

Demographic Trends and Housing in the Town of Dedham, Massachusetts



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October 1, 2013



Northeastern University
*Kitty and Michael Dukakis Center
for Urban and Regional Policy*

Dukakis Center Report #1

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Introduction

Dedham is changing. Like other cities and towns in the steadily growing Boston metropolitan area, Dedham faces enormous demographic and economic pressure. As research from the Dukakis Center has documented over the past decade, home prices and rents in Greater Boston remain far higher than in nearly every other metro area in the country.¹ The median price of a single-family home in Greater Boston peaked in 2005 at over \$400,000, and while prices softened during the housing collapse, recent data indicate that home prices are back on the rise. Meanwhile, even as the recession and housing bust relieved some pressure on home prices, no such decline was evident in rents, which reached record levels in 2012 and have continued their ascent in 2013. These high home prices and persistent rent increases are the product of a number of factors, but among the most important are the growing population in the region combined with, until recently, anemic production of new housing.²

Dedham is not immune from any of these trends that have affected the region as a whole. As this report will show, Dedham has grown significantly over the past decade, and it

has become much more diverse than it was throughout the late 20th century. While the town has many affluent residents, its housing stock (like that in many towns throughout the region) has become much costlier over the last two decades. Low-cost housing is increasingly hard to come by in Dedham. Moreover, as the population of the town continues to grow older, on average, demand for different types of housing – in particular, smaller units, more affordable units, and rental units – is likely to grow. As a result, town officials will need to consider shifting production away from the detached single-family homes that have dominated the housing market and toward larger complexes with smaller, more affordable units. At the end of the last decade, new housing production in Dedham all but ceased, but there are some recent encouraging signs of such a shift now taking place.

Population Growth, Decline, and Revival

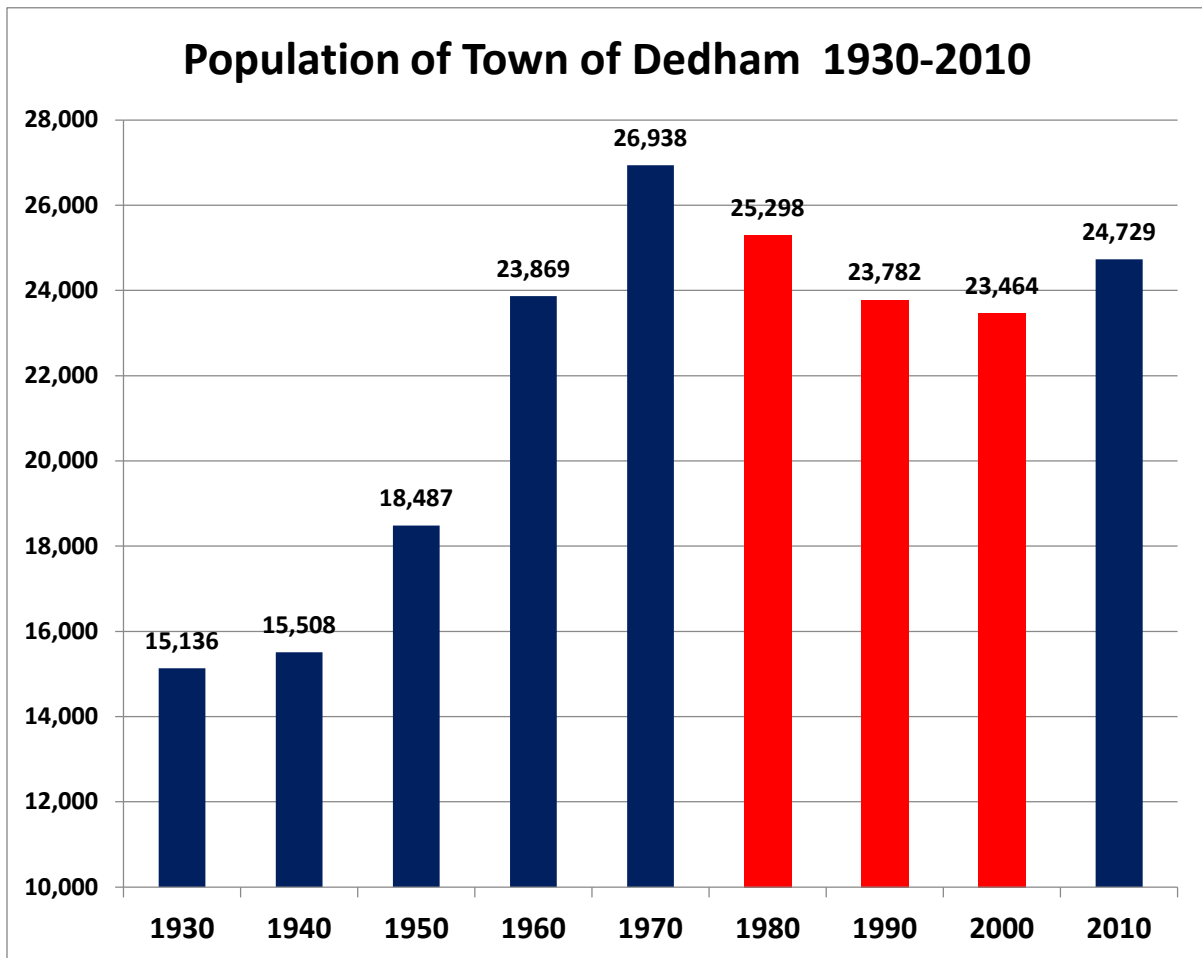
Like many suburban communities throughout the nation, Dedham experienced a population boom during the first quarter century following World War II. It was already growing twice as fast as the Commonwealth from 1930 to 1950, and it would continue to far outpace the state during the next two decades. The number of people residing in Dedham swelled by nearly 46 percent, reaching a peak close to 27,000 in 1970.³

But that would mark the high point in the size of Dedham's population. During the following three decades, the number of residents in town shrank by nearly 13 percent, despite a 12 percent increase in the state's population and a 7.5 percent increase in the population of the communities surrounding Dedham in Norfolk County.

Since 2000, however, the contraction in Dedham's population has been reversed as the town has become more esteemed as a place to live for an increasingly diverse population. Between 2000 and 2010, the number of town residents increased by 5.4 percent, substantially

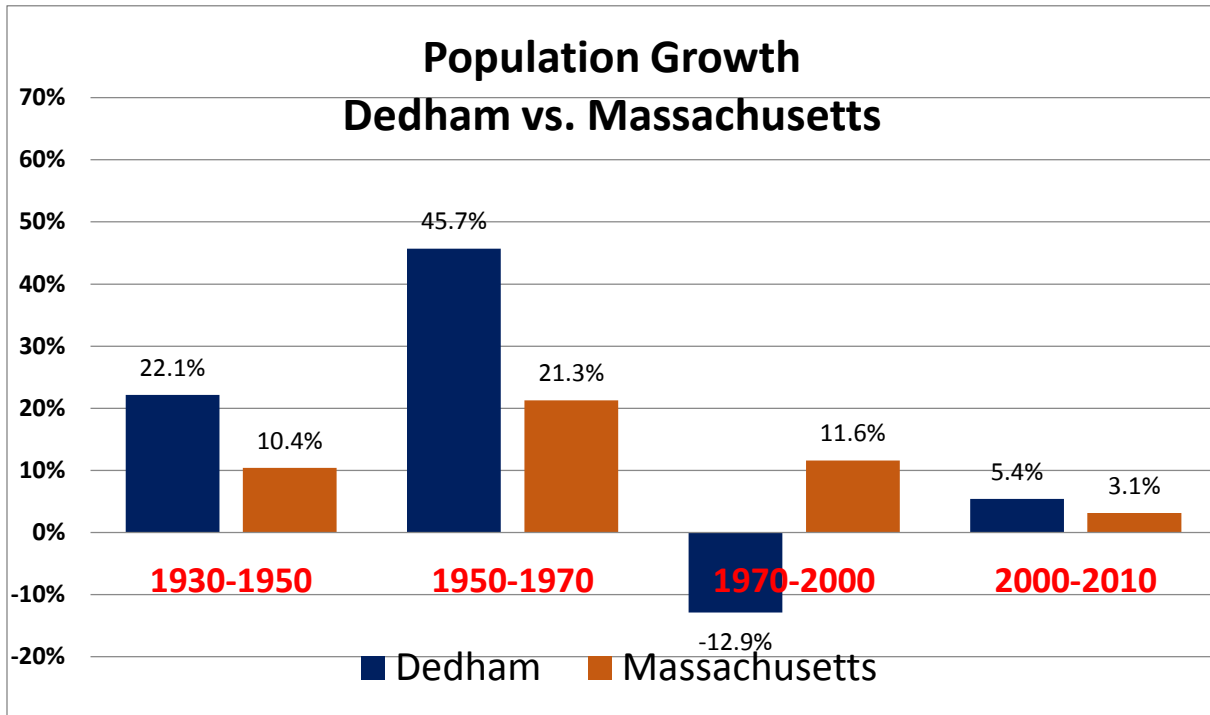
surpassing the rate of growth in the surrounding communities in Norfolk County and the growth rate of the state. (See **Figures 1, 2, and 3**)

