015-16	n/a	520
2016-17	n/a	613
2017-18	4	588

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
	31	31	32	31	31	30	47	46	56	83	69	47	54	588

K-12 Home-Schooled Students	
2017	15

K-12 Residents "Choiced-out" or in Charter or Magnet Schools	
2017	10 in Charter

K-12 Special Education Outplaced Students	
2017	50*

* Includes 31 in Collaboratives

K-12 Choiced-In, Tuitioned-In, & Other Non-Residents	
2017	METCO = 42

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

43 Years of Hingham's Birth-to-Kindergarten Experience - Plus 2018-19 Projection

Birth Year	Hingham Births	Kind. Year	# in Kind.	Net move-in's	Birth-K Ratio
1970	294	1975-76	307	13	1.04
1971	226	1976-77	288	62	1.27
1972	221	1977-78	272	51	1.23
1973	172	1978-79	225	53	1.31
1974	201	1979-80	244	43	1.21
1975	175	1980-81	183	8	1.05
1976	180	1981-82	201	21	1.12
1977	192	1982-83	205	13	1.07
1978	213	1983-84	224	11	1.05
1979	202	1984-85	203	1	1.00
1980	195	1985-86	205	10	1.05
1981	215	1986-87	209	-6	0.97
1982	205	1987-88	215	10	1.05
1983	192	1988-89	221	29	1.15
1984	216	1989-90	229	13	1.06
1985	220	1990-91	222	2	1.01
1986	209	1991-92	250	41	1.20
1987	198	1992-93	217	19	1.10
1988	252	1993-94	279	27	1.11
1989	226	1994-95	277	51	1.23
1990	267	1995-96	294	27	1.10
1991	239	1996-97	281	42	1.18

Net "move-ins" of 40+ in red

Birth Year	Hingham Births	Kind. Year	# in Kind.	Net move-in's	Birth-K Ratio
1992	216	1997-98	243	27	1.13
1993	234	1998-99	233	-1	1.00
1994	254	1999-00	257	21	1.01
1995	265	2000-01	286	21	1.08
1996	253	2001-02	269	16	1.06
1997	284	2002-03	282	-2	0.99
1998	252	2003-04	285	33	1.13
1999	279	2004-05	305	26	1.09
2000	291	2005-06	313	22	1.08
2001	251	2006-07	286	35	1.14
2002	273	2007-08	299	26	1.10
2003	270	2008-09	343	73	1.27
2004	254	2009-10	317	63	1.25
2005	258	2010-11	292	34	1.13
2006	238	2011-12	266	28	1.12
2007	232	2012-13	255	23	1.10
2008	230	2013-14	295	65	1.28
2009	238	2014-15	245	7	1.03
2010	198	2015-16 *	302	104	1.53
2011	233	2016-17	275	42	1.18
2012	204	2017-18	289	85	1.42
2013	223	2018-19	275	52	1.23

* Full-day Kindergarten began in 2015-16

DEMOGRAPHIC INFORMATION AND INTERVIEWS

Pages 14- 45



U.S. Census cf.14-45

Building Permits p. 31

Planning / Realtor interviews cf. 32-37

Number of Children in Multi-Family Housing p. 40

Factors Affecting Enrollments p. 41

U.S. Births & Economic Cycles p. 44

Grandparents as resources p. 45

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%

PLYMOUTH COUNTY

	POPULATION	NO. CHANGE	% CHANGE
1990	435,276		
2000	472,822	37,546	8.6%
2010	494,919	22,097	4.7%

TOWN OF HINGHAM:

	POPULATION	NO. CHANGE	% CHANGE
1990	19,821		
2000	19,882	61	0.3%
2010	22,157	2,275	11.4%

2017 U.S. Census Population Estimate as of 7/1/2016 = 23,202

CHANGES IN POPULATION SIZE, 1990 TO 2010

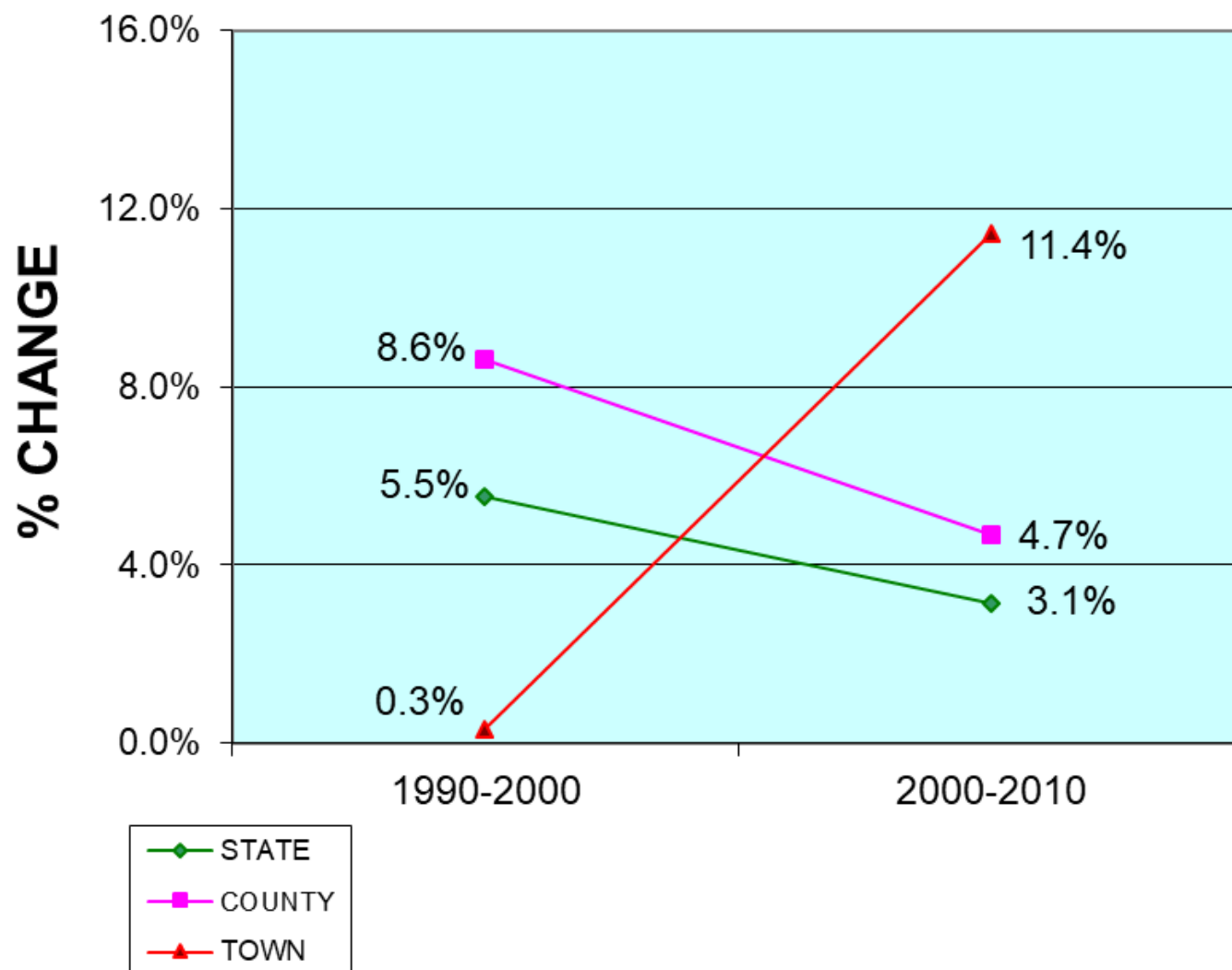


TABLE 1A
HINGHAM POPULATION

	U.S. Census	Donahue Center, MAPC “Strong Region”
1940	8,003	-
1950	10,665	-
1960	15,378	-
1970	18,845	-
1980	20,339	-
1990	19,821	-
2000	19,882	-
2010	22,157	-
2015	-	23,347 D projected
2016	22,762 estimated	
2020	-	24,469 D projected
2020	-	22,901 M projected
2025	-	25,626 D projected
2030	-	26,880 D projected

Sources: U.S. Census; Donahue Center, UMASS Amherst (U.S. Census Affiliate); Metropolitan Area Planning Council, “Strong Region” projection

TABLE 1B

PERSONS IN GROUP QUARTERS

HINGHAM

1990	2000	2010
80 + 135 "Other" = 214	94 + 226 "Other" = 320	22 + 244 "Other" = 266 *

* The Census Bureau estimates that during the five years between 2012-16, the Group Quarters total has been about 297 persons.

