

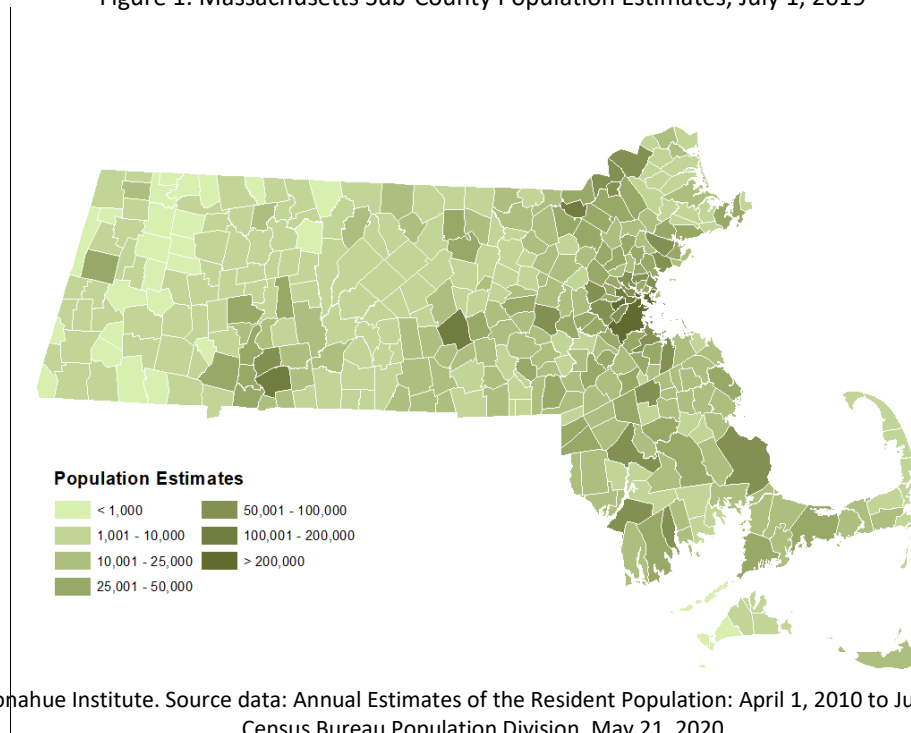
Summary of U.S. Census Bureau’s 2019 Population Estimates for Massachusetts Cities and Towns

Prepared by:

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Figure 1. Massachusetts Sub-County Population Estimates, July 1, 2019



UMass Donahue Institute. Source data: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2019. U.S. Census Bureau Population Division. May 21, 2020

On May 21, 2020, the U.S. Census Bureau released updated population estimates for Massachusetts cities and towns (also called “minor civil divisions” or “MCDs”) for July 1, 2019. This new vintage of estimates is derived from the allocation of the Census Bureau’s 2019 county-level population estimates, released on March 26, 2020, to individual municipalities. While county-level estimates are produced by accounting for “components of change,” including births, deaths, and migration, sub-county estimates are produced by distributing the county-level household population to each city and town, based on a housing unit formula, and then adding the group quarters population. The Bureau’s housing unit formula considers each town’s share of the county housing unit totals along with its specific persons-per-household and occupancy rates. For more information on state and county estimates for Massachusetts, please see our detailed reports at: <http://www.donahue.umassp.edu/business-groups/economic-public-policy-research/massachusetts-population-estimates-program/population-estimates-by-massachusetts-geography>

Cities and Towns with Populations >50,000

According to the U.S. Census Bureau’s 2019 Sub-County Population Estimates, 10 out of Massachusetts’ 26 cities or towns with populations of 50,000 or more in 2018 increased in population from July 1, 2018 to July 1, 2019. Framingham led the group in terms of total gained with an estimated 1,507 person increase over the year, and was also the fastest-growing large place in terms of percentage growth, with a 2.1% population increase. The City of Boston, which has led the state in terms of numeric growth in the state every other year since 2010, this year ranked second behind Framingham. In terms of annual percentage growth among places with populations over 50,000 in Massachusetts, Boston ranked 6th this year, behind Framingham, Plymouth, Cambridge, Weymouth, and Methuen, which ranked 1st through 5th, respectively. This shift in population growth away from Boston may be reflective of the decreasing immigration in the state as a whole over the past few years – as estimated in the Census Bureau’s latest county-level population release - and also reflects a greater increase in housing units in these fastest growing communities relative to other places in the state. Table 1 shows the estimated numerical change and percent change from July 1, 2018 to July 1, 2019 for cities and towns in Massachusetts with populations over 50,000 in 2018 and how they rank nationally in among other large incorporated places in the U.S.