Figure 1



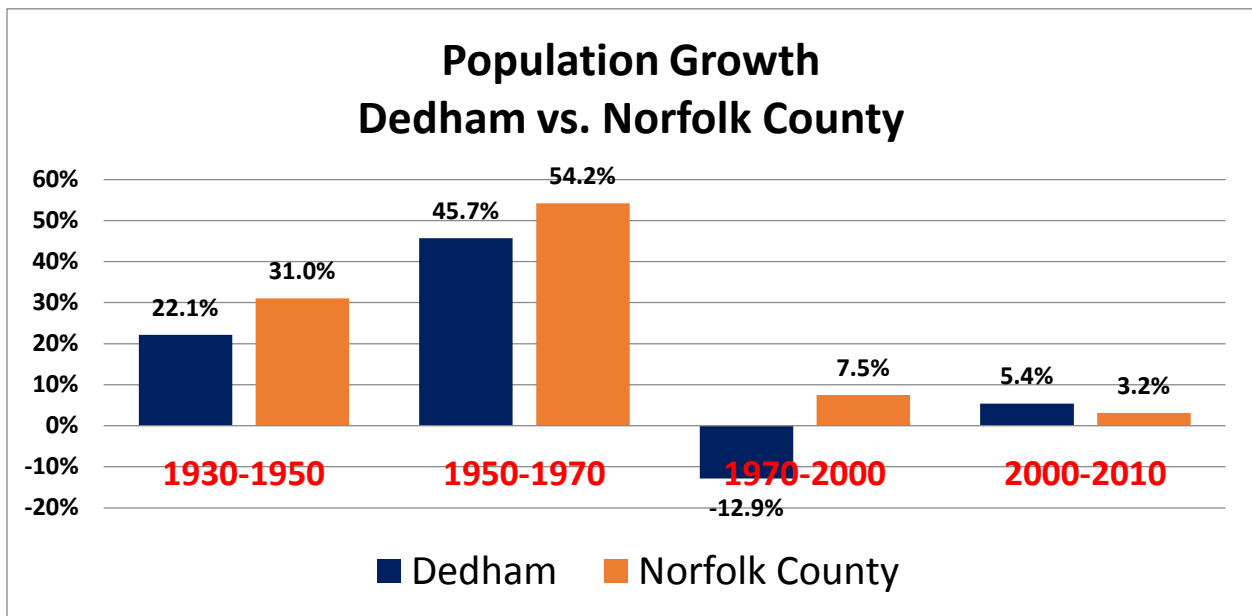
Source: State Data Center, MISER and U.S. Census American Factfinder

Figure 2



Source: State Data Center, MISER and U.S. Census American Factfinder

Figure 3

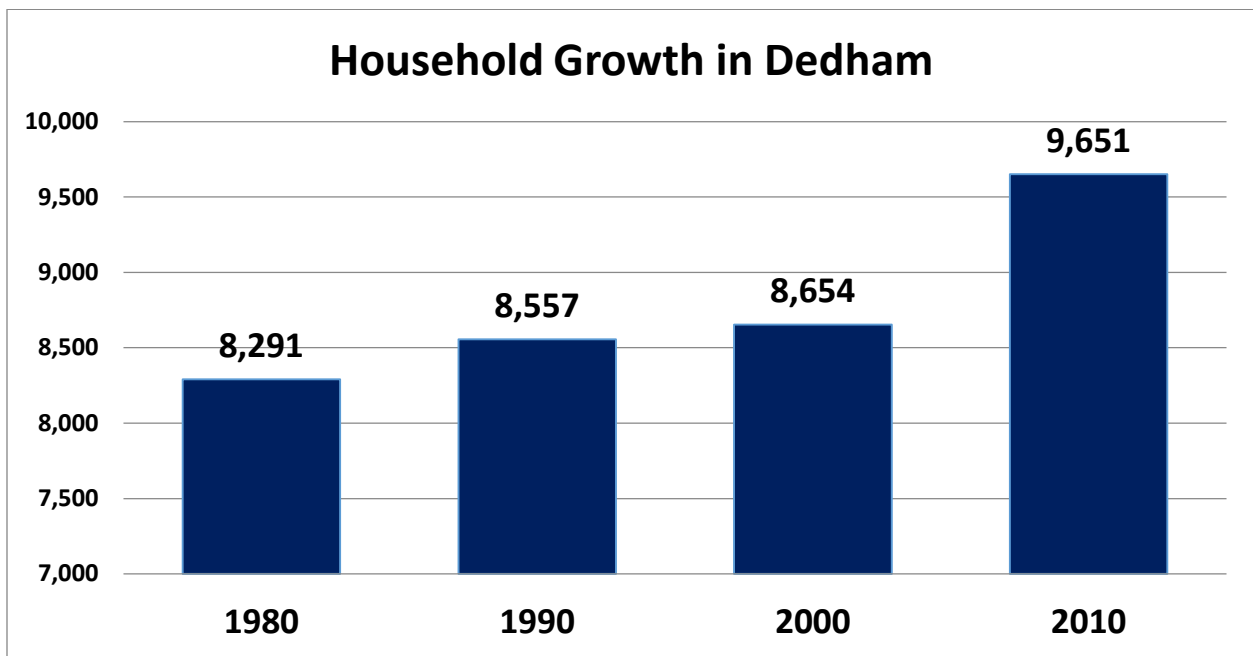


Source: State Data Center, MISER and U.S. Census American Factfinder

Household Growth

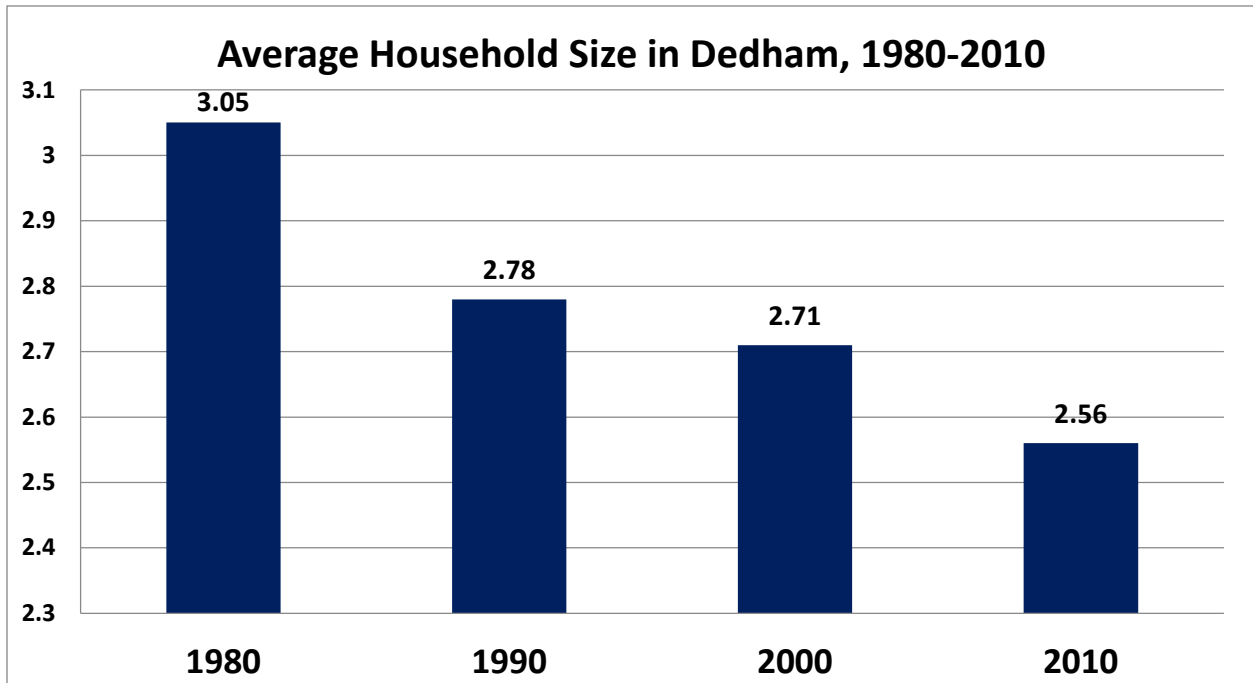
What is important for considering Dedham's housing needs, however, is not so much the size of its population as the number of its households. While the population of the town continued to shrink between 1970 and 2000, the number of households continued to increase each decade (See **Figure 4**). Essentially, the average size of a household declined faster than the size of the population. In 1980, the average household in Dedham had 3.05 members. By 1990, the average size was down to 2.78; in 2000, it was 2.71. In the decade to follow, household size would plummet to just 2.56 (See **Figure 5**).