"Group Quarters" is a U.S. Census Bureau term which includes "Institutionalized Persons" in nursing homes, mental hospitals and correctional facilities; plus "Other Persons" in group homes, shelters, religious communities, college and school dormitories, and military barracks. In Hingham, the Group Quarters population has been steady, making no impact upon the forecasting of K-12 school enrollments.

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

PLYMOUTH COUNTY:

		NO. UNDER 18	% UNDER 18	MEDIAN AGE
1990		114,277	26.3%	33.1
2000		126,487	26.8%	36.8
2010		119,475	24.1%	41.1

TOWN OF HINGHAM:

		NO. UNDER 18	% UNDER 18	MEDIAN AGE
1990		4,803	24.2%	37.6
2000		5,515	27.7%	40.4
2010		6,032	27.2%	44.4

2017 Estimate

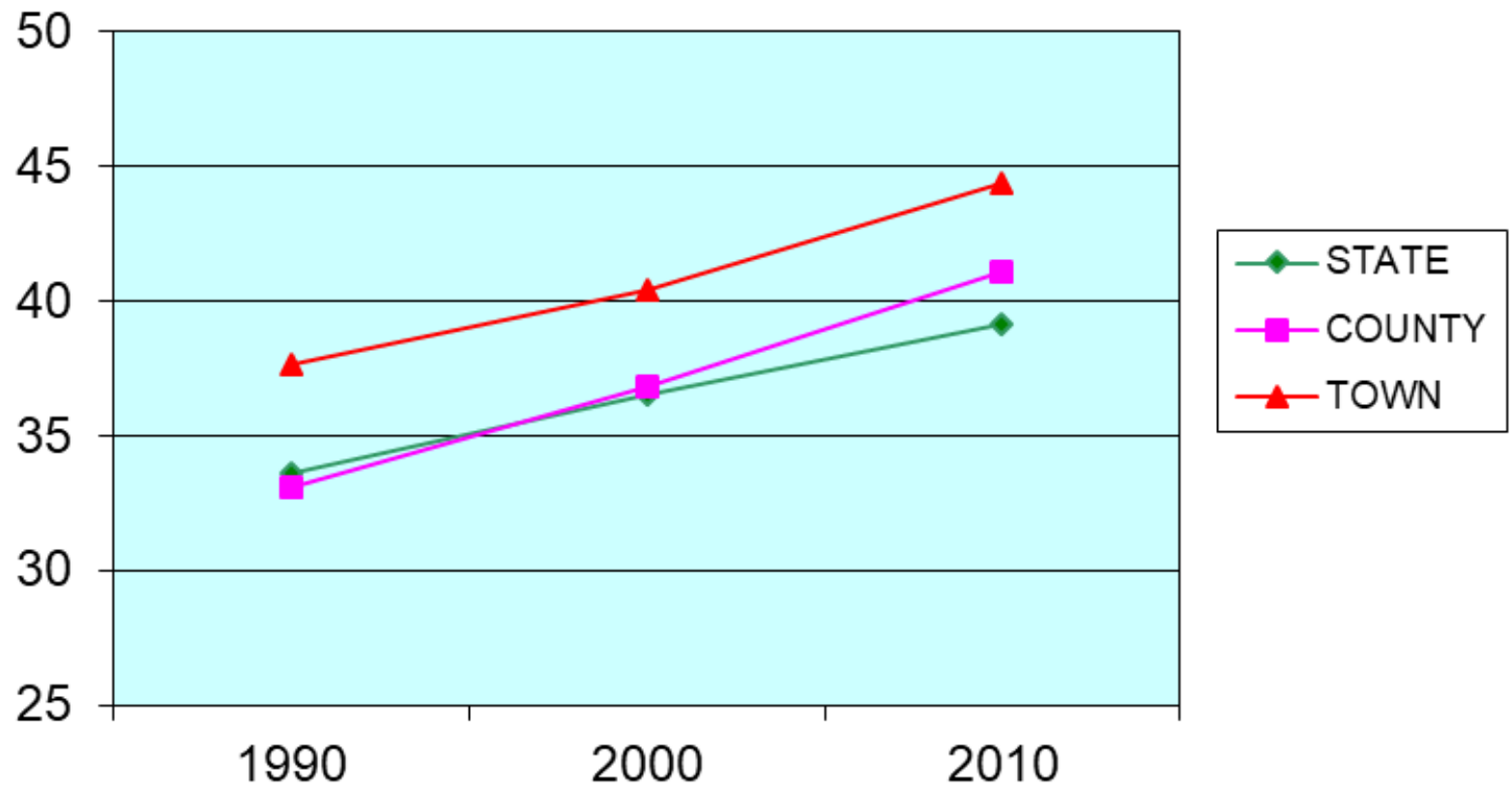
5,049



21.9%

47

CHANGES IN MEDIAN AGE



PERCENTAGE OF POPULATION UNDER 18

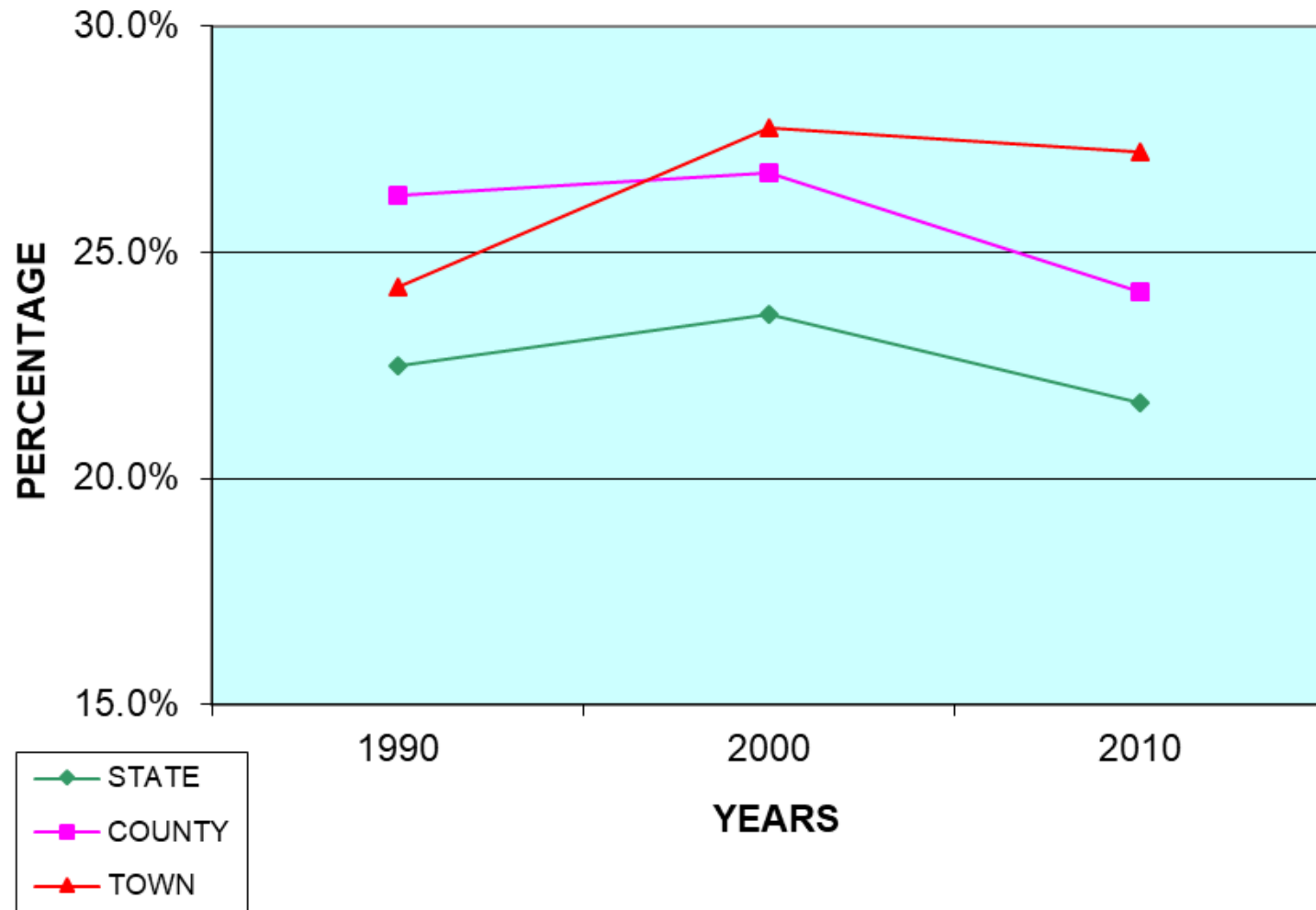


TABLE 3

AGE COHORTS - HINGHAM, MA

MAPC projection for 2020 = 22,762 ("strong region")

AGE	SIZE OF COHORT					% CHANGE, 2010 to 2016 estimate
