



New England School Development Council

**Hopkinton, MA
Demographic Information &
Enrollment Projections**

December 17, 2018

NESDEC PROJECT TEAM

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Hopkinton Real Estate Sales and Realtor Information

“Slide 12” of FY20 Draft Budget (on HPS website) is essentially up-to-date (checked with Planning) – appears below

Sales Volume – Warren Group Data

Warren Group Data – Single-Family Sales

- Between 2003 and 2007, Hopkinton experienced a single-family sales boom with average yearly sales averaging 221 per year
- From 2008-2012, during the housing downturn, Hopkinton single-family home sales averaged 160 units per year
- From 2013-2017 single-family sales in Hopkinton averaged 211 units per year
- In 2018 from January to October, single-family sales in Hopkinton totaled 198 units

Hopkinton Real Estate Sales and Realtor Information

Warren Group Data – Condominium Sales

- Between 2003 and 2007 Hopkinton experienced average annual condominium sales of 40 units per year
- From 2008-2012 Hopkinton condominium sales averaged 41 units per year
- From 2013 – 2017 condominium sales in Hopkinton have averaged 106 units per year (Legacy Farms)
- In 2018 from January to October condominium in Hopkinton totaled 138 units

Warren Group Data – Median Single family Home Prices

- During the housing boom, median sales prices for Hopkinton single-family homes peaked at \$645,000 per home
- By 2012, Hopkinton median prices had declined to \$542,800
- In 2017, median single family prices reached \$627,000
- **According to Warren Group data, median single prices from January – October of 2018 were \$631,000**

Hopkinton Real Estate Sales and Realtor Information

Days on Market (DOM)

- Days on the market were reported to be very low – sometimes 2-3 weeks before an offer through the Spring and early summer – multiple offers were common
- Since July, a slowdown has been reported – inventory is very low, affordability is a problem for many buyers - especially as interest rates are rising

Current Price Range

- “Sweet spot”- \$500,000 - \$750,000 – quick sales
- Above \$750,000 selling, yet more slowly

Buyers

- Many buyers of single-family homes are families with children, schools and environment are major draws
- Families are also buying condos (Legacy units – 2 BR) or renting local properties in hopes of buying later a single-family home
- Millennials are buying modestly priced homes, yet these are in short supply

Hopkinton Real Estate Sales and Realtor Information

Boomers are downsizing, vacating 3- and 4-bedroom homes

- Some move to Legacy, although it is quite expensive
- Some are purchasing a condo, as well as traveling to a warmer location in the winter

Where are buyers coming from?

- **Local region**
- **In and around the larger area – Southeastern MA**
- **Boston METRO area**

Factors affecting sales

Positives

- Community and school reputation -Employment and Commuter accessibility – Including EMC, commuter rail – Southborough and Ashland

Negatives

- Increase in interest rates
- Lack of inventory – high costs

NEW HOME PROJECTIONS FOR FY19 and FY20

Development Projection - 2019-2020

A	B	C	D	E	F
<i>Development Name</i>	<i>Location</i>	<i>Occupancy Type</i>	<i>Remaining Units August 2018 (no occupancy permits)</i>	<i>Estimated Occupancy by June 2019 (units)</i>	<i>Estimated Occupancy by June 2020 (units)</i>
Legacy Farms (Pulte, North)	North of East Main St.	Condominiums	323	80	80
Trails at Legacy Farms (Age-Restricted)	North of East Main St.	Condominiums	180	20	40
34-40 Hayden Rowe	Hayden Rowe	Condominiums	17	4	13
Maspenock Woods	West Elm St. (Lakepoint Way & North Pond Way)	Condominiums	16	10	6
Highland Park IV	Stoney Brook Rd.	Single family	21	5	10
Peloquin Estates	Cobblers Way	Single family	2	2	NA
Hunters Ridge	Hunters Ridge Way	Single family	5	5	NA
203 Pond St. Subdivision	Foxhollow Rd.	Single family	8	4	4
Christian Way	Christian Way	Single family	1	1	NA
Leonard St. subdivision	Box Mill Rd.	Single family	3	3	NA
Penny Meadow Lane	Penny Meadow Lane	Single family	1	1	NA
Spring Hill Est.	Fairview & Lakeview	Single family	2	2	NA
Saddle Hill Rd. frontage lots (Tall Pines)	Saddle Hill Rd.	Single family	11	4	2
Chamberlain Rd.-Whalen Rd. Subdivision	Chamberlain St., Whalen Rd.	Single family	32	4	10
Whisper Way (approval pending)	Whisper Way	Single family	24	0	3
Misc. frontage lots	Various	Single family		7	7
			646	152	175
Less Age restricted			(180)	(20)	(40)
			466	132	135
1 child		1 child		132	135
2 children		2 children		264	270
3 children		3 children		396	405