Figure 4



Source: U.S. Decennial Census (1980 - 2000); American Community Survey (2006-2010)

Figure 5

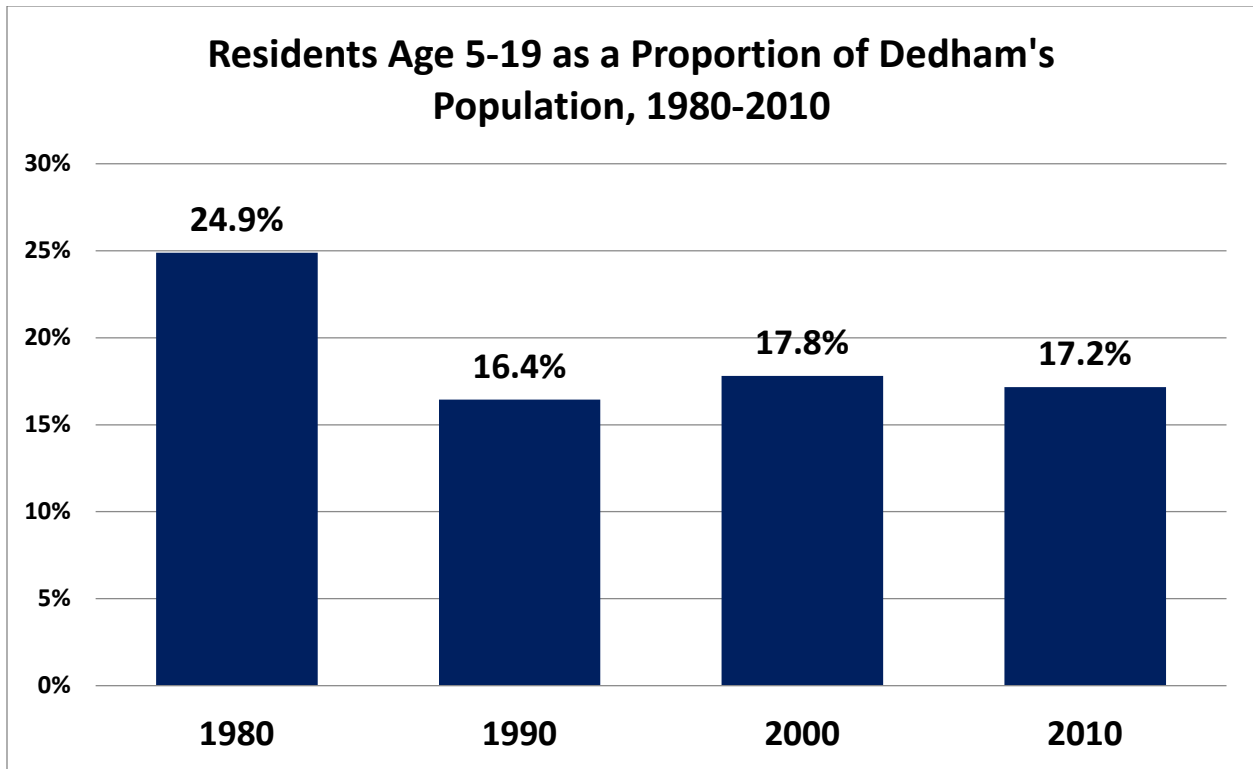


Source: U.S. Decennial Census (1980 - 2000); American Community Survey (2006-2010)

The shrinking average size of households in Dedham can be attributed largely to the aging of the town’s Baby Boom generation, many of whom have become empty-nesters, and to a decline in the number of children in younger households.

Dedham, like many suburban communities in Greater Boston, is getting older. In 1980, families with children dominated the housing landscape, and in that year 6,300 of the town’s residents (about one in four) were between the ages of 5 and 19. The number of residents in that age group has declined every decade since, falling more than 30 percent, to 4,200, by 2010. As **Figure 6** indicates, people in this age group represented about one in four Dedham residents in 1980, but in 2010 made up just over one in six residents.

Figure 6



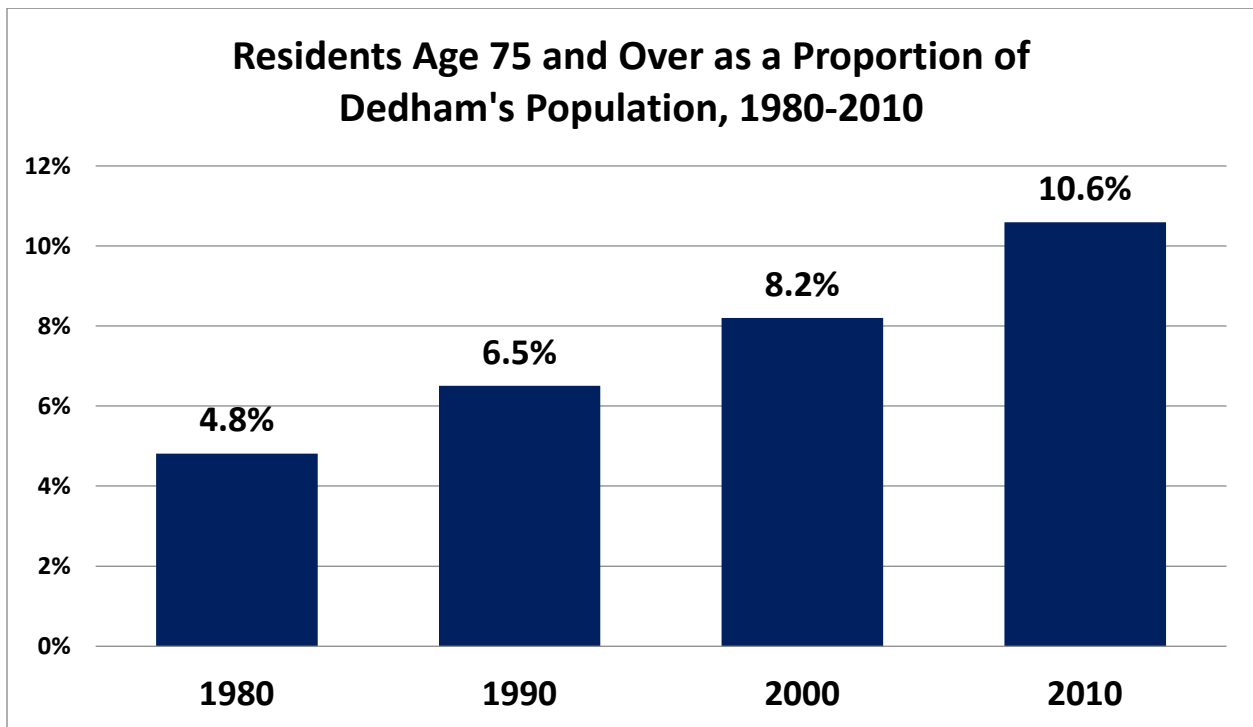
Source: U.S. Decennial Census (1980 - 2000); American Community Survey (2006-2010)

While the number of children between 5 and 19 increased slightly between 2000 and 2010, that increase was not enough to offset the losses among children under five years old, or of young adults between the ages of 20 and 34. In other words, among all age groups between birth and those who are in their mid-thirties, the population in Dedham has either held steady or fallen, in some cases quite substantially.

Meanwhile, population growth has been quite robust among the older cohorts. In 1980, fewer than half of people in Dedham (47.8%) were 35 years old or over; by 2010, that figure had climbed to over three in five (61.8%). In both absolute and relative terms, the largest population growth in Dedham, by far, has been among residents over 75 years old. The number in this age

group grew by more than 1,400 between 1980 and 2010, largely the result of residents aging in place. This represented an increase of over 115 percent in three decades. Residents over 75, who had comprised less than 5 percent of the town’s population in 1980, now make up over 10 percent of the town’s population (See **Figure 7**). While the number of residents between 65 and 74 declined over that period, the large number of current residents in their 40s and 50s likely means that this sizeable shift of Dedham’s population toward the older cohorts will continue and increase over the next several decades.