	2000	2010	2015 proj	2016 est	2020 proj	
0-4	1,487	1,408	1,632	1,152	1,680	-18.2%
5-9	1,572	1,848	1,796	1,651	2,166	-10.7%
10-14	1,600	1,783	1,990	1,865	1,956	4.6%
15-19	1,181	1,340	1,278	1,575	1,445	17.5%
20-24	529	587	674	757	664	29.0%
25-34	1,785	1,306	1,347	1,772	1,507	35.7%
35-44	3,453	3,011	2,545	2,511	2,214	-16.6%
45-54	3,232	3,631	3,660	3,704	3,345	2.0%
55-59	1,343	1,508	1,694	1,692	1,877	12.2%
60-64	897	1,391	1,297	1,275	1,444	-8.3%
65+	2,803	4,344	5,434	4,947	6,171	13.9%
TOTAL:	19,882	22,157	23,347	22,901	24,469	3.4%

Source: U.S. Census and 2016 est; Donahue Center 2015 proj and 2020 proj

Age Cohorts: 2000, 2010, 2015 proj, 2016 est, 2020 proj - Hingham, MA

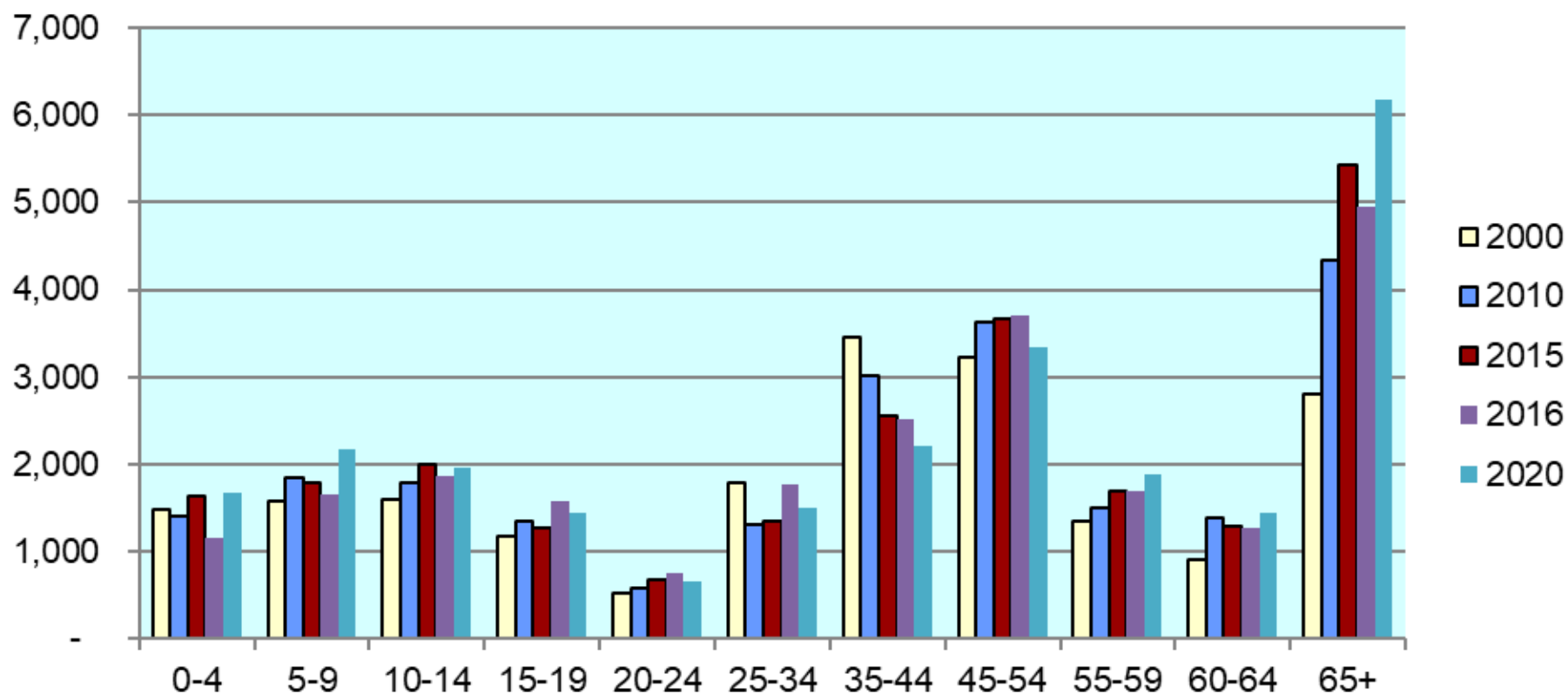


TABLE 4
PERCENTAGE OF K-12 ENROLLMENT IN POPULATION

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%

*** MA Department of Elementary and Secondary Education**

TOWN OF HINGHAM:

		POPULATION	PUBLIC K-12 ENROLLMENT	% K-12 ENR. IN POPULATION
1990		19,821	2,941	14.8%
2000		19,882	3,361	16.9%
2010		22,157	4,041	18.2%