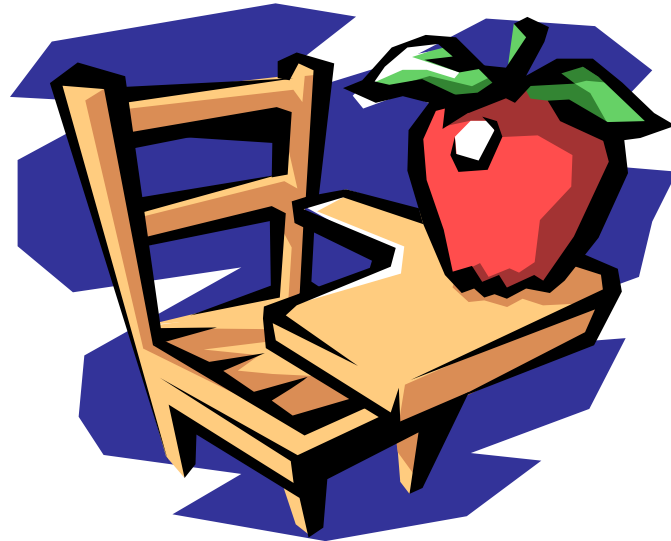


STUDENTS

HOMES

HPS "Slide 12" data essentially current ... NESDEC

ENROLLMENT HISTORY AND PROJECTIONS



Hopkinton, MA Historical Enrollment

School District: Hopkinton, MA Second Draft

12/10/2018

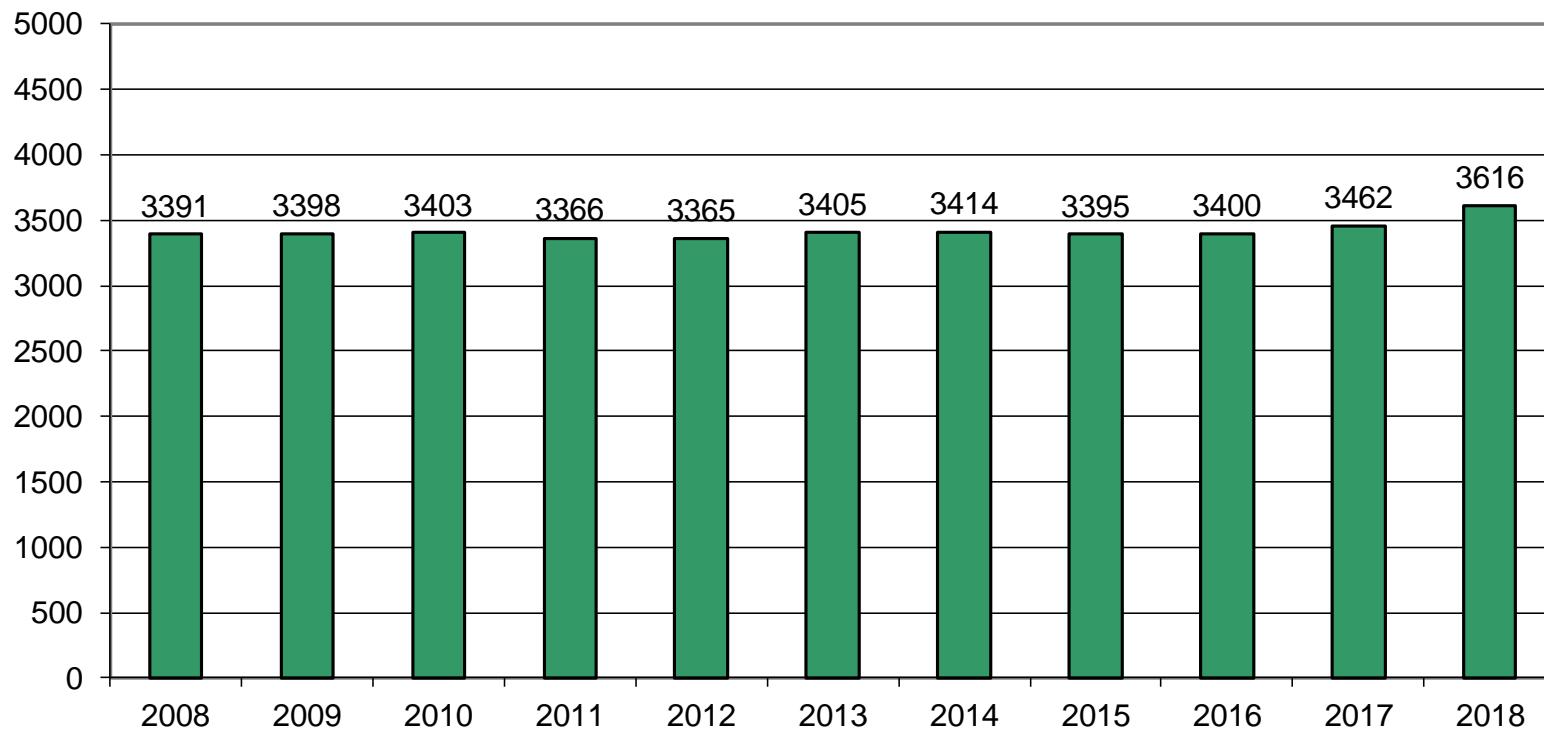
Historical Enrollment By Grade																			
Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2003	215	2008-09	61	231	250	249	269	252	297	283	295	263	256	258	262	226	0	3391	3452
2004	180	2009-10	64	199	274	253	255	273	254	287	282	293	249	264	254	261	0	3398	3462
2005	182	2010-11	51	231	228	284	254	261	276	250	290	282	288	244	257	258	0	3403	3454
2006	172	2011-12	48	179	248	234	298	257	266	268	252	295	270	290	237	272	0	3366	3414
2007	166	2012-13	46	200	200	259	245	305	260	261	264	258	294	286	289	244	0	3365	3411
2008	138	2013-14	54	192	225	214	266	255	305	265	261	274	268	294	286	300	0	3405	3459
2009	133	2014-15	48	216	227	241	224	274	266	307	271	267	266	268	293	294	0	3414	3462
2010	119	2015-16	64	207	239	230	258	221	282	262	307	279	260	269	274	307	0	3395	3459
2011	124	2016-17	65	224	226	250	239	270	226	286	275	311	274	265	271	281	2	3400	3465
2012	127	2017-18	59	203	256	239	263	262	278	234	294	278	312	286	265	290	2	3462	3521
2013	118	2018-19	69	260	226	281	268	274	277	301	234	313	282	323	286	286	5	3616	3685

