

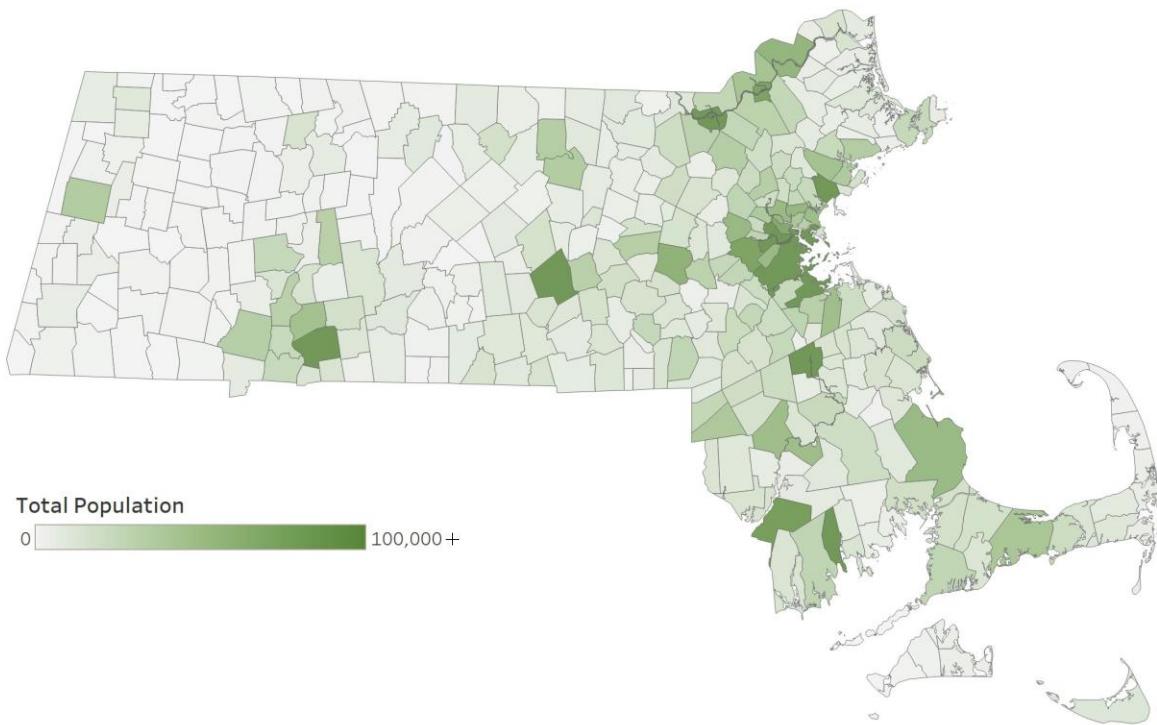
Summary of U.S. Census Bureau's 2021 Population Estimates for Massachusetts Cities and Towns

Prepared by:

UMass Donahue Institute
Economic and Public Policy Research
Population Estimates Program

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Figure 1. Massachusetts Sub-County Population Estimates, July 1, 2021



UMass Donahue Institute. Source data: Subcounty Resident Population Estimates: April 1, 2020 to July 1, 2021 (SUB-EST2021). U.S. Census Bureau, Population Division. May 26, 2022

On May 26, 2022, the U.S. Census Bureau released updated population estimates for Massachusetts cities and towns (also called “minor civil divisions” or “MCDs”) for July 1, 2021. This new vintage of estimates is derived from the allocation of the Census Bureau’s 2021 county-level population estimates, released on March 24, 2022, 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.umass.edu/business-groups/economic-public-policy-research/massachusetts-population-estimates-program/population-estimates-by-massachusetts-geography>

The Vintage 2021 estimates were built from a “blended base”, which is 2010 Census-based and controlled to elements from the 2020 Census.¹ The updated methodology was utilized by the U.S. Census Bureau to account for various challenges of the 2020 Census. These challenges include the limitations of the disclosure avoidance system applied to 2020 Census counts, the scheduling delays of census operations caused by the COVID-19 pandemic, and the ongoing evaluation of 2020 Census data as a suitable base population for estimates.