In the United States overall, 62% of the 774 incorporated places over 50,000 persons increased in population from 2018 to 2019, with an average 0.6% increase among all 774 places. The most significant growth was seen in parts of the South and West, particularly in Texas which counted seven places in the Top-25 fastest growing places by annual percent-change.

Table 1: Estimated Population and Population Change July 1, 2018 to July 1, 2019 for Massachusetts Cities and Towns > 50,000, Including National Percent Change Rankings for Cities >50,000 in 2018					
Geography	July 1 Population Estimate		Change 2018 to 2019		National Rank out of 774 cities >50,000 in 2018
	2018	2019	Number	Percent	
Framingham	72,909	74,416	1,507	2.1%	75
Plymouth	60,771	61,528	757	1.2%	*
Cambridge	118,151	118,927	776	0.7%	266
Weymouth	57,511	57,746	235	0.4%	333
Methuen	50,565	50,706	141	0.3%	369
Boston	691,147	692,600	1,453	0.2%	392
Taunton	57,365	57,464	99	0.2%	412
Haverhill	63,926	64,014	88	0.1%	427
Quincy	94,403	94,470	67	0.1%	460
Somerville	81,357	81,360	3	0.0%	479
New Bedford	95,371	95,363	-8	0.0%	483
Brockton	95,723	95,708	-15	0.0%	486
Lynn	94,336	94,299	-37	0.0%	495
Peabody	53,092	53,070	-22	0.0%	496
Worcester	185,555	185,428	-127	-0.1%	505
Fall River	89,630	89,541	-89	-0.1%	518
Lawrence	80,112	80,028	-84	-0.1%	519

Waltham	62,563	62,495	-68	-0.1%	520
Brookline	59,188	59,121	-67	-0.1%	*
Newton	88,641	88,414	-227	-0.3%	574
Lowell	111,362	110,997	-365	-0.3%	598
Medford	57,554	57,341	-213	-0.4%	613
Malden	60,735	60,470	-265	-0.4%	632
Springfield	154,329	153,606	-723	-0.5%	643
Chicopee	55,424	55,126	-298	-0.5%	661
Revere	53,483	53,073	-410	-0.8%	727

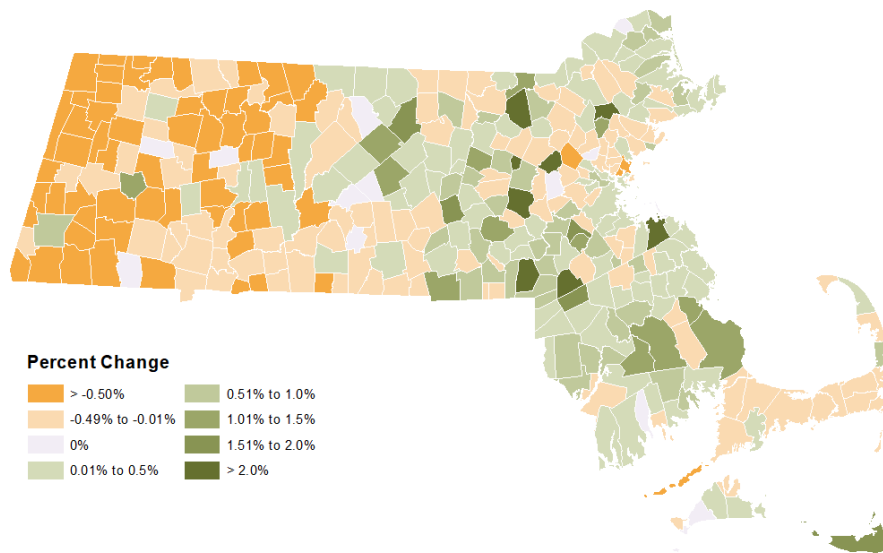
* Plymouth and Brookline are not included in the Census Bureau's national rankings because they are towns, not cities.

