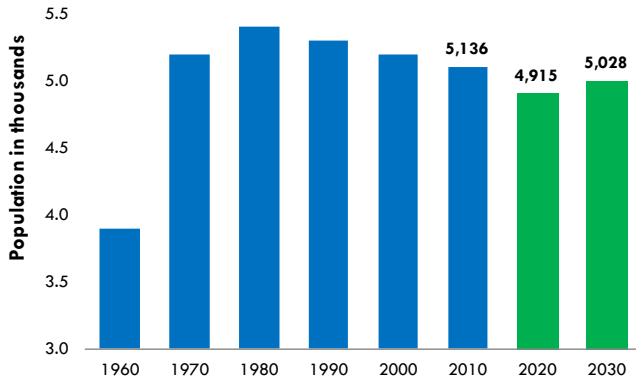


Manchester-by-the-Sea

at a glance

POPULATION

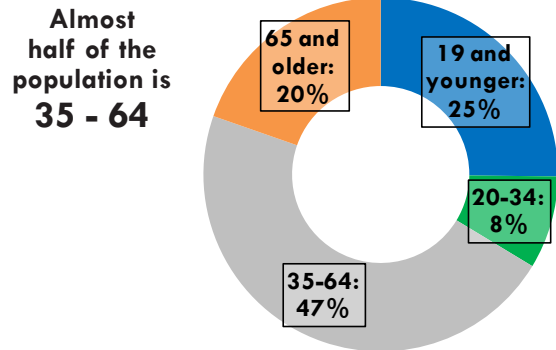
Manchester-by-the-Sea's population was 5,136 at the time of the 2010 Census. It has increased to **5,808** according to a 2014 Town Census.



Source: U.S. Census and MAPC Stronger Region Projections

AGE

Manchester-by-the-Sea's population is older than that of the state and Essex County. About 20% of residents are 65 and older, compared to 14% of residents in the state and the county.



Source: U.S. Census 2010

EDUCATION

60% of Manchester by-the-Sea's residents have completed at least a bachelor's degree



Massachusetts: 40%
Essex County: 37%

Source: ACS 5-Year Estimates 2010-2014

INCOME

Median household income: \$89,313
Up from \$73,467 in 2000

Massachusetts: \$67,846
Essex County: \$68,776

Poverty rate: **6.6%**
Very low compared to Essex County (10.7%) and Massachusetts (11.6%)

About 3 out of 5 Manchester-by-the-Sea families make over \$100,000 a year



Source: ACS 5-Year Estimates 2010-2014

HOUSING AND HOUSEHOLDS

Households with householders aged 65 and above will experience the most growth:

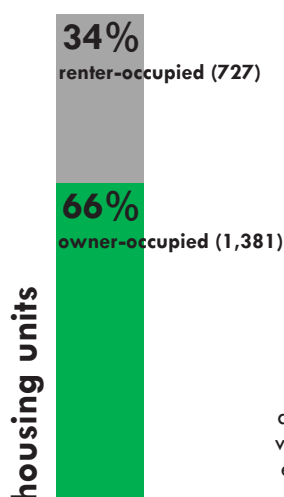
63%

In the ten years between the 2000 and 2010 U.S. Census:

Large increases in median home value and median gross rent (not adjusted for inflation)

Increase in median age by four years

Small changes in average household size and % family households



+9.5% households



-2% population

While Manchester-by-the-Sea's population is expected to decrease 2% by 2030 from 2010 values, the number of households is expected to increase almost 10% from 2,147 households in 2010.

Source: U.S. Census and MAPC Stronger Region Projections

Census Year:	2000	2010
Median Age:	43.7	47.6
Average Household Size:	2.40	2.39
% Family Households:	66.2%	67.3%
Median Home Value:	\$418,800	\$743,200*
Median Gross Rent:	\$780	\$1,167*

Source: U.S. Census; *ACS 5-Year Estimates 2006-2010

Manchester-by-the-Sea at a glance

THE LABOR FORCE

2,604

Manchester-by-the-Sea residents in labor force

Unemployment rate (2015):

3.8%

Lower than Essex County (5.2%) and Massachusetts (5%)

Per capita yearly income: **\$69,180**

Massachusetts: \$36,441
Essex County: \$36,035

59%

of residents employed in management or professional jobs

70%

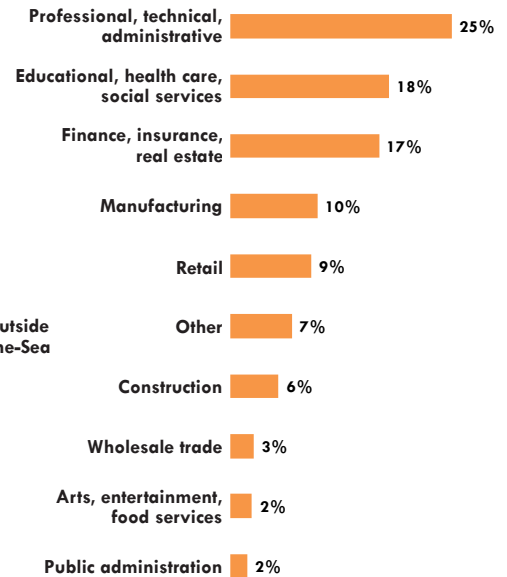
of residents work outside of Manchester-by-the-Sea



Manchester-by-the-Sea residents are highly educated and the majority are employed in high wage and high skill occupations. Most residents are commuting out of the town for work, either to Boston or other North Shore communities like Beverly and Gloucester.

Source: ACS 5-Year Estimates 2010-2014, MA EOLWD 2014, ACS 5-Year Estimates 2006-2010 MCD Flows

Resident Occupations



BUSINESS AND INDUSTRY

1,689

people work in Manchester-by-the-Sea

219 businesses

Largest employer: Manchester Essex Regional School District (300 employees)

Top 5 Industries with Most Employees:

21%

Arts, entertainment, recreation

20%

Educational services

11%

Retail trade

10%

Construction

8%

Accommodation and food services

Source: MA EOLWD 2014

REVENUE AND EXPENDITURES

Like many suburban communities in the Boston region, Manchester-by-the-Sea is highly dependent on its property tax levy. The town has a high median single-family tax bill due to its high residential property values.

Expenses

79% property tax levy

Town - Operational: **35.6%**

Revenue

\$11.07 residential tax rate*

*per \$1,000 assessed value

Town - Capital and Debt: **10.9%**

\$11.07 commercial tax rate*

Schools - Operational: **47.7%**

Manchester-by-the-Sea has the lowest tax rates in Essex County besides Nahant

\$7,529 median single-family tax bill

Schools - Capital and Debt: **5.8%**

*Town - includes all departments

*Schools - includes North Shore Regional Vocational