Cities and Towns with Populations >50,000

According to the U.S. Census Bureau’s 2021 Sub-County Population Estimates, only 4 out of Massachusetts’ 26 cities or towns with populations of 50,000 or more in 2020 increased in population from July 1, 2020 to July 1, 2021. Medford led the group in terms of total gained with an estimated 1,673 person increase over the year, and was also the fastest-growing large place in terms of percentage growth, with a 2.8% population increase. In terms of annual percentage growth among places with populations over 50,000 in Massachusetts, Boston ranked 25th this year with a 2.9% population decrease or a loss in population of 19,496 people. 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 aligns with wider urban population trends in light of the COVID-19 pandemic. Table 1 shows the estimated numerical change and percent change from July 1, 2020 to July 1, 2021 for cities and towns in Massachusetts with populations over 50,000 in 2020.

Table 1: Estimated Population and Population Change July 1, 2020 to July 1, 2021 for Massachusetts Cities and Towns > 50,000

Geography	July 1 Population Estimate		Change 2020 to 2021	
	2020	2021	Number	Percent
Medford	60,425	62,098	1,673	2.8%
Plymouth	61,346	62,131	785	1.3%
Taunton	59,428	59,600	172	0.3%
Weymouth	57,568	57,670	102	0.2%
Fall River	93,885	93,884	-1	0.0%
New Bedford	100,970	100,941	-29	0.0%
Brockton	105,579	105,446	-133	-0.1%
Worcester	206,242	205,918	-324	-0.2%
Lynn	101,118	100,843	-275	-0.3%
Methuen	52,999	52,798	-201	-0.4%
Quincy	101,606	101,119	-487	-0.5%
Haverhill	67,690	67,361	-329	-0.5%

¹ “Methodology Updates for the Vintage 2021 Estimates.” Census.gov, US Census Bureau, 23 Nov. 2021.

Springfield	155,556	154,789	-767	-0.5%
Cambridge	117,699	117,090	-609	-0.5%
Chicopee	55,481	55,190	-291	-0.5%
Peabody	54,410	54,119	-291	-0.5%
Lawrence	89,024	88,508	-516	-0.6%
Brookline	63,125	62,726	-399	-0.6%
Lowell	115,264	113,994	-1,270	-1.1%
Waltham	64,817	64,015	-802	-1.2%
Framingham	72,162	71,265	-897	-1.2%
Somerville	80,842	79,815	-1,027	-1.3%
Newton	88,624	87,453	-1,171	-1.3%
Malden	66,114	65,074	-1,040	-1.6%
Boston	674,272	654,776	-19,496	-2.9%
Revere	61,565	59,075	-2,490	-4.0%

UMass Donahue Institute. Source data: Subcounty Resident Population Estimates: April 1, 2020 to July 1, 2021 (SUB-EST2021). U.S. Census Bureau, Population Division. May 26, 2022

All Cities and Towns: *Single-Year Change*

Among the 351 individual cities and towns in Massachusetts, the U.S. Census Bureau estimates that 127 municipalities, or just 36%, increased in population between July 1, 2020 and July 1, 2021. This percentage is similar to the Vintage 2020 estimates released by the Bureau in May of 2020, when 139 municipalities, or 40% 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 2020 to 2021 were estimated in Medford (1,673), Wellesley (889), Plymouth (785), and Barnstable (664), representing a shift in population growth from the largest urban centers in the state, like Cambridge and Boston, into smaller cities and nearby towns located mostly in Middlesex, Plymouth, Worcester and Barnstable Counties. The table below describes the top 25 cities and towns in Massachusetts by numeric population change from 2020 to 2021.