PERCENTAGE K-12 ENROLLMENT IN POPULATION

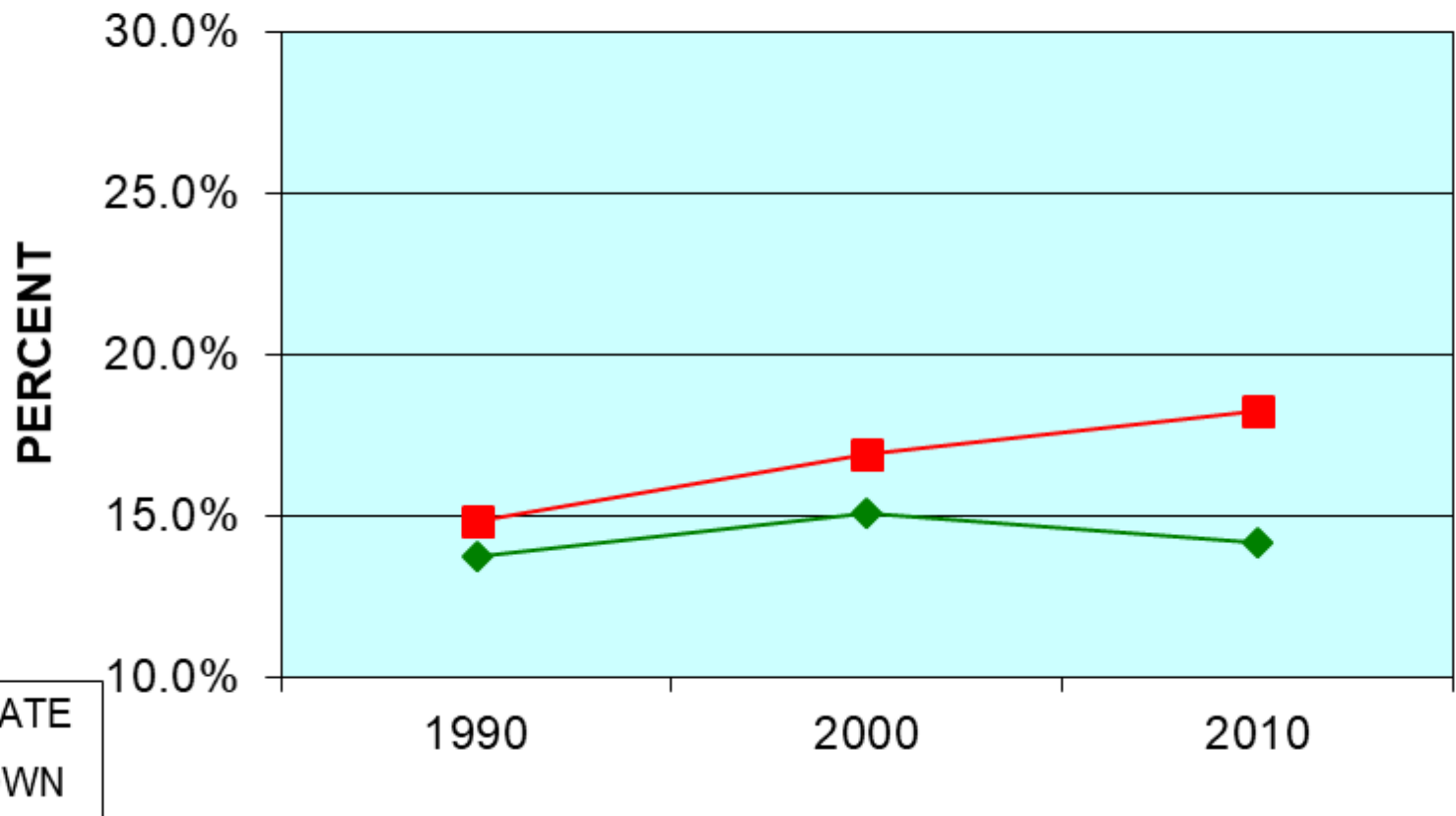


TABLE 5

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%

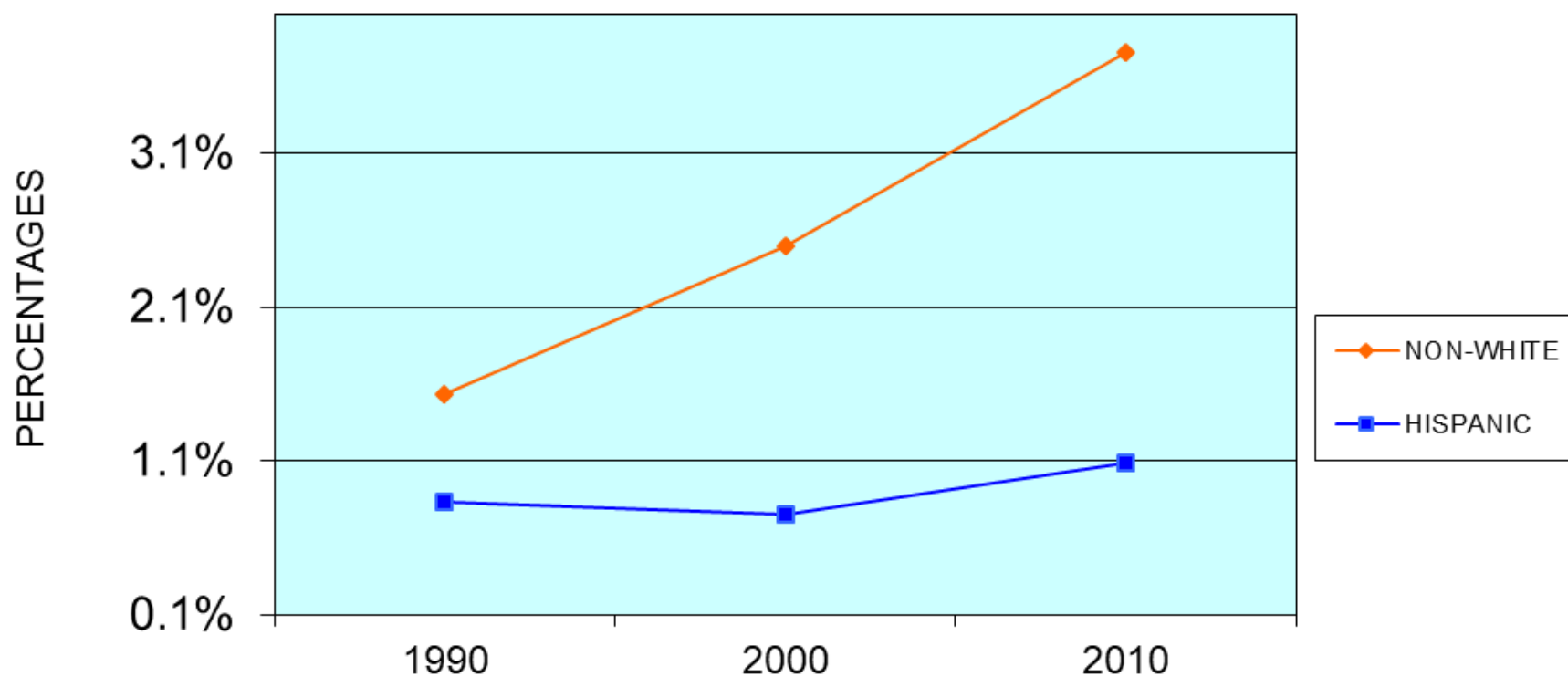
PLYMOUTH COUNTY

	WHITE	BLACK	ASIAN	OTHER	% NON-WHITE	HISPANIC ORIGIN (of any race)	% HISPANIC
1990	406,699	16,520	3,452	8,605	6.6%	9,571	2.2%
2000	419,370	21,573	4,352	27,527	11.3%	11,537	2.4%
2010	423,133	35,608	5,974	30,204	14.5%	15,619	3.2%