Figure 7

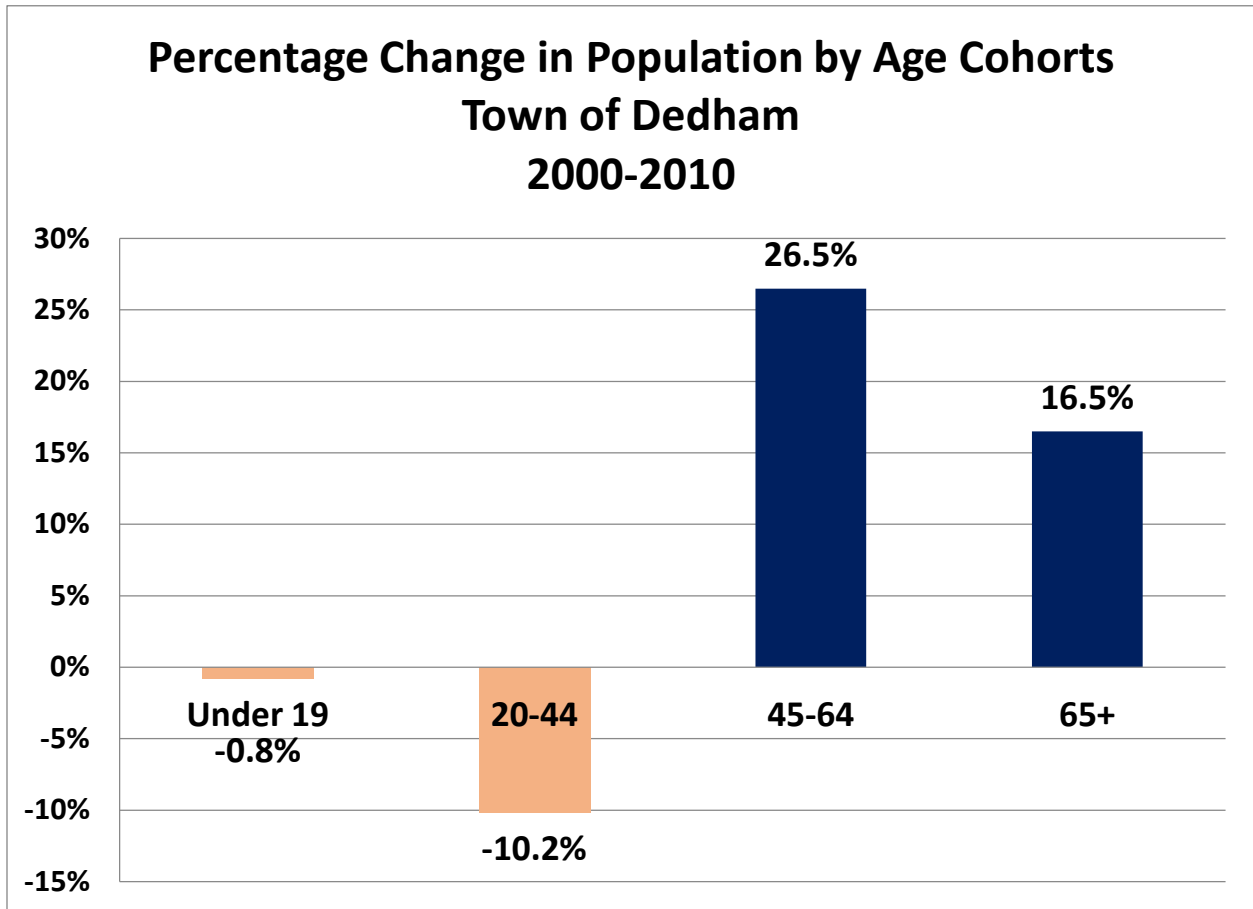


Source: U.S. Decennial Census (1980 - 2000); American Community Survey (2006-2010)

Figure 8 summarizes the “aging” of the Dedham. Between 2000 and 2010, the number of residents under the age of 20 remained nearly constant. The number of young adults, aged 20-44, actually decreased by more than 10 percent. Meanwhile, the number of older adults, aged

45-64 increased by more than 26 percent and the number of seniors, aged 65+, increased by over 16 percent. If most of the population of Dedham in 2020 is comprised of current residents – with little in- or out-migration – the proportion of the population over age 65 will grow accordingly.

Figure 8

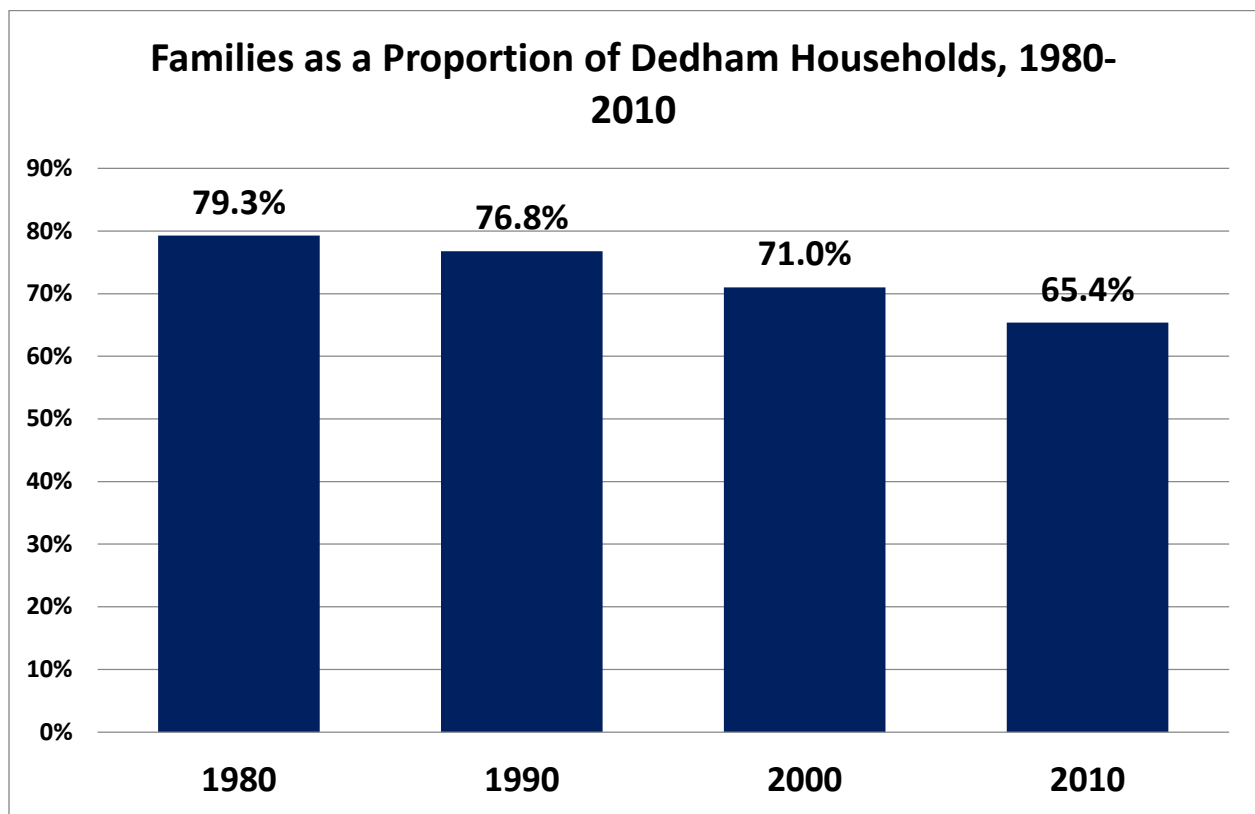


Source: U.S. Decennial Census; American Community Survey 2006-2010

As the population has aged, Dedham’s household structure has shifted. Family households, which in 1980 had accounted for almost 80 percent of all households, made up just 65 percent in 2010 (see **Figure 9**). That decline was even more severe for married-couple family households. This group made up almost two-thirds of all households in Dedham in 1980, but