Table 2: Top 25 Massachusetts Cities and Towns by Population Change 2020 to 2021

City or Town	County	July 1 Estimate		Numeric Change 2020-2021	Percent change 2020-2021
		2020	2021		
Medford	Middlesex	60,425	62,098	1,673	2.8%
Wellesley	Norfolk	29,302	30,191	889	3.0%
Plymouth	Plymouth	61,346	62,131	785	1.3%
Barnstable	Barnstable	48,919	49,583	664	1.4%
Falmouth	Barnstable	32,557	33,128	571	1.8%
Shrewsbury	Worcester	38,450	38,999	549	1.4%
Berlin	Worcester	3,279	3,674	395	12.0%
Bridgewater	Plymouth	28,447	28,805	358	1.3%
Sandwich	Barnstable	20,263	20,585	322	1.6%
Bourne	Barnstable	20,398	20,709	311	1.5%
Salem	Essex	44,514	44,819	305	0.7%
Yarmouth	Barnstable	24,994	25,286	292	1.2%
Mashpee	Barnstable	15,066	15,357	291	1.9%
Nantucket	Nantucket	14,244	14,491	247	1.7%
Dennis	Barnstable	14,682	14,903	221	1.5%
Woburn	Middlesex	40,849	41,056	207	0.5%
Williamstown	Berkshire	7,611	7,813	202	2.7%
Lakeville	Plymouth	11,560	11,762	202	1.7%
Gloucester	Essex	29,750	29,952	202	0.7%
Harwich	Barnstable	13,437	13,629	192	1.4%
Rehoboth	Bristol	12,504	12,687	183	1.5%
Sterling	Worcester	7,976	8,152	176	2.2%
Taunton	Bristol	59,428	59,600	172	0.3%
Middleborough	Plymouth	24,292	24,459	167	0.7%
Sudbury	Middlesex	18,897	19,059	162	0.9%

UMass Donahue Institute. Source data: Subcounty Resident Population Estimates: April 1, 2020 to July 1, 2021 (SUB-EST2021). U.S. Census Bureau, Population Division. May 26, 2022

Percentage-wise, the fastest growers of the year were mostly small- to mid-sized towns and cities, including many in Barnstable, Plymouth, Worcester, and Middlesex. The table below shows the top 25 fastest growing municipalities in the state in terms of percentage change from 2020 to 2021.

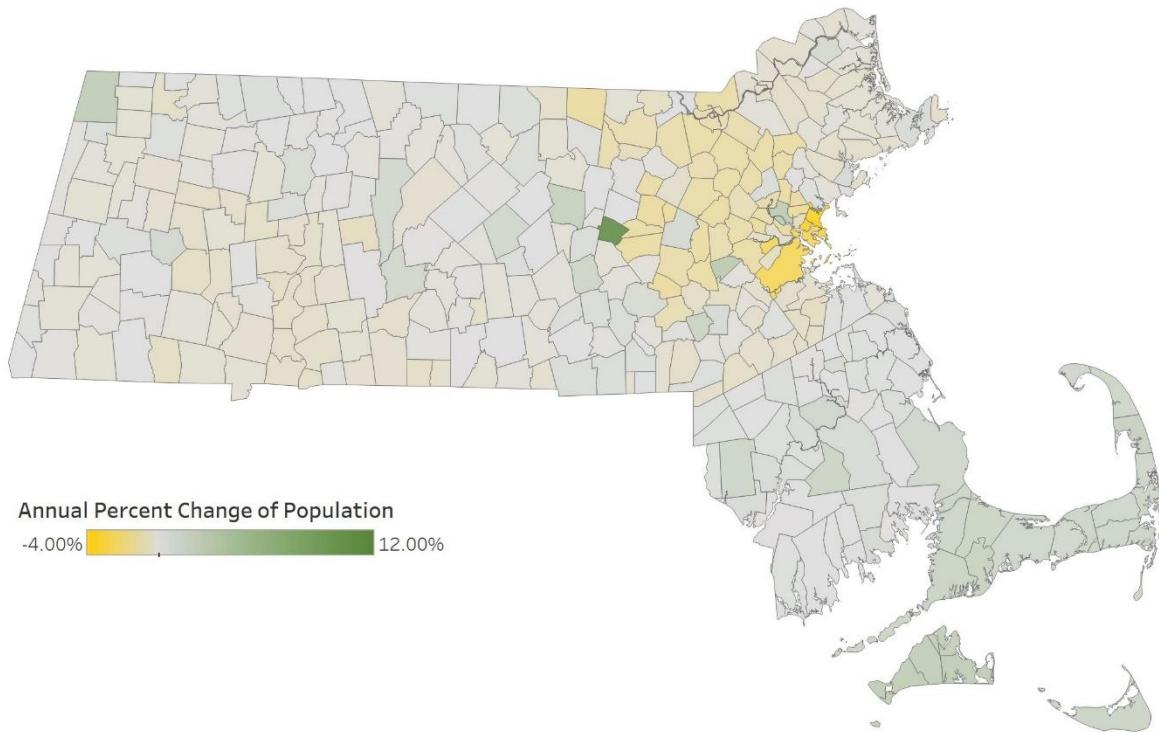
Table 3: Top 25 Massachusetts Cities and Towns by Percent Population Change 2020 to 2021