Historical Enrollment in Grade Combinations									
Year	K-1	K-5	2-3	K-8	4-5	6-8	7-8	7-12	9-12
2008-09	481	1548	518	2389	549	841	558	1560	1002
2009-10	473	1508	508	2370	527	862	575	1603	1028
2010-11	459	1534	538	2356	537	822	572	1619	1047
2011-12	427	1482	532	2297	523	815	547	1616	1069
2012-13	400	1469	504	2252	565	783	522	1635	1113
2013-14	417	1457	480	2257	560	800	535	1683	1148
2014-15	443	1448	465	2293	540	845	538	1659	1121
2015-16	446	1437	488	2285	503	848	586	1696	1110
2016-17	450	1435	489	2307	496	872	586	1677	1091
2017-18	459	1501	502	2307	540	806	572	1725	1153
2018-19	486	1586	549	2434	551	848	547	1724	1177

Historical Percentage Changes			
Year	K-12	Diff.	%
2008-09	3391	0	0.0%
2009-10	3398	7	0.2%
2010-11	3403	5	0.1%
2011-12	3366	-37	-1.1%
2012-13	3365	-1	0.0%
2013-14	3405	40	1.2%
2014-15	3414	9	0.3%
2015-16	3395	-19	-0.6%
2016-17	3400	5	0.1%
2017-18	3462	62	1.8%
2018-19	3616	154	4.4%
Change		225	6.6%

Hopkinton, MA Historical Enrollment

K-12, 2008-2018



Hopkinton, MA Projected Enrollment

School District: **Hopkinton, MA Second Draft**

12/10/2018

Assumptions: Surge of "move ins" continues for 2019-20 and 2020-21, then begins to abate due to global and national economic factors (trade/tariffs, interest rates, real estate cycles, etc.)

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
2013	118		2018-19	69	260	226	281	268	274	277	301	234	313	282	323	286	286	5	3616	3685
2014	133		2019-20	70	258	286	241	301	284	284	289	309	241	313	291	324	303	5	3729	3799
2015	132		2020-21	71	257	284	305	258	320	294	297	296	318	241	323	292	343	5	3833	3904
2016	159	(prov.)	2021-22	72	254	272	303	327	274	332	307	305	305	318	249	324	309	5	3884	3956
2017	172	(TC)	2022-23	73	275	269	290	324	347	284	347	315	314	305	328	250	343	5	3996	4069
2018	149	(est.)	2023-24	74	238	292	287	311	344	360	297	356	324	314	315	329	265	5	4037	4111
2019	153	(est.)	2024-25	75	245	252	312	307	330	357	376	305	367	324	324	316	348	5	4168	4243
2020	158	(est.)	2025-26	76	253	260	269	334	326	342	373	386	314	367	335	325	334	5	4223	4299
2021	158	(est.)	2026-27	77	253	268	277	288	355	338	357	383	397	314	379	336	344	5	4294	4371
2022	155	(est.)	2027-28	78	247	268	286	297	306	368	353	366	394	397	324	380	356	5	4347	4425
2023	156	(est.)	2028-29	79	250	262	286	306	315	317	384	362	377	394	410	325	402	5	4395	4474

Note: Ungraded students (UNGR) often are HS students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births