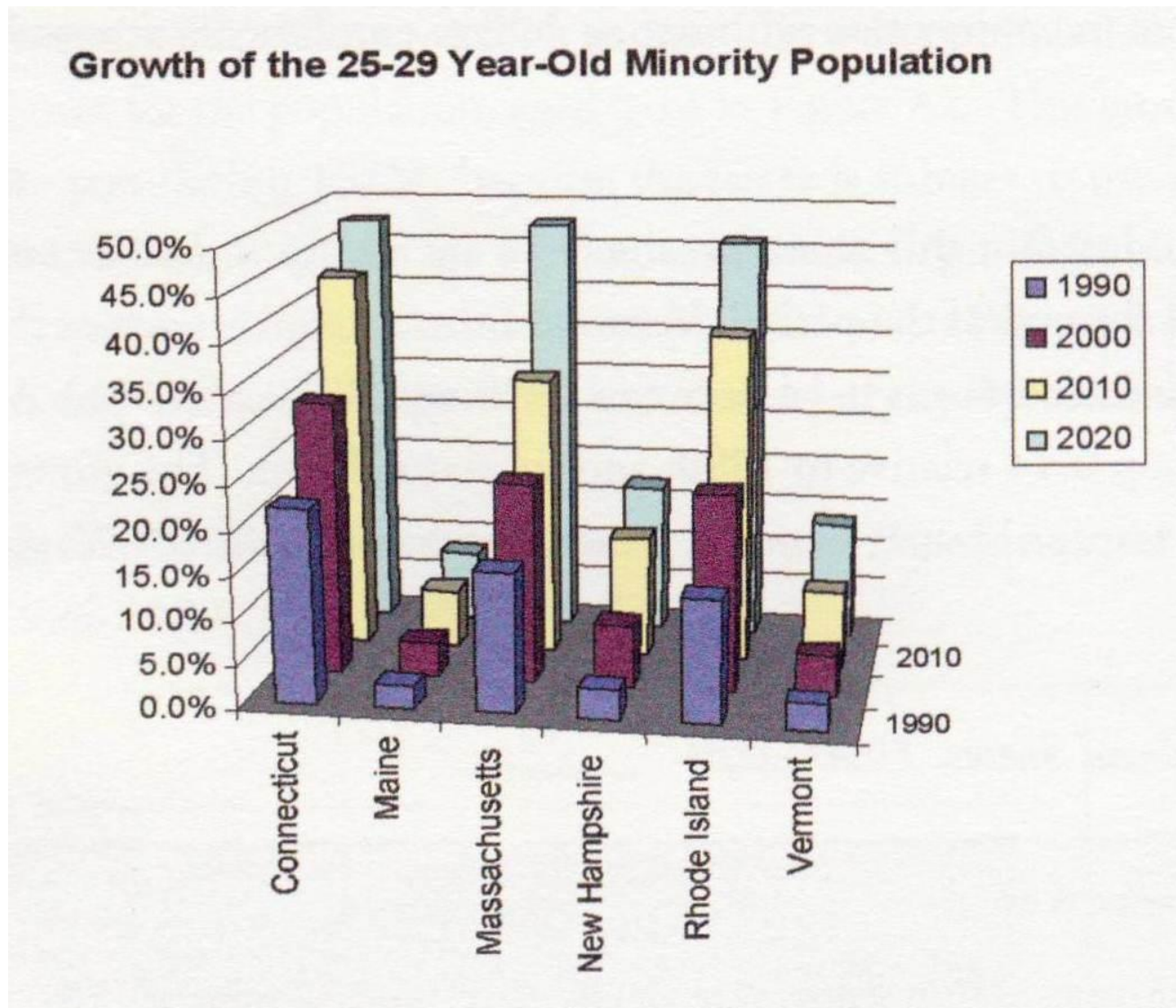
TOWN OF HINGHAM:

	WHITE	BLACK	ASIAN	OTHER	% NON-WHITE	HISPANIC ORIGIN (of any race)	% HISPANIC
1990	19,517	91	160	53	1.5%	165	0.8%
2000	19,386	79	175	242	2.5%	149	0.7%
2010	21,325	118	343	371	3.8%	241	1.1%

CHANGE IN PERCENTS OF NON-WHITE AND HISPANIC POPULATIONS - HINGHAM



MINORITY POPULATION GROWTH, AGES 25-29



U.S. Census and U.S. Office of Education anticipate increases in the numbers of ELL students in most school districts – even in districts like Hingham that have had few ELL students

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

PLYMOUTH COUNTY

		NO. OF DWELLING UNITS	% CHANGE	PERSONS PER UNIT
1990		168,555		2.6
2000		181,524	7.7%	2.6
2010		200,161	10.3%	2.5

TOWN OF HINGHAM:

		NO. OF DWELLING UNITS	% CHANGE	PERSONS PER UNIT
1990		7,161		2.8
2000		7,368	2.9%	2.7
2010		8,953	21.5%	2.5

CHANGES IN HOUSING GROWTH, 1990 TO 2010

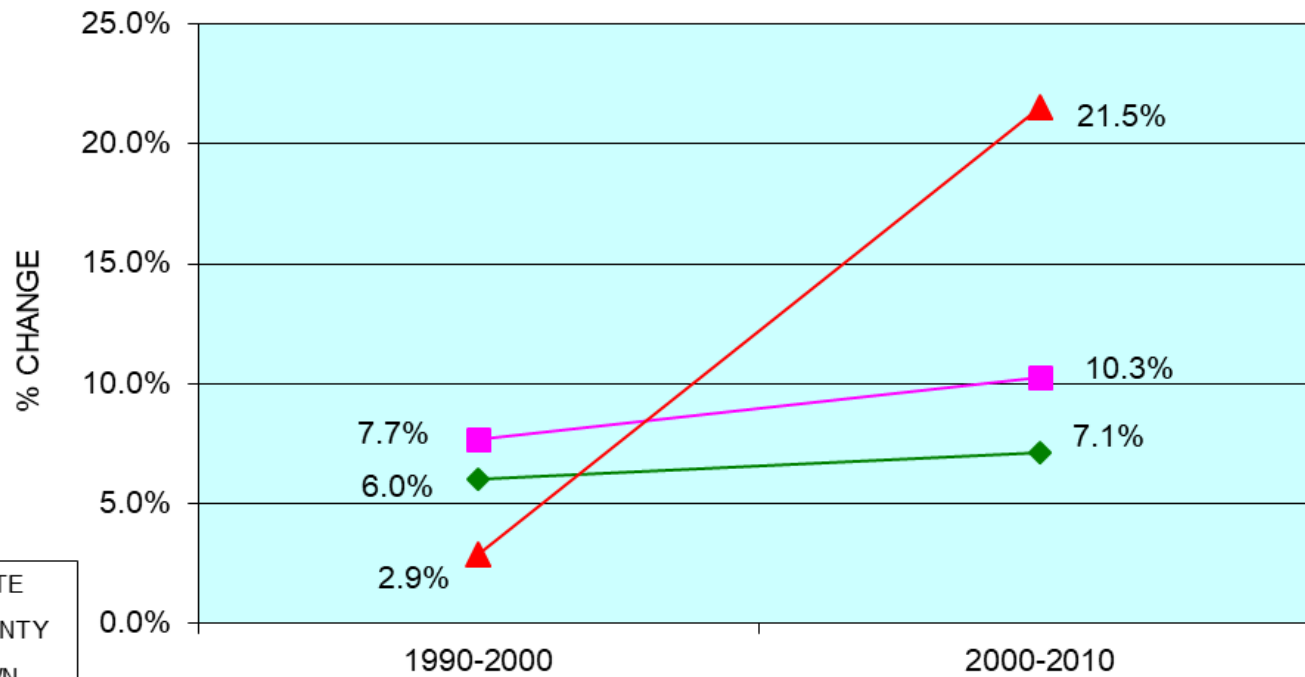


TABLE 6A

HINGHAM, MA HOUSING DETAIL

1990 Dwellings	Occupied	Vacant		2000 Dwellings	Occupied	Vacant		2010 Dwellings	Occupied	Vacant
7,161	6,915	246		7368	7,189	179		8,953	8,465 *	488
	owner- occupied 84%	33 for seasonal use			owner- occupied 86%	61 for seasonal use			owner- occupied 80%	112 for seasonal use
86 est. mobile homes	renter- occupied 16%	6% rental vacancy		16 est. mobile homes	renter- occupied 14%	3% rental vacancy			renter- occupied 20%	8.2% rental vacancy