City or Town	County	July 1 Estimate		Change	Percent change 2020-2021
		2020	2021		
Berlin	Worcester	3,279	3,674	395	12.0%
Wellesley	Norfolk	29,302	30,191	889	3.0%
Medford	Middlesex	60,425	62,098	1,673	2.8%
Chilmark	Dukes	1,215	1,248	33	2.7%
Williamstown	Berkshire	7,611	7,813	202	2.7%
Edgartown	Dukes	5,167	5,302	135	2.6%
West Tisbury	Dukes	3,545	3,635	90	2.5%
Aquinnah	Dukes	439	450	11	2.5%
Oak Bluffs	Dukes	5,341	5,472	131	2.5%
Tisbury	Dukes	4,805	4,920	115	2.4%
Sterling	Worcester	7,976	8,152	176	2.2%
Wellfleet	Barnstable	3,564	3,635	71	2.0%
Mashpee	Barnstable	15,066	15,357	291	1.9%
Falmouth	Barnstable	32,557	33,128	571	1.8%
Millis	Norfolk	8,519	8,668	149	1.7%
Lakeville	Plymouth	11,560	11,762	202	1.7%
Nantucket	Nantucket	14,244	14,491	247	1.7%
Chatham	Barnstable	6,597	6,703	106	1.6%
Orleans	Barnstable	6,310	6,411	101	1.6%
Sandwich	Barnstable	20,263	20,585	322	1.6%
Bourne	Barnstable	20,398	20,709	311	1.5%
Truro	Barnstable	2,449	2,486	37	1.5%
Dennis	Barnstable	14,682	14,903	221	1.5%
Rehoboth	Bristol	12,504	12,687	183	1.5%
Gosnold	Dukes	69	70	1	1.4%

UMass Donahue Institute. Source data: Subcounty Resident Population Estimates: April 1, 2020 to July 1, 2021 (SUB-EST2021). U.S. Census Bureau, Population Division. May 26, 2022

The map below displays the cities and towns in Massachusetts by annual percent population change between 2020 and 2021. The town of Berlin stands out as the municipality with the largest percent change with an estimated 12.0% increase in population. In contrast, the four cities which comprise Suffolk County – Revere, Chelsea, Winthrop, and Boston – demonstrated the largest percent decreases in the state at -4.0%, -3.8%, -3.4%, and -2.9%, respectively.

Figure 2. Estimated Annual Percent Change in Population by Massachusetts Municipality, July 1, 2020 to July 1, 2021