Based on children already born

Based on students already enrolled

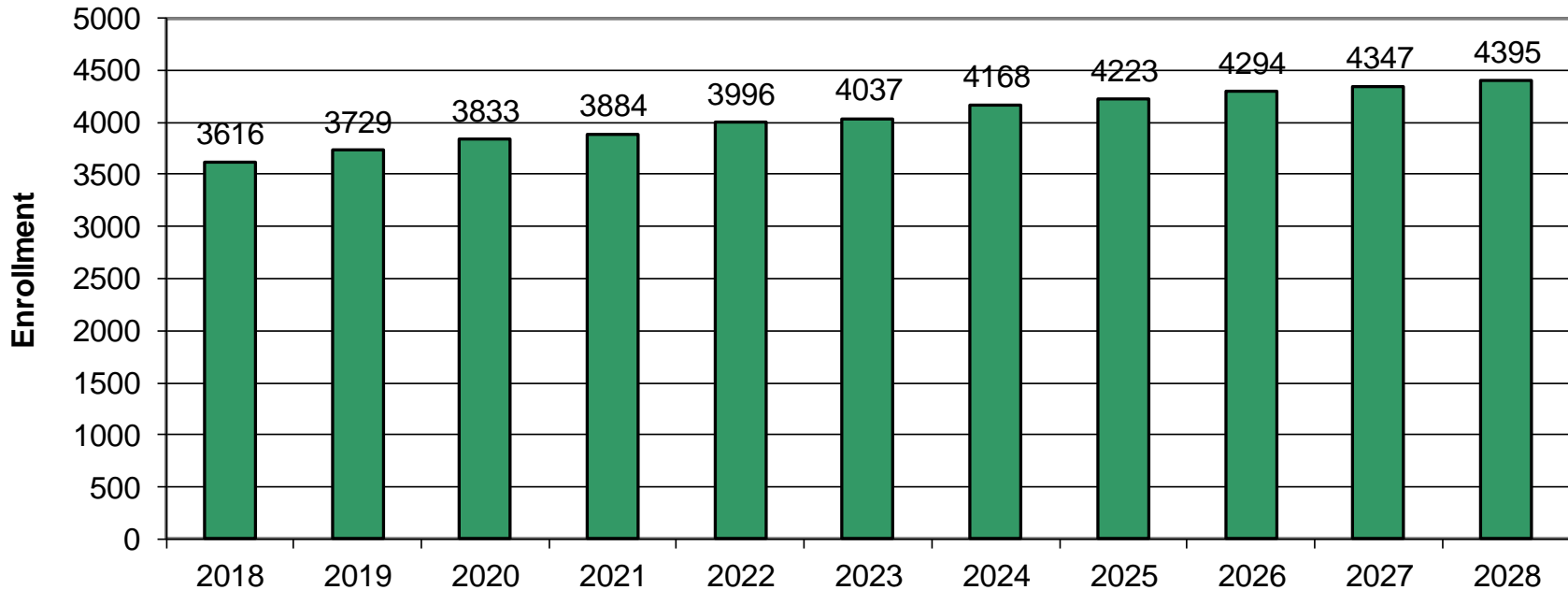
Projected Enrollment in Grade Combinations*									
Year	K-1	K-5	2-3	K-8	4-5	6-8	7-8	7-12	9-12
2018-19	486	1586	549	2434	551	848	547	1724	1177
2019-20	544	1654	542	2493	568	839	550	1781	1231
2020-21	541	1718	563	2629	614	911	614	1813	1199
2021-22	526	1762	630	2679	606	917	610	1810	1200
2022-23	544	1789	614	2765	631	976	629	1855	1226
2023-24	530	1832	598	2809	704	977	680	1903	1223
2024-25	497	1803	619	2851	687	1048	672	1984	1312
2025-26	513	1784	603	2857	668	1073	700	2061	1361
2026-27	521	1779	565	2916	693	1137	780	2153	1373
2027-28	515	1772	583	2885	674	1113	760	2217	1457
2028-29	512	1736	592	2859	632	1123	739	2270	1531

Projected Percentage Changes			
Year	K-12	Diff.	%
2018-19	3616	0	0.0%
2019-20	3729	113	3.1%
2020-21	3833	104	2.8%
2021-22	3884	51	1.3%
2022-23	3996	112	2.9%
2023-24	4037	41	1.0%
2024-25	4168	131	3.2%
2025-26	4223	55	1.3%
2026-27	4294	71	1.7%
2027-28	4347	53	1.2%
2028-29	4395	48	1.1%
Change	779		21.5%