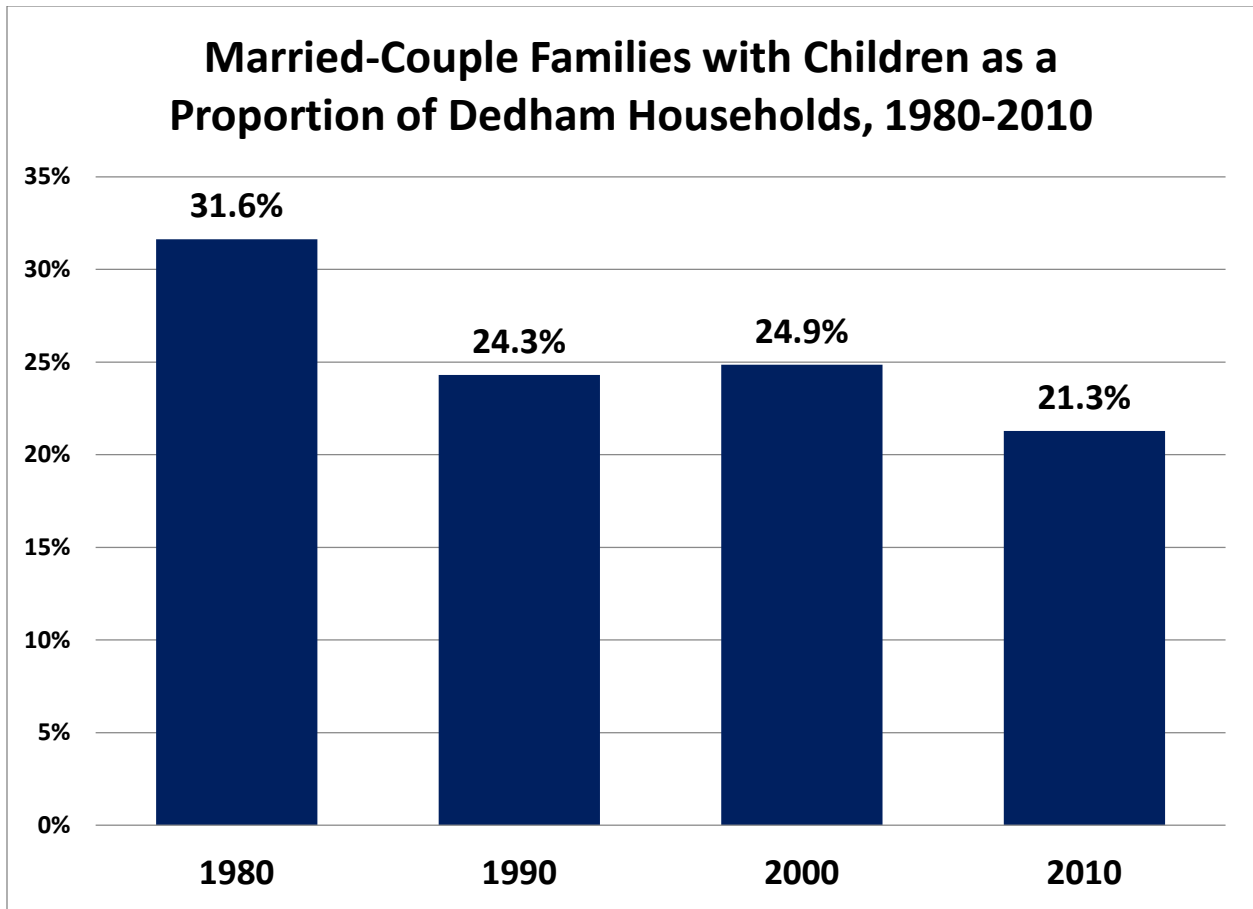
just half in 2010. Most severe of all, in relative terms, has been the drop in the proportion of households made up of married-couple families with children. These traditional nuclear family households comprised nearly 32 percent of all households in Dedham in 1980. By 2010, they represented just 21 percent of all households in town (see **Figure 10**). In other words, in just thirty years, Dedham has gone from a town where families with school-age children accounted for *one in three* households to one in which this is true for only *one in five*.

Figure 9



Source: U.S. Decennial Census (1980 - 2000); American Community Survey (2006-2010)

Figure 10



Source: U.S. Decennial Census (1980 - 2000); American Community Survey (2006-2010)

In place of the traditional family, Dedham, like most of Massachusetts and the nation, is increasingly comprised of a diverse arrangement of household types. The number of single-person households has increased as well as the number of households comprised of unrelated individuals – unmarried couples and households made up of roommates.

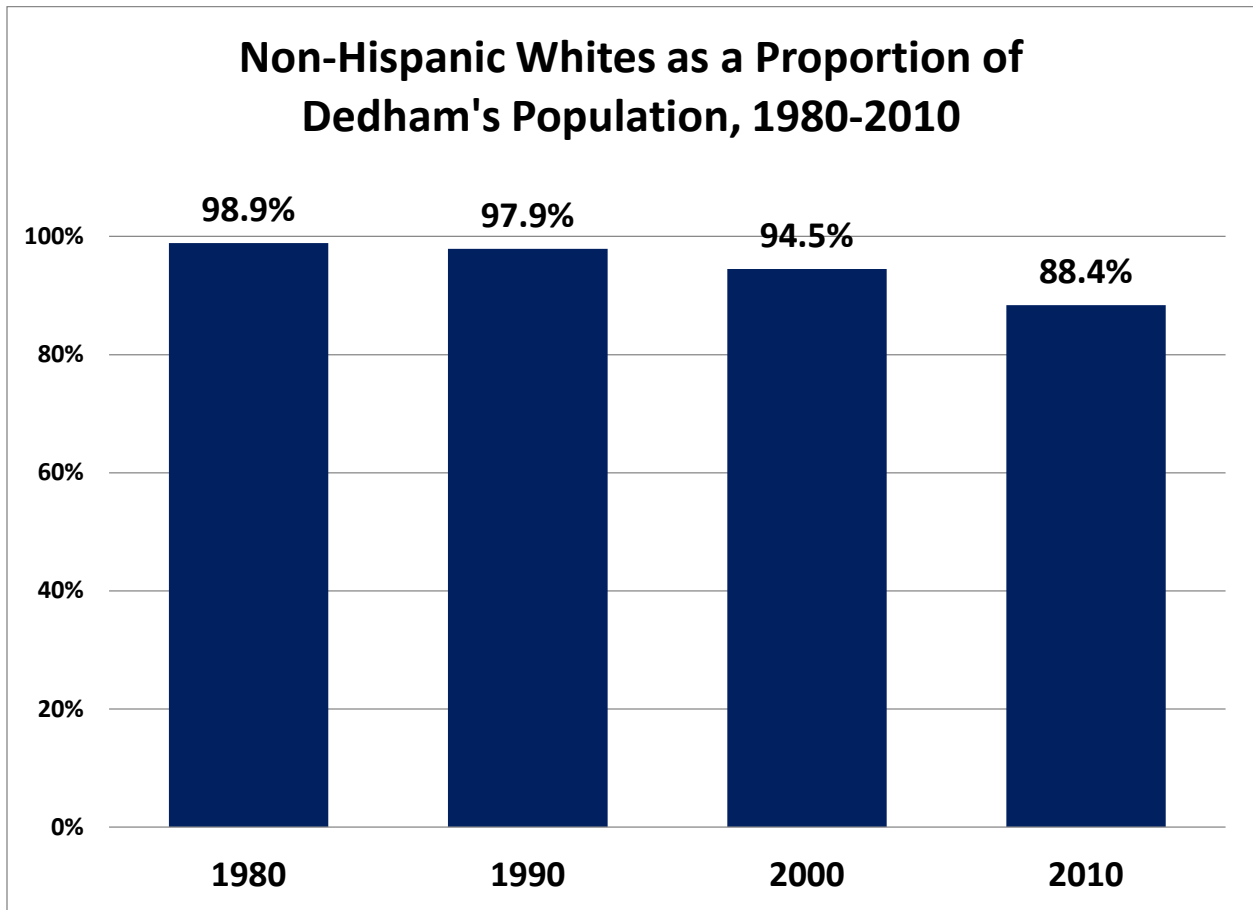
Perhaps more than any other factor, this shift in household composition has huge implications for housing policy in Dedham. As we will discuss below, Dedham’s housing stock has been dominated by detached single-family units. These types of units were well suited to the housing needs of young families with children, which predominated in Dedham in the second

half of the 20th century. If the observed aging trend in Dedham continues, however, and new generations of younger residents do not choose to occupy those single-family homes, Dedham will likely face a severe mismatch between its housing needs and its housing supply. Older residents and younger residents are likely going to need smaller homes, more homes in multiunit housing complexes, and may shift somewhat from owning to renting.⁴

Age is not the only dimension along which the demographic character of Dedham has been changing. The town, traditionally a relatively affluent and white enclave, has become more racially and ethnically diverse since the late 20th century. According to the U.S. Census, in 1980 there were only 70 African-American residents in Dedham, out of a total population exceeding 25,000. The numbers of Asians, Hispanics, and people of other racial and ethnic groups were similarly small. Indeed, in 1980, 98.9 percent of Dedham's population was white.