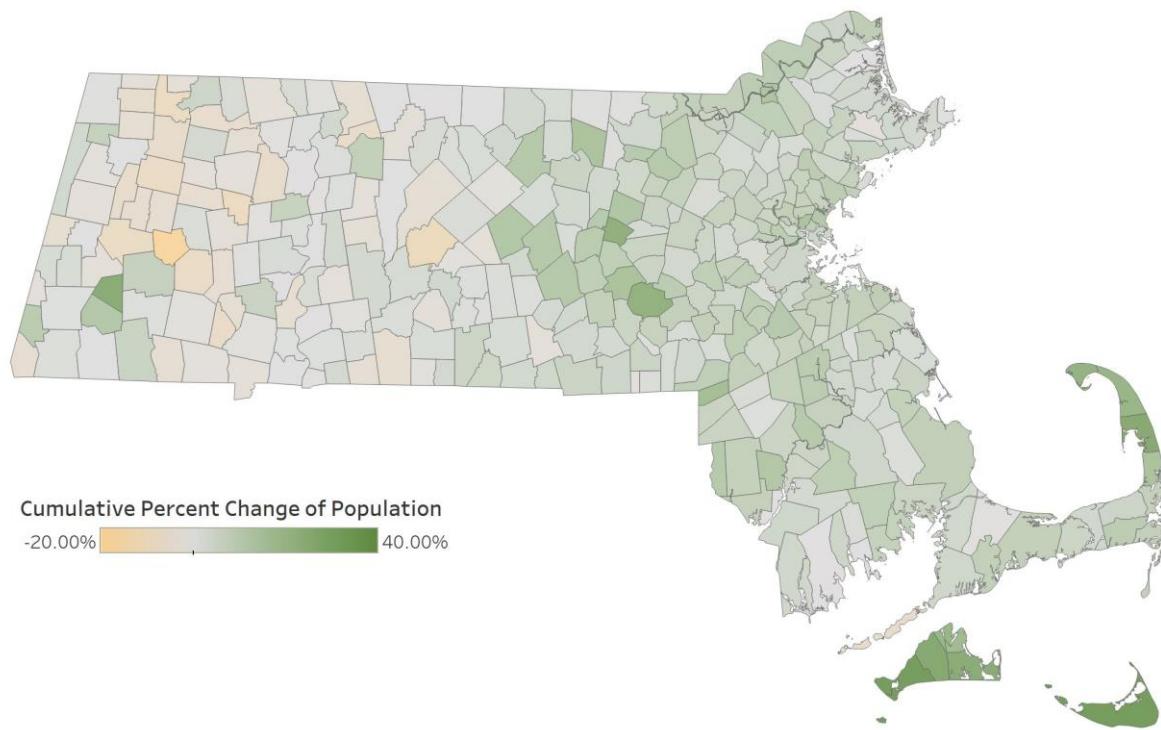
UMass Donahue Institute. Source data: Subcounty Resident Population Estimates: April 1, 2020 to July 1, 2021 (SUBEST2021). U.S. Census Bureau, Population Division. May 26, 2022

The municipalities showing the largest numeric population decrease during the year were Boston (-19,496), Revere (-2,490), Chelsea (-1,539), and Lowell (-1,270).² In terms of percentage population loss, municipalities in Suffolk and Middlesex counties overwhelmingly showed the greatest estimated percent decreases during the 2020-2021 period (see figure 2).

² Note that while Boston, Revere, Chelsea and Lowell are estimated to have lost population between 2020 and 2021 according to Census estimates, all three cities have grown *cumulatively* since April 1, 2010. Boston ranks as the 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, 2021 by Massachusetts Municipality



UMass Donahue Institute. Source data: Subcounty Resident Population Estimates: April 1, 2010 to July 1, 2021 (SUB-EST2021). U.S. Census Bureau, Population Division. May 26, 2022

Since the 2010 Census, the largest cumulative population gains have occurred within the already dense Suffolk, Middlesex, and Essex counties as well as portions of Plymouth, Barnstable and Norfolk counties, while most population loss was experienced in Berkshire and Franklin. The municipalities with the largest cumulative population gains since the 2010 Census include Boston (36,997), Worcester (25,026), Lawrence (12,165), Cambridge (11,935), and Brockton (11,679). By percent change, the largest gains from 2010 to 2021 were estimated in Aquinnah (47.5%), Chilmark (43.4%), Nantucket (42.5%), West Tisbury (32.4%), and Wellfleet (32.0%) – all of which are located on the Cape and Islands and demonstrate the region's significant population growth starting in 2020 and the beginning of the COVID-19 pandemic.