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

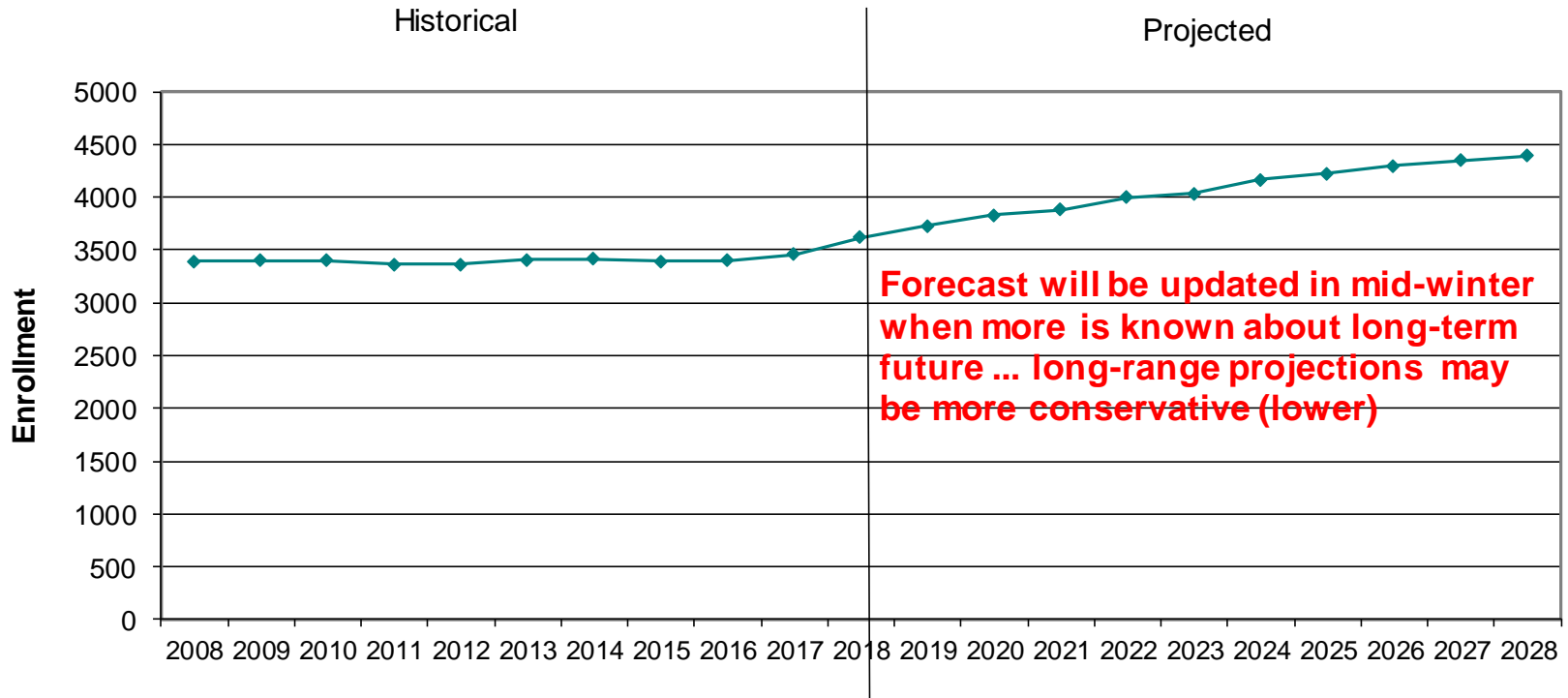
Hopkinton, MA Projected Enrollment

K-12 To 2028 Based On Data Through School Year 2018-19

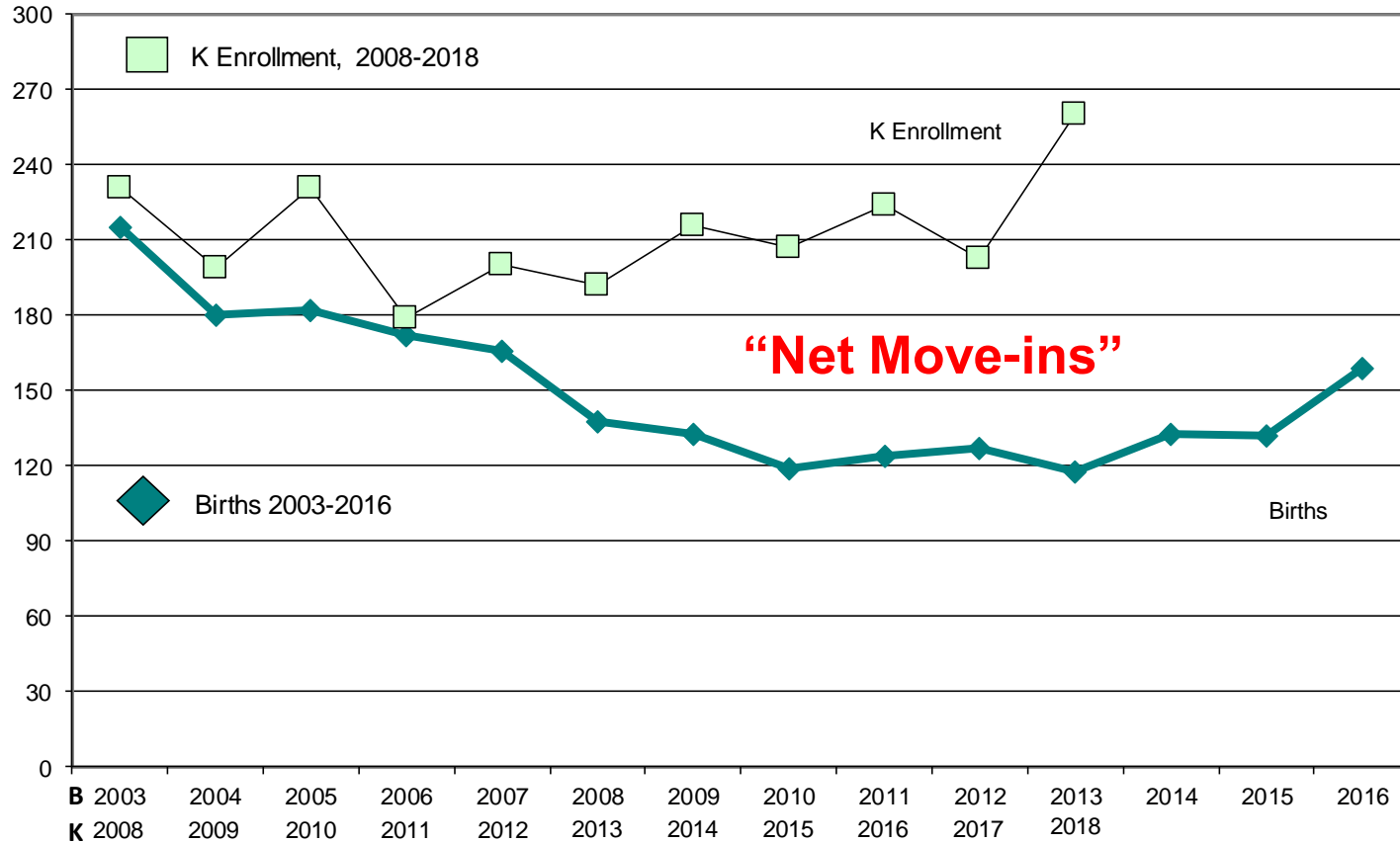


Hopkinton, MA Historical & Projected Enrollment

K-12, 2008-2028



Hopkinton, MA Birth-to-Kindergarten Relationship



41 Years of Hopkinton's Birth-to-Kindergarten Experience - Plus 2018-19 Projection

Birth Year	Hopkinton Births	Kind. Year	# in Kind.	Net move-in's	Birth-K Ratio
1972	78	1977-78	84	6	1.08
1973	91	1978-79	102	11	1.12
1974	76	1979-80	107	31	1.41
1975	70	1980-81	98	28	1.40
1976	84	1981-82	118	34	1.40
1977	89	1982-83	88	-1	0.99
1978	111	1983-84	124	13	1.12
1979	117	1984-85	116	-1	0.99
1980	104	1985-86	108	4	1.04
1981	123	1986-87	134	11	1.09
1982	132	1987-88	130	-2	0.98
1983	124	1988-89	150	26	1.21
1984	149	1989-90	168	19	1.13
1985	106	1990-91	161	55	1.52
1986	157	1991-92	154	-3	0.98
1987	143	1992-93	172	29	1.20
1988	162	1993-94	190	28	1.17
1989	149	1994-95	188	39	1.26
1990	191	1995-96	224	33	1.17
1991	144	1996-97	203	59	1.41
1992	185	1997-98	233	48	1.26

Birth Year	Hopkinton Births	Kind. Year	# in Kind.	Net move-in's	Birth-K Ratio
1993	197	1998-99	233	36	1.18
1994	203	1999-00	240	37	1.18
1995	195	2000-01	231	36	1.18