UMass Donahue Institute. Source: Annual Estimates of Resident Population Change for Incorporated Places of 50,000 or More in 2018, Ranked by Percent Change: July 1, 2018 to July 1, 2019 Source: U.S. Census Bureau, Population Division. Release Date: May 21, 2020

All Cities and Towns: *Single-Year Change*

Among the 351 individual cities and towns in Massachusetts, the U.S. Census Bureau estimates that 154 municipalities, or just 44%, increased in population between July 1, 2018 and July 1, 2019. This percentage is in contrast to the Vintage 2018 estimates released by the Bureau in May of 2019, when 287 municipalities, or 82% of all, were estimated as increasing. Again here we see the effects of a downward revision of the immigration component in the county-level estimates to which the municipal estimates are controlled. The largest population gains from 2018 to 2019 were estimated in Framingham (1,507) Boston (1,453), Franklin (886), and Cambridge (776), representing a shift in population growth from the largest urban centers in the state, like Cambridge and Boston, into smaller cities and nearby towns like Framingham, Franklin, Foxborough, and others located mostly in Middlesex, Norfolk, and Plymouth Counties.

Figure 2. Estimated Annual Percent Change in Population by Massachusetts Municipality, July 1, 2018 to July 1, 2019



UMass Donahue Institute. Source data: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2019. U.S. Census Bureau Population Division. May 21, 2020



Table 2: Top 25 Massachusetts Cities and Towns by Population Change 2018 to 2019

City or Town	County	July 1 Estimate		Change 2018-2019	Percent change 2018-2019
		2018	2019		
Framingham	Middlesex	72,909	74,416	1,507	2.1%
Boston	Suffolk	691,147	692,600	1,453	0.2%
Franklin	Norfolk	33,201	34,087	886	2.7%
Cambridge	Middlesex	118,151	118,927	776	0.7%
Foxborough	Norfolk	17,637	18,399	762	4.3%
Plymouth	Plymouth	60,771	61,528	757	1.2%
Hingham	Plymouth	23,949	24,679	730	3.0%
Maynard	Middlesex	10,634	11,336	702	6.6%
Shrewsbury	Worcester	37,902	38,526	624	1.6%
Westford	Middlesex	24,219	24,817	598	2.5%
Norwood	Norfolk	29,306	29,725	419	1.4%
Mansfield	Bristol	24,073	24,470	397	1.6%
North Reading	Middlesex	15,471	15,865	394	2.5%
Reading	Middlesex	25,075	25,400	325	1.3%
Middleborough	Plymouth	25,163	25,463	300	1.2%
Westwood	Norfolk	16,113	16,400	287	1.8%
Hopkinton	Middlesex	18,203	18,470	267	1.5%
Lincoln	Middlesex	6,785	7,052	267	3.9%
Weymouth	Norfolk	57,511	57,746	235	0.4%
Canton	Norfolk	23,600	23,805	205	0.9%
Nantucket	Nantucket	11,198	11,399	201	1.8%
Chelmsford	Middlesex	35,202	35,391	189	0.5%
Bridgewater	Plymouth	27,441	27,619	178	0.6%
Amherst	Hampshire	39,757	39,924	167	0.4%
Needham	Norfolk	31,221	31,388	167	0.5%

UMass Donahue Institute. Source data: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2019. U.S. Census Bureau Population Division. May 21, 2020

Percentage-wise, the fastest growers of the year were mostly small- to mid-sized towns and cities, including many in Middlesex, Worcester, Norfolk, and Plymouth. The table below shows the top 25 fastest growing municipalities in the state in terms of percentage change from 2018 to 2019.



Table 3: Top 25 Massachusetts Cities and Towns by Percent Population Change 2018 to 2019

City or Town	County	July 1 Estimate		Change 2018-2019	Percent change 2018-2019
		2018	2019		
Maynard	Middlesex	10,634	11,336	702	6.6%
Foxborough	Norfolk	17,637	18,399	762	4.3%
Lincoln	Middlesex	6,785	7,052	267	3.9%
Hingham	Plymouth	23,949	24,679	730	3.0%
Franklin	Norfolk	33,201	34,087	886	2.7%
North Reading	Middlesex	15,471	15,865	394	2.5%
Westford	Middlesex	24,219	24,817	598	2.5%
Framingham	Middlesex	72,909	74,416	1,507	2.1%
Nantucket	Nantucket	11,198	11,399	201	1.8%
Westwood	Norfolk	16,113	16,400	287	1.8%
Mansfield	Bristol	24,073	24,470	397	1.6%
Shrewsbury	Worcester	37,902	38,526	624	1.6%
Westminster	Worcester	7,869	7,997	128	1.6%
Hopkinton	Middlesex	18,203	18,470	267	1.5%
Norwood	Norfolk	29,306	29,725	419	1.4%
Reading	Middlesex	25,075	25,400	325	1.3%
Plymouth	Plymouth	60,771	61,528	757	1.2%
Rutland	Worcester	8,831	8,938	107	1.2%
Middleborough	Plymouth	25,163	25,463	300	1.2%
Lakeville	Plymouth	11,427	11,561	134	1.2%
Douglas	Worcester	8,934	9,038	104	1.2%
Middlefield	Hampshire	528	534	6	1.1%
Hubbardston	Worcester	4,775	4,829	54	1.1%
Bolton	Worcester	5,366	5,426	60	1.1%
Tyngsborough	Middlesex	12,400	12,527	127	1.0%