*In 2016, the American Community Survey of the U.S. Census estimated that in 27.7% of dwellings the householders had moved in during the period from 2010-2015 (in 21.4% of all owner-occupied dwellings; and in 57.3% of all renter-occupied dwellings)

Sources: U.S. Census Tables DP-1,4; and 2016 American Community Survey of U.S. Census

TABLE 6B
HINGHAM, MA BUILDING PERMITS

Year	Single-Family	Multi-Family		Year	Single-Family	Multi-Family		Year	Single-Family	Multi-Family
1970	63			1986	65			2002	39	37
1971	77			1987	36			2003	64	313
1972	100			1988	41			2004	61	118
1973	80			1989	41			2005	63	135
1974	50			1990	15			2006	34	340
1975	70			1991	15			2007	74	14
1976	84			1992	27			2008	22	252
1977	78			1993	84			2009	13	37
1978	82			1994	48			2010	38	
1979	37			1995	34			2011	59	38
1980	28	194		1996	13			2012	50	26
1981	31			1997	21			2013	78	
1982	29			1998	22			2014	72	
1983	51	20		1999	24			2015	23	
1984	42			2000	54			2016	36	104
1985	36	277		2001	13			2017	21	193
								2018 to Jun 30	7	303

Sources: HUD; Building Department; some years differ slightly

PLANNING DEPARTMENT COMMENTS

- 13 single-family subdivision units have received approval and are waiting construction (Oakwood Circle – 4 lots, Patterson Pond Estates – 5 lots, Downer Estates – 3 lots, 249 Cushing Street – 1 lot)
- Three major multi-unit projects have been approved and are moving forward to the stage of building permits:
 - 70 condo units with a total of 130 bedrooms – mixed-use project – 0-10 Shipyard Drive
 - 190 unit rental housing community - including 48 Chapter 40B units; among these are 70 one-bedroom units, 101 two-bedroom units and 19 three-bedroom units – 319 Lincoln Street – Avalon Hingham Shipyard II
 - 220 apartment units – including 55 Chapter 40B units; among these are 90 one- bedroom units, 96 two-bedroom units and 34 three-bedroom units – in 2 four-story apartment buildings – 230 Beal Street – Broadstone Bare Cove
- An additional 32-unit townhome development (40B), and 4-lot single family subdivision both are currently going through the approval process
- **“Student yield” of all construction has been accounted for in the enrollment projections on pages 5-12...see also page 33**

“STUDENT YIELD” OF TWO PROJECTS

NESDEC has been asked: what “student yield” is estimated in relation to the 190 new units being constructed in Avalon Hingham Shipyard II and the 220 units in Broadstone Bare Cove?

- The Shipyard II rentals are expected to yield about 27-34 students (27 plus additional children due to the 48 Chapter 40B units).**
- Broadstone Bare Cove may yield about 39-49 students (39 plus additional children due to the 55 Chapter 40B units).**
- In a related matter: Hingham’s recent history would suggest that about 12% of these 410 new units (190 Shipyard II and 220 BB Cove) may become occupied by town residents who are downsizing from their current Hingham homes. Note also on page 38, in 2010 Hingham had 0.45 K-12 students per dwelling (4,041 K-12 students in 8,953 dwellings =0.45 students per dwelling) – well above the State average. The Massachusetts average in 2010 was 0.33 K-12 students per dwelling.**
- As new families move into Hingham, about 70% of the school-age students can be expected to enroll in the elementary grades, 20% in the middle school grades and about 10% at the high school level. Sometimes these new families have pre-school children, thus full enrollment impact may not occur until the second or third year of occupancy.**

TABLE 6C

HINGHAM, MA HOME AND CONDO **SALES**

Year	# Single-Family	S-F Median Sales Price	# Condo Units
1996	227	\$243,000	43
1997	292	\$251,250	64
1998	298	\$296,500	54
1999	260	\$336,500	70
2000	288	\$381,950	49
2001	268	\$412,500	41
2002	257	\$490,000	64
2003	269	\$599,000	72
2004	362	\$617,500	92
2005	298	\$665,000	88
2006	234	\$625,000	60
2007	291	\$628,000	46
2008	196	\$632,500	57
2009	231	\$600,000	31
2010	258	\$631,000	65
2011	237	\$625,000	45
2012	279	\$664,000	80
2013	296	\$657,500	114
2014	289	\$655,000	123
2015	289 (106)	\$729,000	85 (31)
2016	281 (129)	\$740,000	71 (38)
2017	276 (121)	\$782,250	80 (32)
2018	160 to Jun 30	\$792,000	34 to Jun 30

Red data through June 30

Source: The Warren Group, *Banker & Tradesman*

REAL ESTATE SALES DATA – WARREN GROUP

Single-Family Sales

- Between 1997 and 2005, Hingham experienced a single-family sales boom with average yearly sales totaling 288 per year
- From 2006-2011, during the housing downturn, Hingham single-family home sales averaged 237 per year
- From 2012-2017, single-family sales in Hingham averaged 285 units per year

Condominium Sales

- Between 1997 and 2005, Hingham experienced average annual condominium sales of 66 units per year
- From 2006-2011, Hingham condominium sales averaged 50 per year
- From 2012-2017, condominium sales in Hingham have averaged 92 per year

Median Single-Family Home Prices

- During the housing boom in 2005, median sales prices for Hingham single-family homes peaked at \$665,000 per unit
- By 2009, s-f median prices had declined to \$600,000
- *In 2017, Hingham's single-family median price reached \$782,250 - according to Warren Group data, Hingham's highest single-family median ever...*

REALTOR INTERVIEWS

- **Over the past two years, there was an uptick in single-family existing home sales vs. prior years ... this growth spurt is expected to continue**
- **Days on the market (DOM) have definitely diminished – some properties are sold before actually hitting the market**
- **If a home is properly priced, there may be multiple offers**
- **Inventory continues to remain low**
- **Homes listed below the median sales price are selling most quickly**
- **Families with children often are the buyers of the single-family homes and condos**
- **Single-family listings are exceeding \$1 million; under \$1.5 million are selling most quickly – 5 properties currently are listed at over \$2 million**
- **Millennials are seeking condos or apartments – many have student debt**
- **Boomers are looking to downsize – and often seek to remain in the community: condos and ranches are popular among Boomers. When Boomers do sell, they are vacating 3-4 bedroom homes that often will be purchased by families with children**

REALTOR INTERVIEWS (Cont'd)

- **Factors currently accelerating sales growth:**
 - **The town's close proximity to the ocean**
 - **Five parks for walking and running**
 - **Schools are a draw**
 - **Commuter ferry to Boston – short trip**
 - **GE is coming to Boston**
 - **Avalon short-term rentals are a plus**