Table 4 lists the 25 fastest growing municipalities in Massachusetts since April 1, 2010 by population growth and is followed by a table of the 25 fastest growing municipalities 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, 2021**

City or Town	County	April 1, 2010 Base	July 1, 2021	Cumulative Population Change	Rank Cumulative Change
Boston	Suffolk	617,779	654,776	36,997	1
Worcester	Worcester	180,892	205,918	25,026	2
Lawrence	Essex	76,343	88,508	12,165	3
Cambridge	Middlesex	105,155	117,090	11,935	4
Brockton	Plymouth	93,767	105,446	11,679	5
Lynn	Essex	90,319	100,843	10,524	6
Quincy	Norfolk	92,260	101,119	8,859	7
Lowell	Middlesex	106,529	113,994	7,465	8
Revere	Suffolk	51,715	59,075	7,360	9
Everett	Middlesex	41,553	48,557	7,004	10
Haverhill	Essex	60,878	67,361	6,483	11
New Bedford	Bristol	95,063	100,941	5,878	12
Medford	Middlesex	56,280	62,098	5,818	13
Plymouth	Plymouth	56,468	62,131	5,663	14
Malden	Middlesex	59,533	65,074	5,541	15
Methuen	Essex	47,332	52,798	5,466	16
Fall River	Bristol	88,865	93,884	5,019	17
Barnstable	Barnstable	45,195	49,583	4,388	18
Nantucket	Nantucket	10,168	14,491	4,323	19
Somerville	Middlesex	75,693	79,815	4,122	20
Brookline	Norfolk	58,651	62,726	4,075	21
Hopkinton	Middlesex	14,907	18,943	4,036	22
Weymouth	Norfolk	53,762	57,670	3,908	23
Taunton	Bristol	55,834	59,600	3,766	24
Chelsea	Suffolk	35,181	38,889	3,708	25

UMass Donahue Institute. Source data: Subcounty Resident Population Estimates: April 1, 2010 to July 1, 2021 (SUB-EST2021). U.S. Census Bureau, Population Division. May 26, 2022

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

April 1, 2010 Base to July 1, 2021

City or Town	County	April 1, 2010 Base	July 1, 2021	Population Change	Percent Change	Rank Percent Change
Aquinnah	Dukes	305	450	145	47.5%	1
Chilmark	Dukes	870	1,248	378	43.4%	2
Nantucket	Nantucket	10,168	14,491	4,323	42.5%	3
West Tisbury	Dukes	2,745	3,635	890	32.4%	4
Wellfleet	Barnstable	2,754	3,635	881	32.0%	5
Tyringham	Berkshire	324	423	99	30.6%	6
Edgartown	Dukes	4,067	5,302	1,235	30.4%	7
Berlin	Worcester	2,870	3,674	804	28.0%	8
Hopkinton	Middlesex	14,907	18,943	4,036	27.1%	9
Provincetown	Barnstable	2,942	3,708	766	26.0%	10
Tisbury	Dukes	3,949	4,920	971	24.6%	11
Truro	Barnstable	2,003	2,486	483	24.1%	12
Oak Bluffs	Dukes	4,524	5,472	948	21.0%	13
Plainville	Norfolk	8,273	9,896	1,623	19.6%	14
Eastham	Barnstable	4,956	5,832	876	17.7%	15
Westborough	Worcester	18,272	21,499	3,227	17.7%	16
Lunenburg	Worcester	10,076	11,816	1,740	17.3%	17
Everett	Middlesex	41,553	48,557	7,004	16.9%	18
Lawrence	Essex	76,343	88,508	12,165	15.9%	19
Bolton	Worcester	4,899	5,676	777	15.9%	20
Rutland	Worcester	7,979	9,169	1,190	14.9%	21
Dighton	Bristol	7,106	8,150	1,044	14.7%	22
Monterey	Berkshire	954	1,092	138	14.5%	23
Revere	Suffolk	51,715	59,075	7,360	14.2%	24
Holden	Worcester	17,464	19,898	2,434	13.9%	25

UMass Donahue Institute. Source data: Subcounty Resident Population Estimates: April 1, 2010 to July 1, 2021 (SUB-EST2021). U.S. Census Bureau, Population Division. May 26, 2022

For additional detailed tables and maps related to this summary report refer to the appendices of the UMDI May 26, 2022 release at:

<http://www.donahue.umass.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 2021 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>

Summary prepared by:

Christopher Diaz, Research Analyst

Susan Strate, Population Estimates Program Senior Manager