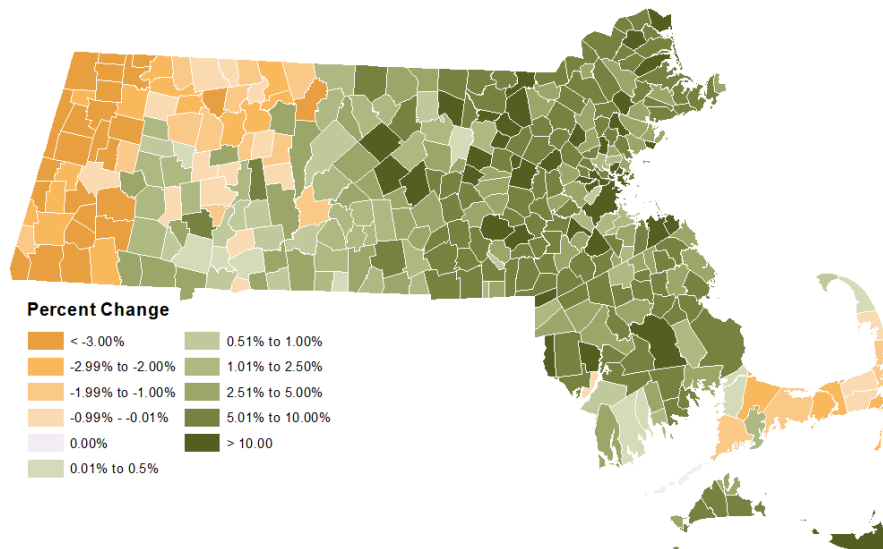
UMass Donahue Institute. Source data: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2019. U.S. Census Bureau Population Division. May 21, 2020

The municipalities showing the greatest estimated population loss during the year were Springfield (-723), Revere (-410), Pittsfield (-399), and Lowell (-365).¹ In terms of percentage population loss, towns in Berkshire and Franklin counties in Western Massachusetts tend to show the greatest estimated percent decreases in the 2018-2019 period (Figure 2.)

¹ Note that while Springfield, Revere and Lowell are estimated to have lost population between 2018 and 2019 according to Census estimates, all three cities have grown *cumulatively* since April 1, 2010. Lowell ranks as the 9th fastest growing city in Massachusetts, by increase in population count, since the 2010 Census.

Cumulative Change Since 2010

Figure 3. Estimated Cumulative Percent Change in Population, April 1, 2010 to July 1, 2019 by Massachusetts Municipality



UMass Donahue Institute. Source data: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2019. U.S. Census Bureau Population Division. May 21, 2020

Since the last census in 2010, the largest cumulative population gains have occurred within the already dense Suffolk, Middlesex, and Essex counties as well as portions of Worcester and Norfolk counties, while most population loss was experienced in Berkshire, Franklin, and Barnstable counties. The municipalities with the largest cumulative population gains since the 2010 Census include Boston (74,808), Cambridge (13,779), Framingham (6,093), Somerville (5,659), and Plymouth (5,060). Everett and Lowell, while still included in the top 10 growers since the last Census, have shifted further down in rank in the 2019 vintage estimates, possibly as a result of diminishing international immigration in the state overall in the current estimates year compared to last. By percent change, the largest gains from 2010 to 2019 were estimated in Hopkinton (23.9%), Burlington (16.9%), Lunenburg (16.5%), Boxborough (15.6%), and Salisbury (15.0%).

Table 4 lists the 25 fastest growing MCDs in Massachusetts since April 1, 2010 by population growth and is followed by a table of the 25 fastest growing MCDs by percentage growth (Table 5).