The town's racial and ethnic diversity increased slightly over the next two decades, but Dedham remained largely non-Hispanic white. By 2000, blacks, Hispanics, and Asians each made up roughly 2 percent of the population, but still about 19 out of every 20 people in Dedham were white. That figure has declined more recently, though (see **Figure 11**). Over the past decade, the town's diversity has expanded substantially. In 2010, the number of African Americans in Dedham had risen to over 1,300, more than three times higher than in 2000, and more than 19 times higher than in 1980. The number of Hispanics more than doubled, and large increases were also evident among the Asian population and among the numbers of people from other racial and ethnic groups. By 2010, African-Americans made up 5.4 percent of Dedham's population, up from just 0.3 percent in 1980 and 0.4 percent in 1990. Hispanics now account for 5.5 percent of the town's population, up from 0.5 percent in 1980, while Asians account for 2.6 percent.

Figure 11

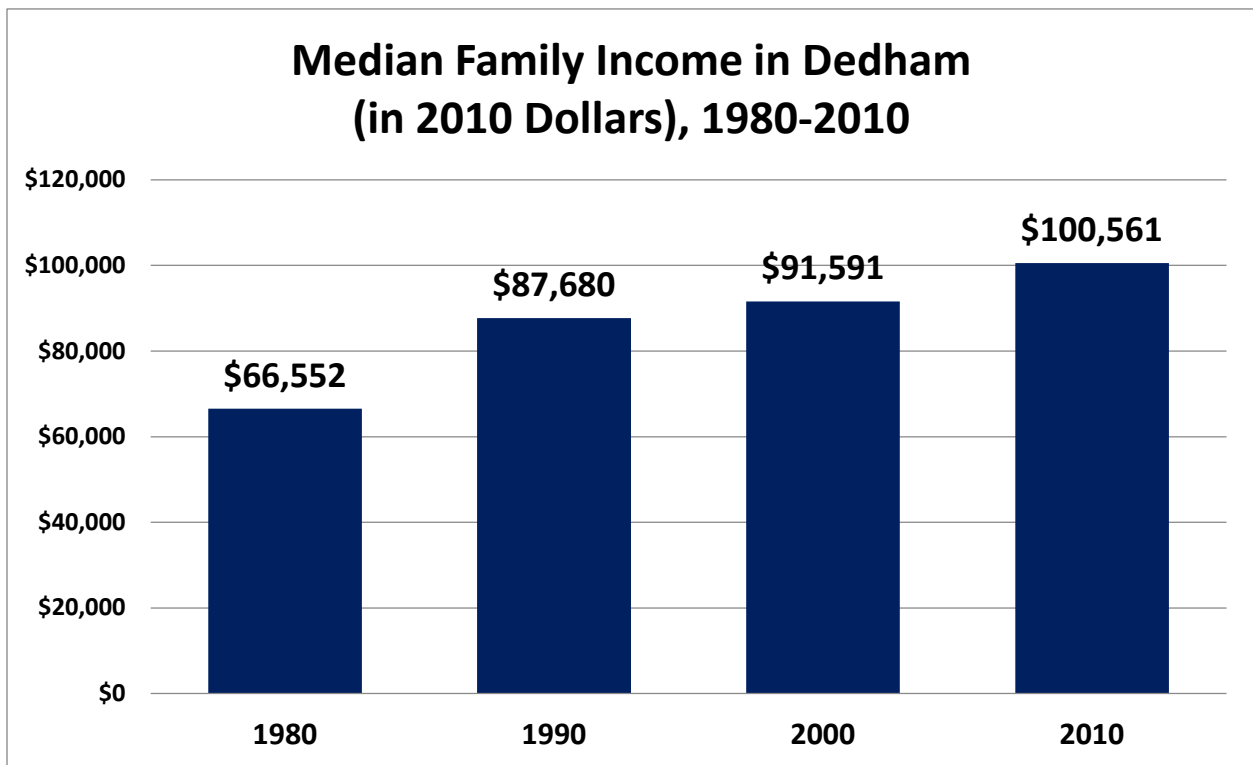


Source: U.S. Decennial Census (1980 - 2000); American Community Survey (2006-2010)

Even as the town has become more racially diverse, though, economic diversity has proven elusive. In fact, Dedham, which has always been fairly prosperous in general, became more exclusive over the past decade. Adjusted for inflation, the median household income in Dedham rose 37 percent between 1980 and 2010. In 2010, the median household income in Dedham was 17.5 percent higher than in the Greater Boston region as a whole.⁵ This affluence was even more prevalent for family households. The median family income in 2010 was over

\$100,000, which was more than 50 percent higher, in real dollars, than the median family income in 1980 (see **Figure 12**). In 2010, Dedham’s median family income was almost \$13,000 higher than the median family income for the metro area as a whole. As average incomes have grown, the number of people living in poverty has dropped significantly in Dedham, from 4.6 percent of the population in 1980 to 2.9 percent in 2010.

Figure 12



Source: U.S. Decennial Census (1980 - 2000); American Community Survey (2006-2010)

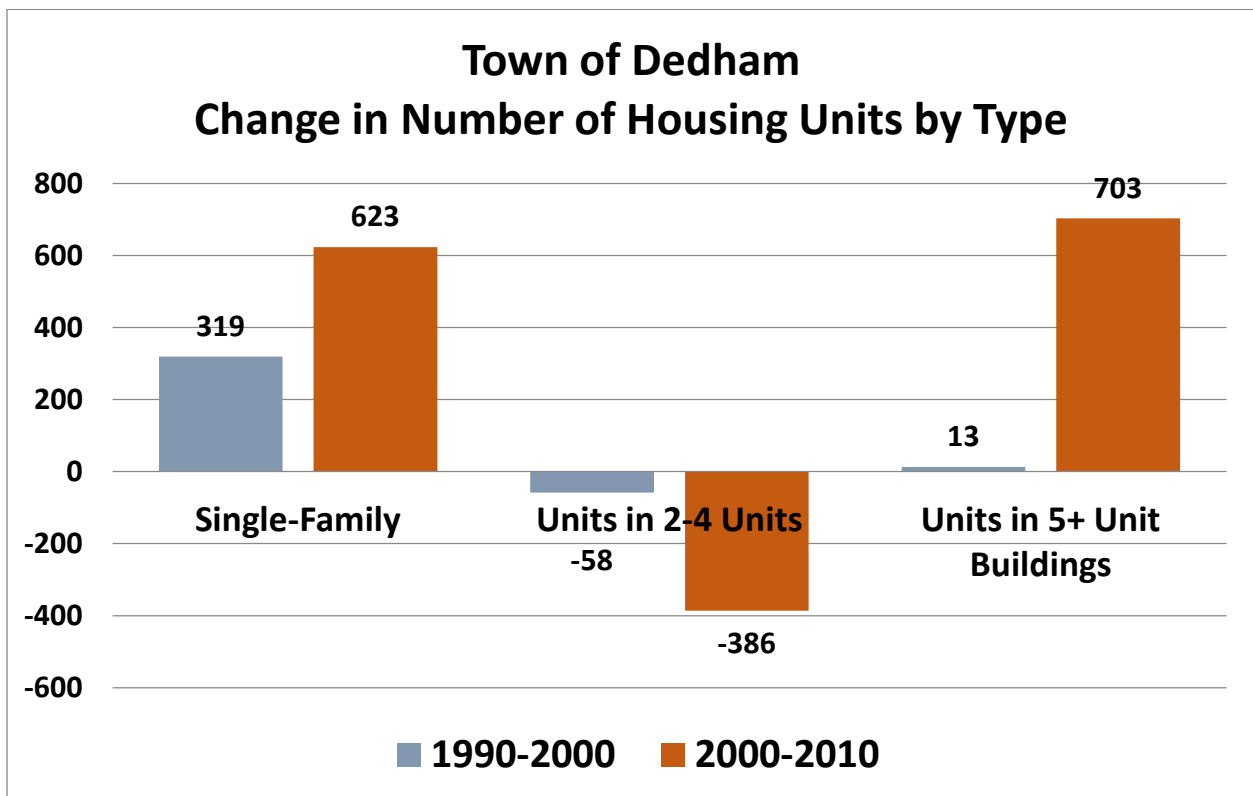
Housing in Dedham: Retaining Suburban Traditions, Accommodating Demographic Shifts

Over the past three decades, the housing market in Dedham has evolved very much like the rest of the Greater Boston region. Prices and rents have increased, construction of new housing has been episodic, and the type of construction has changed reflecting the demographic revolution the region is experiencing.

Housing Units

Between 1990 and 2000, the total number of housing units in Dedham increased from 8,750 to 9,887. Most of this growth occurred, however, in the last decade (See **Figure 13**). But what is equally important has been the shift in the type of housing in the city. Between 1990 and 2000, Dedham added 319 single-family homes, and in the following decade it added another 623. Meanwhile, the number of units in duplexes and three-deckers continued to shrink. What has been most remarkable has been the increase in apartment buildings with 5 or more units. Only 13 units were added to the small stock of apartments and condominiums between 1990 and 2000. But in the following decade 703 such units were added to the town's housing stock.