1996	220	2001-02	250	30	1.14
1997	229	2002-03	271	42	1.18
1998	215	2003-04	279	64	1.30
1999	200	2004-05	227	27	1.14
2000	227	2005-06	233	6	1.03
2001	233	2006-07	233	0	1.00
2002	222	2007-08	233	11	1.05
2003	215	2008-09	231	16	1.07
2004	180	2009-10	199	19	1.11
2005	182	2010-11	231*	49	1.27
2006	172	2011-12	179	7	1.04
2007	166	2012-13	200	34	1.20
2008	138	2013-14	192	54	1.39
2009	133	2014-15	216	83	1.62
2010	119	2015-16	207	88	1.74
2011	124	2016-17	224	100	1.81
2012	127	2017-18	203	76	1.60
2013	118	2018-19	261	143	2.21
2014	133	2019-20	258	125	1.94

Net "move-ins" of 30+ in red

* Full-day Kindergarten began 2010-11

Hopkinton, MA Additional Data

Building Permits Issued		
Year	Single-Family	Multi-Units
2005	51	0
2014	104	0
2015	128	0
2016	148	242
2017	106	0
2018	83 to 8/31	0

Source: HUD and Building Department

Enrollment History		
Year	Career-Tech 9-12 Total	Non-Public K-12 Total
2005-06	28	184
2014-15	20	167
2015-16	21	n/a
2016-17	29	159
2017-18	28	140
2018-19	26	113

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
		1	7	6	7	8	8	9	8	11	9	13	13	13

K-12 Home-Schooled Students	
2018	0

K-12 Residents "Choiced-out" or in Charter or Magnet Schools	
2018	14

K-12 Special Education Outplaced Students	
2018	31

K-12 Choiced-In, Tuitioned-In, & Other Non-Residents	
2018	24

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

Data from Hopkinton Town Census

Source: Town Clerk Connor Degan

Year of Birth	Notes
2008 = 201	Gr. 5 277 in HPS + 8 in private = 285 (71% in Town Census)
2009 = 207	Gr. 4 247 + 8 = 282 (73%)
2010 = 183	Gr. 3 268 + 7 = 275 (67%)
2011 = 198	Gr. 2 281 + 6 = 287 (69%)
2012 = 173	Gr. 1 226 + 7 = 233 (74%)
2013 = 171	Kind. 260 + 1 = 261 (66%)
2014 = 142	Age 4 will be 2019-20 Kindergarten
2015 = 150	Age 3 will be 2020-21 Kindergarten

Total in Town Census = 16,975 (94 % of US Census 2017 est)

Factors Influencing Enrollments

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

- Births
- Existing home sales (especially sales of 3- to 4-bedroom single family homes)
- 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)
- Migration of families, into or out of the schools (including movement of children to/from charter schools, to/from private and parochial schools, to and from School Choice)
- Changes in school program
- Dropouts and transfers
- Retention in the same grade

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.



New England School Development Council

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**BEST WISHES
FROM THE
NESDEC
HOPKINTON TEAM**

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