NOTES ON ECONOMIC CLIMATE

- **Mortgage rates, which had been in the 3% range, recently have increased to 4.5% and above**
- **Some economists have speculated that an economic downturn could occur as soon as 2020, or shortly thereafter (see page 40)**
- **NESDEC obtains data on a regular basis from the New England Economic Partnership (NEEP)**

TABLE 7

NUMBER OF K-12 STUDENTS PER DWELLING 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%

TOWN OF HINGHAM:

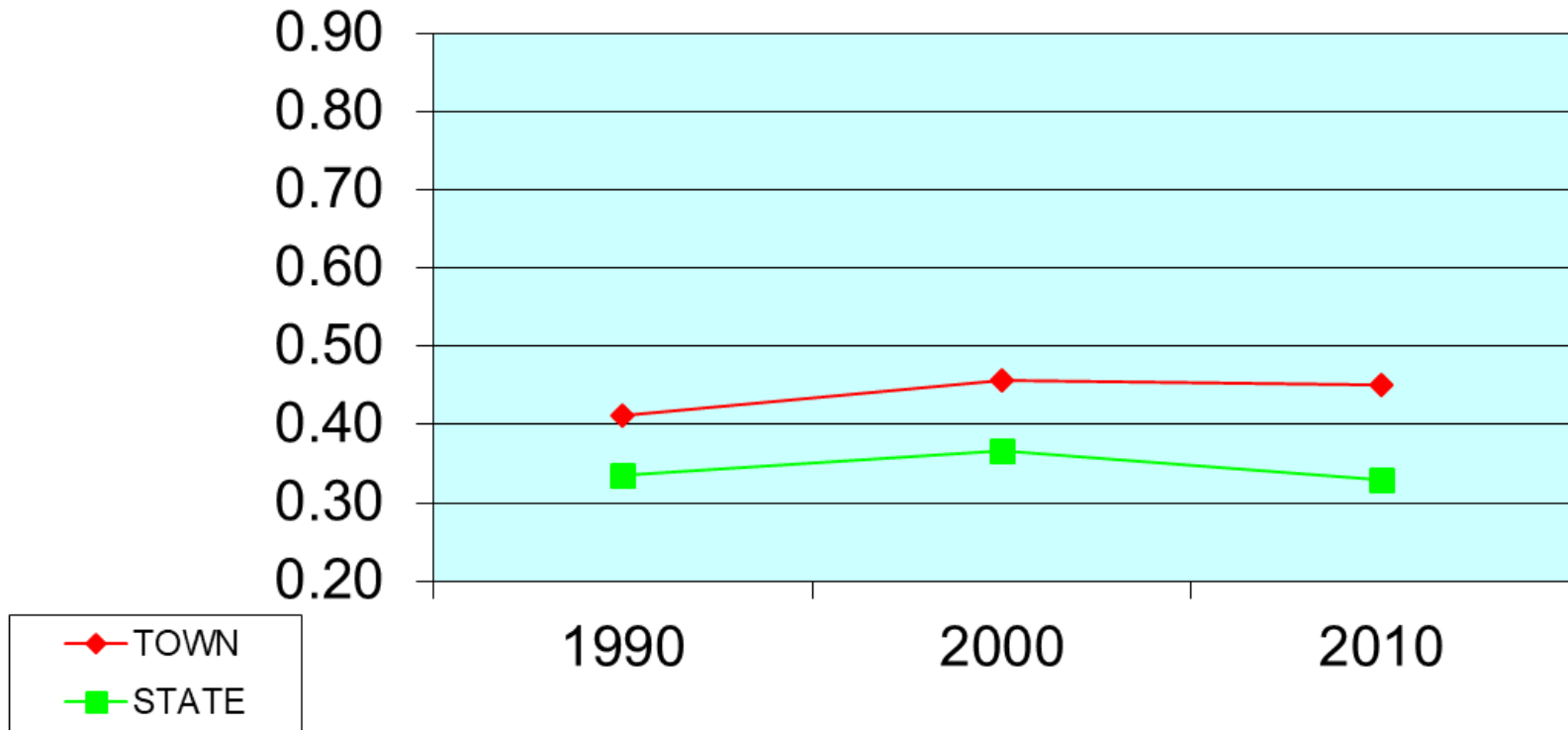
Hingham Public Schools

		# OF HOUSING UNITS	PUBLIC K-12 ENROLLMENT	K-12 STUDENTS PER UNIT
1990		7,161	2,941	0.41
2000		7,368	3,361	0.46
2010		8,953	4,041	0.45

2010 Number of Households with individuals under 18: 2,997

2010 Percentage of Households with individuals under 18: 35.4%

PUBLIC SCHOOL STUDENTS PER DWELLING UNIT



FACTORS AFFECTING NUMBER OF SCHOOL CHILDREN IN MULTI-FAMILY HOUSING

- **Setting, and location within the community: scale, density (yard? sidewalks/traffic? near playground? near school? near public library?)**
- **Number and percentage of dwelling units sized for family households (low-rise v. high-rise, etc.)**
- **Composition, age and character of existing housing stock**
- **Units for low/moderate-income households: affordable units tend to yield more students than market-rate units (example: if several market-rate units yielded 10 school children, these same units, if all affordable, would yield about 16 children)**
- **Reputation of the community's public schools**

Source: CHAPA, "Housing the Commonwealth's School – Age Children" (2003), author-researcher Judi Barrett – 42 MA case studies, also applicable to other New England states

FACTORS AFFECTING ENROLLMENTS

Each transition (K-Gr. 1; Gr.1 to Gr. 2, etc.) represents the *cumulative* effect of many factors:

- Migration of families, into or out of the schools (including movement of children to/from charter schools, to/from private and parochial schools, to/from School Choice)
- Changes in school program
- Dropouts, transfers, etc.
- Retention in the same grade
- Births and deaths
- Housing growth (most building permits do eventually culminate in occupancy; projects “in the pipeline” are a part of the long-range future and may be modified or postponed)
- Projections are most reliable for 1-4 years into the future; beyond this point important factors may have shifted, thus projections become less reliable for 5-10 years out (see page 36)

Note Hingham’s comparative annual volume of 200-290 home sales and 50-120 condo sales per year vs. only 20-75 new homes and 0-250 new apartments constructed per year – a similar strength of factors is found in most communities (that is, more sales volume than new construction)