Figure 13



Source: U.S. Decennial Census (1980 - 2000); American Community Survey (2006-2010)

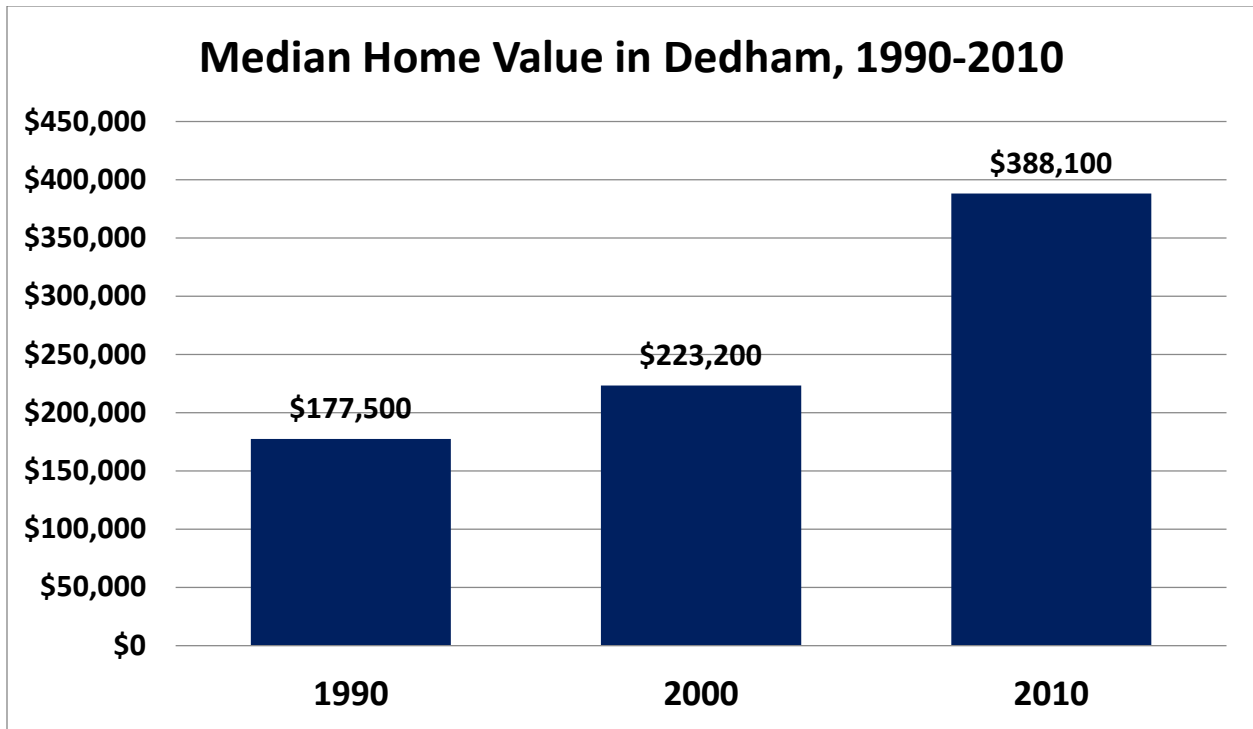
Put another way, between 1990 and 2010, the stock of single-family homes in Dedham increased by 14 percent; the stock of 2- to 4-unit homes decreased by 30 percent, but the stock of larger apartment/condo units skyrocketed by 170 percent. This clearly was a response to the changing demographics of the town.

Home Values and Selling Prices

As the population of Dedham has grown more affluent, the housing stock has become more and more expensive. This, of course, is a reciprocal process: wealthier residents have bid up home prices, while those escalating prices have placed homes out of reach for many buyers with moderate incomes. In 1990, the modal home price category in Dedham was \$150,000-\$199,999; about 45 percent of all homes in Dedham were valued in this range. By 2000, the modal category had shifted upward, to \$200,000-\$299,999; about 42 percent of homes in that year were valued in this range.⁶ By 2010, the modal category had once again moved upward, to \$300,000-\$499,999. Nearly two thirds of all homes in Dedham that year were in this value range. At the high end of the market, more than one in five homes in Dedham were valued above \$500,000 in 2010; by contrast, only about 1 percent of homes were valued at less than \$150,000.

Between 1990 and 2000, the median home value rose by more than \$45,000 in nominal terms. However, the real explosion in home values, in Dedham as in the rest of the Greater Boston region, occurred between 2000 and 2010, particularly during the housing bubble of the first half of the decade. During that period, the median home value, in nominal terms, went up by about \$165,000 (See **Figure 14**).

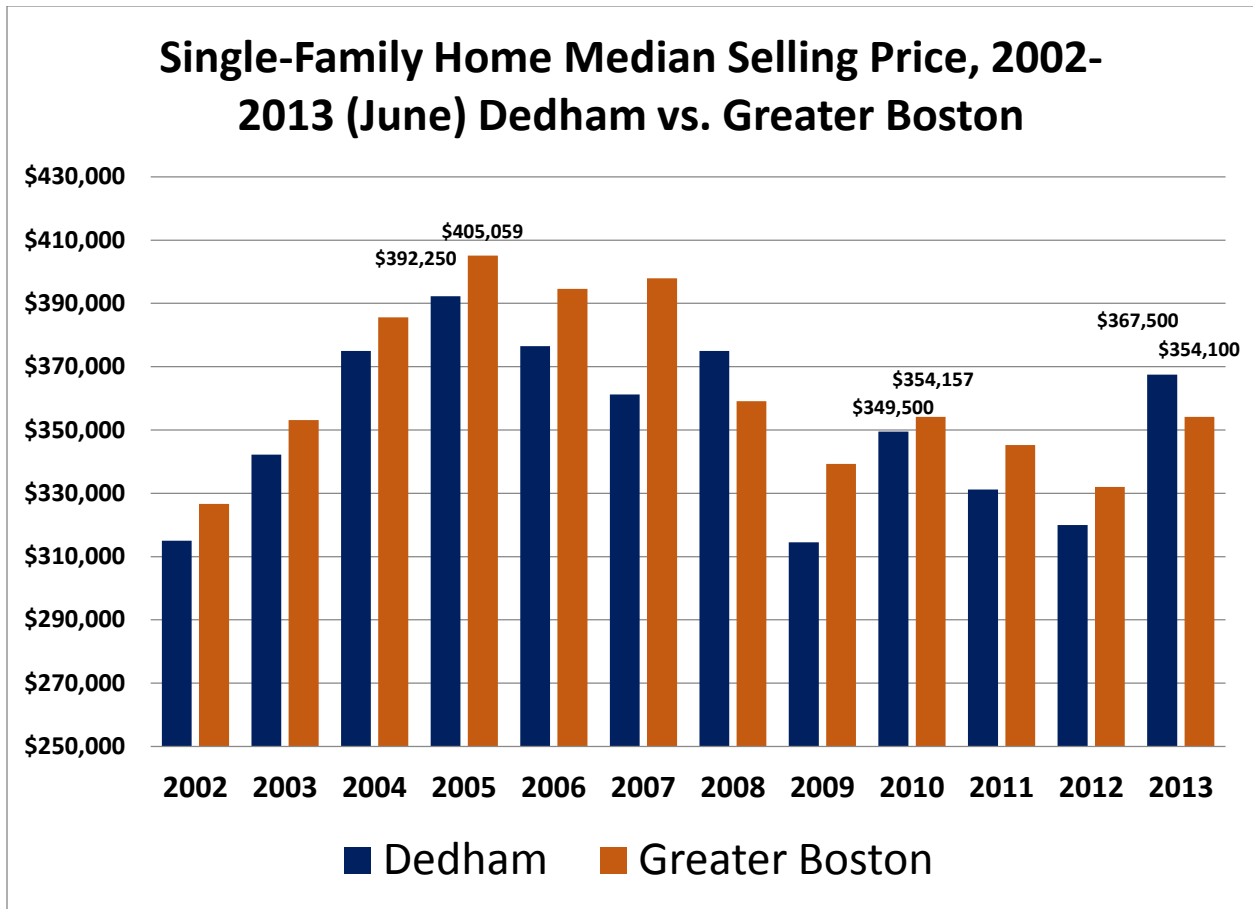
Figure 14



Source: U.S. Decennial Census (1990 - 2000); American Community Survey (2006-2010)