Table 4: Massachusetts 25 Fastest Growing Cities and Towns by Cumulative Population Change

April 1, 2010 Base to July 1, 2019

City or Town	County	April 1, 2010 Base	July 1, 2019	Cumulative Population Change	Rank Cumulative Change
Boston	Suffolk	617,792	692,600	74,808	1
Cambridge	Middlesex	105,148	118,927	13,779	2
Framingham	Middlesex	68,323	74,416	6,093	3
Somerville	Middlesex	75,701	81,360	5,659	4
Plymouth	Plymouth	56,468	61,528	5,060	5
Everett	Middlesex	41,553	46,451	4,898	6
Worcester	Worcester	180,891	185,428	4,537	7
Chelsea	Suffolk	35,181	39,690	4,509	8
Lowell	Middlesex	106,525	110,997	4,472	9
Burlington	Middlesex	24,492	28,627	4,135	10
Weymouth	Norfolk	53,762	57,746	3,984	11
Lynn	Essex	90,324	94,299	3,975	12
Watertown	Middlesex	31,986	35,939	3,953	13
Lawrence	Essex	76,343	80,028	3,685	14
Hopkinton	Middlesex	14,909	18,470	3,561	15
Methuen	Essex	47,328	50,706	3,378	16
Newton	Middlesex	85,089	88,414	3,325	17
Andover	Essex	33,071	36,356	3,285	18
Haverhill	Essex	60,878	64,014	3,136	19
Billerica	Middlesex	40,235	43,367	3,132	20
Natick	Middlesex	33,012	36,050	3,038	21
Shrewsbury	Worcester	35,561	38,526	2,965	22
Westford	Middlesex	21,962	24,817	2,855	23
Stoneham	Middlesex	21,286	24,126	2,840	24
North Andover	Essex	28,358	31,188	2,830	25

UMass Donahue Institute. Source data: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2019. U.S. Census Bureau Population Division. May 21, 2020



Table 5: Massachusetts 25 Fastest Growing Cities and Towns by Cumulative Percent Population Change

April 1, 2010 Base to July 1, 2019

City or Town	County	April 1, 2010 Base	July 1, 2019	Population Change	Percent Change	Rank Percent Change
Hopkinton	Middlesex	14,909	18,470	3,561	23.9%	1
Burlington	Middlesex	24,492	28,627	4,135	16.9%	2
Lunenburg	Worcester	10,076	11,736	1,660	16.5%	3
Boxborough	Middlesex	5,012	5,793	781	15.6%	4
Salisbury	Essex	8,290	9,534	1,244	15.0%	5
Seekonk	Bristol	13,722	15,770	2,048	14.9%	6
Littleton	Middlesex	8,910	10,227	1,317	14.8%	7
Cohasset	Norfolk	7,540	8,548	1,008	13.4%	8
Stoneham	Middlesex	21,286	24,126	2,840	13.3%	9
Cambridge	Middlesex	105,148	118,927	13,779	13.1%	10
Westford	Middlesex	21,962	24,817	2,855	13.0%	11
Berlin	Worcester	2,868	3,240	372	13.0%	12
Chelsea	Suffolk	35,181	39,690	4,509	12.8%	13
Middleton	Essex	8,987	10,110	1,123	12.5%	14
Watertown	Middlesex	31,986	35,939	3,953	12.4%	15
Plainville	Norfolk	8,273	9,293	1,020	12.3%	16
Dighton	Bristol	7,104	7,967	863	12.1%	17
Westwood	Norfolk	14,625	16,400	1,775	12.1%	18
Lynnfield	Essex	11,593	12,999	1,406	12.1%	19
Boston	Suffolk	617,792	692,600	74,808	12.1%	20
Maynard	Middlesex	10,112	11,336	1,224	12.1%	21
Nantucket	Nantucket	10,172	11,399	1,227	12.1%	22
Rutland	Worcester	7,979	8,938	959	12.0%	23
Everett	Middlesex	41,553	46,451	4,898	11.8%	24
Hingham	Plymouth	22,155	24,679	2,524	11.4%	25

UMass Donahue Institute. Source data: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2019. U.S. Census Bureau Population Division. May 21, 2020

For additional detailed tables and maps related to this summary report refer to the appendices of the UMDI May 21, 2020 release at: <http://www.donahue.umassp.edu/business-groups/economic-public-policy-research/massachusetts-population-estimates-program/population-estimates-by-massachusetts-geography/by-city-and-town>. For more information on the U.S. Census Bureau's Vintage 2019 Population Estimates Release and to see data for the rest of the U.S., visit the U.S. Census Bureau's estimates page at: <https://www.census.gov/programs-surveys/popest/data/data-sets.html>

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