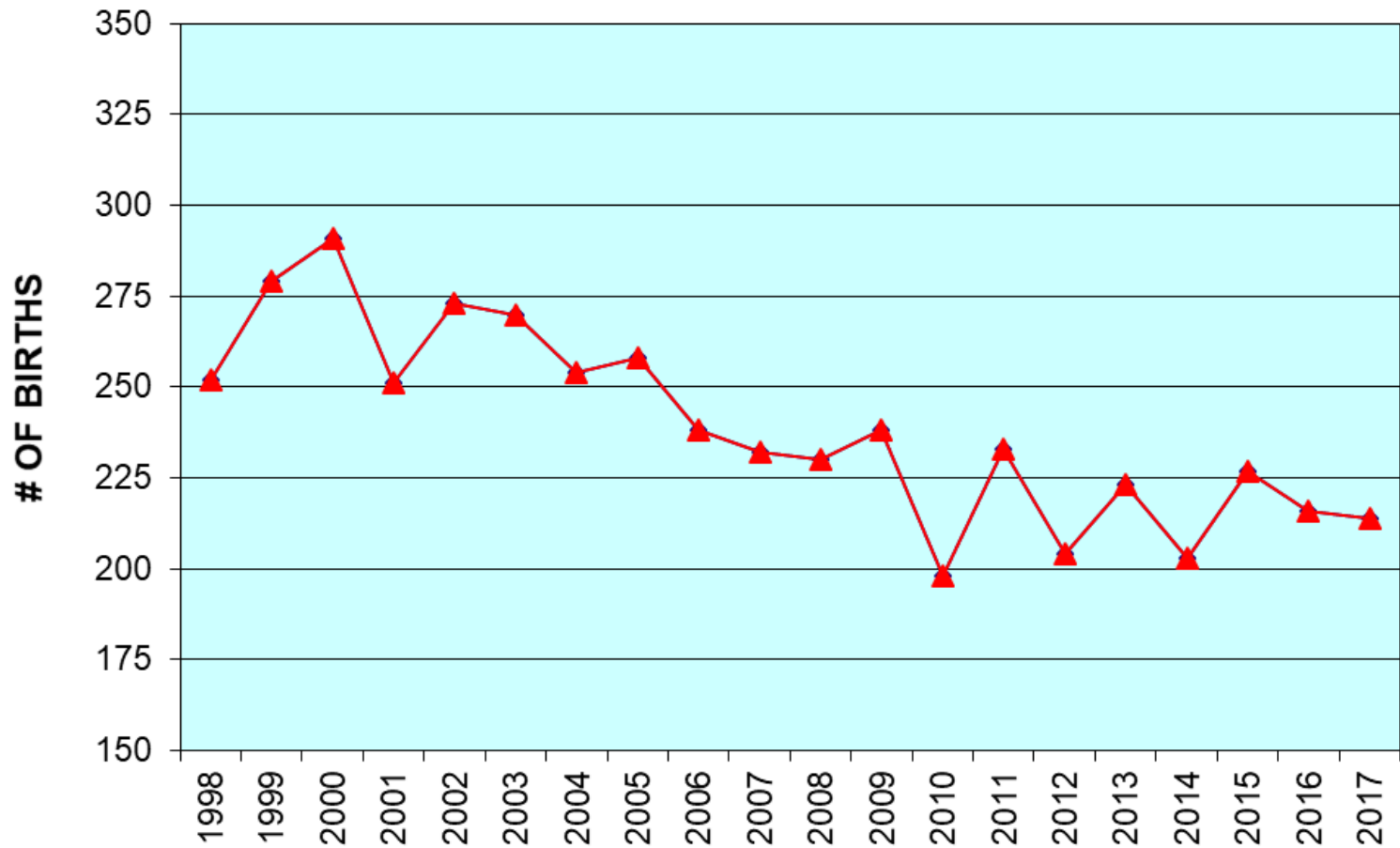
TABLE 8

LIVE BIRTHS TO RESIDENTS OF HINGHAM

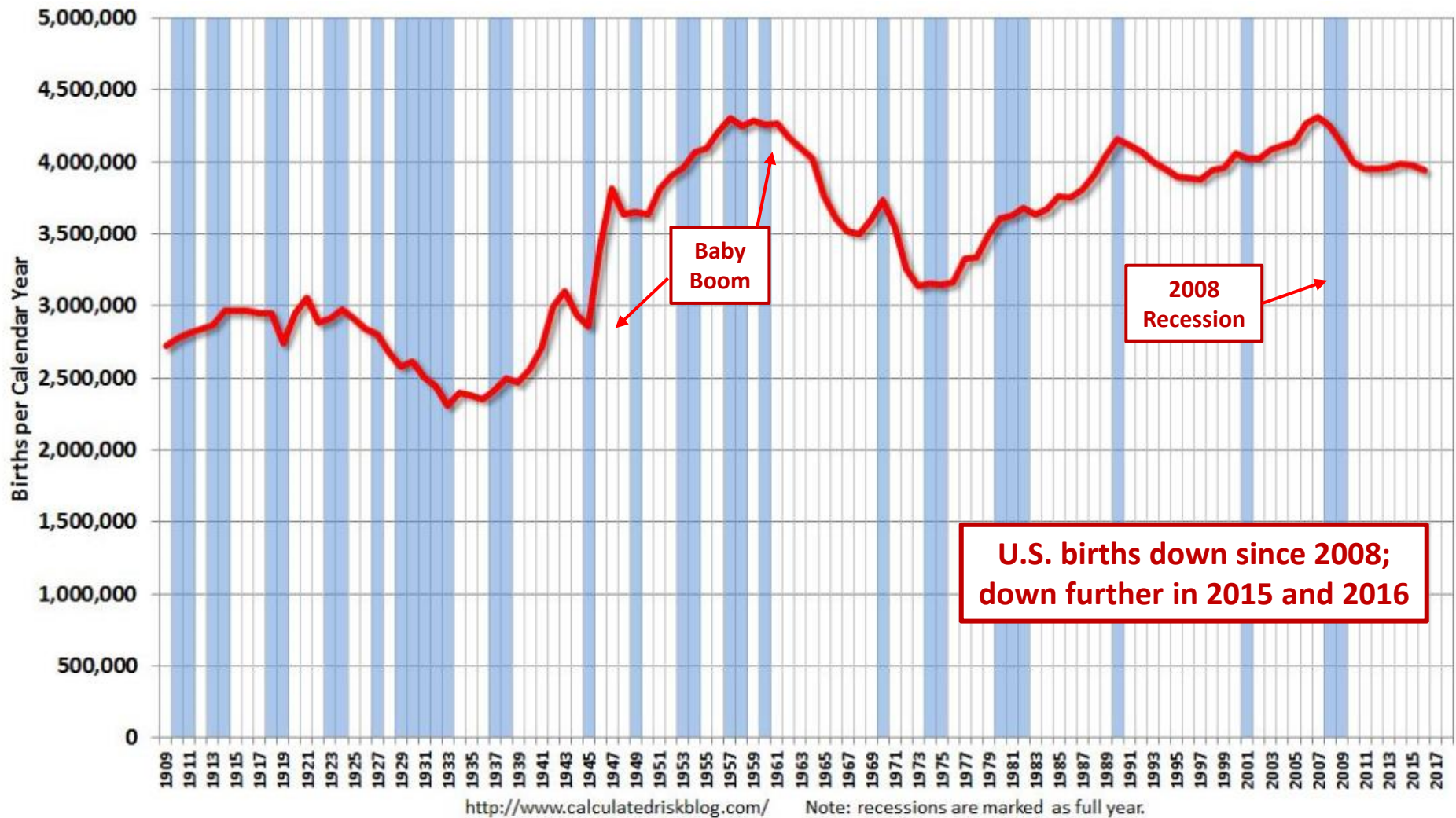
YEAR	# OF BIRTHS	AVERAGE	% CHANGE
1998	252	269	-7.0%
1999	279		
2000	291		
2001	251		
2002	273	250	-11.9%
2003	270		
2004	254		
2005	258		
2006	238	221	-1.8%
2007	232		
2008	230		
2009	238		
2010	198	217	
2011	233		
2012	204		
2013	223		
2014	203	217	
2015	227		
2016	216		
2017	214		

Source: MA DPH; 2016-17 Town Clerk prov.

BIRTHS TO RESIDENTS OF HINGHAM



U. S. BIRTHS AND ECONOMIC CYCLES (Source: www.cdc.gov)



GRANDPARENTS AS RESOURCES

In 2017, the U.S. Census estimated that in 161 Hingham households, grandparents were living with their own grandchildren under the age of 18. The Census Bureau further estimated that in 55 of these Hingham households, the grandparents were responsible for these children.

**BEST WISHES
FROM THE NESDEC
HINGHAM TEAM**

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