Data from the Warren Group provide monthly and annual information on the median price of homes sold in each municipality in Massachusetts. Among the 161 communities in Greater Boston in the first half of 2013, the median price for a single-family home ranged from from \$173,000 in the City of Lawrence to \$1,250,000 in the Town of Brookline. But as **Figure 15** demonstrates, the median selling price for single-family homes in Dedham has been very close to the median for the entire region since at least 2002. The Dedham median varies in narrow range of 91 to 104 percent of the regional median over this twelve year period.⁷

Figure 15



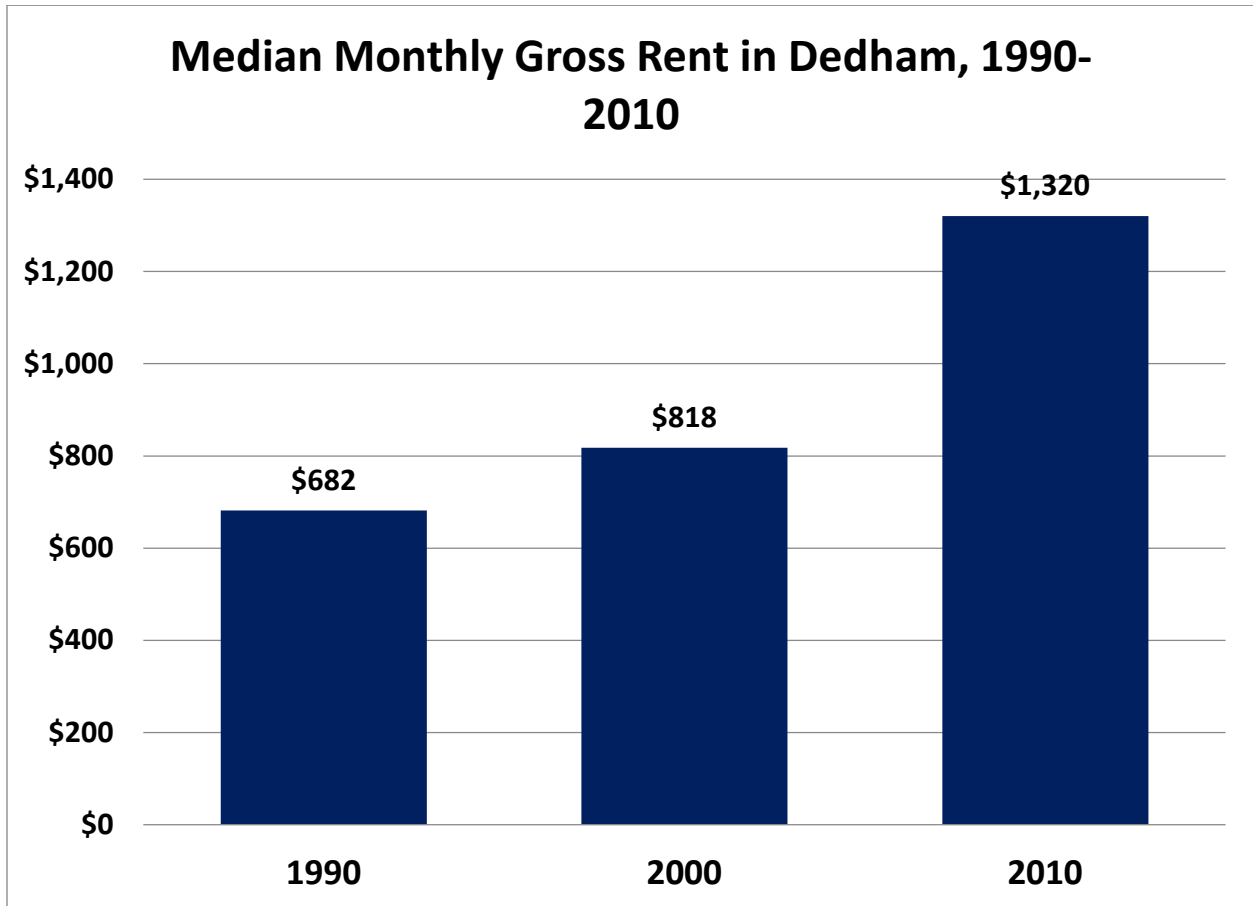
Source: Warren Group

Rental Costs

From 1990 through 2010, the Dedham rental housing market mirrored the homeowner market in terms of price escalation. In 1990, more than a third of all apartments in Dedham rented for less than \$500 a month. By 2010, this figure had shrunk to about 20 percent. On the other end of the rental cost distribution, only about one in eight apartments in Dedham had rents above \$1,000 per month in 1990; in 2010, more than 64 percent of apartments were renting for

more than \$1,000. As a result, the median monthly rent in Dedham increased from \$682 in 1990 to \$1,320 in 2010 (See **Figure 16**).

Figure 16



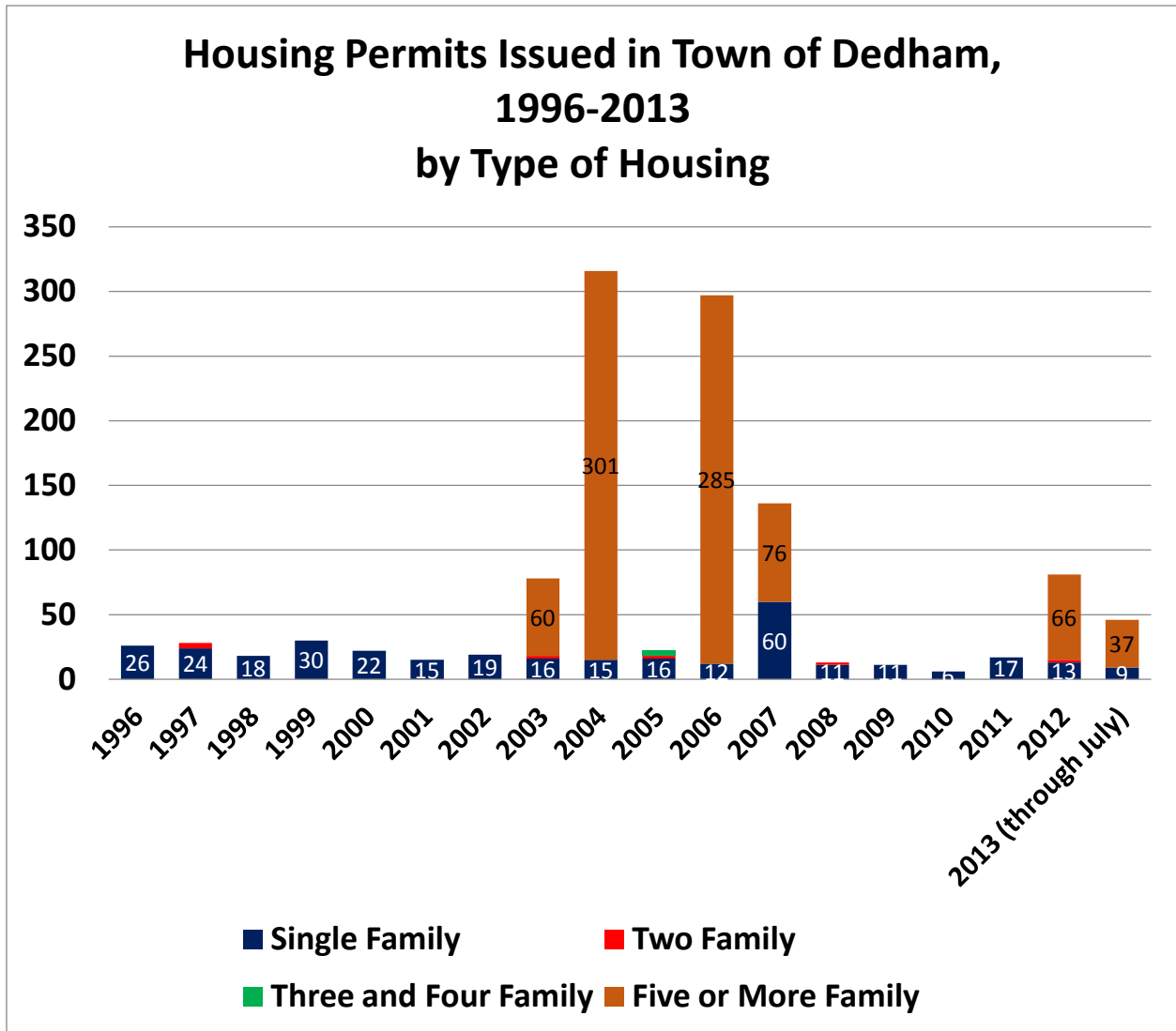
Source: U.S. Decennial Census (1990 - 2000); American Community Survey (2006-2010)

Rents have generally been higher in Dedham than in Greater Boston as a whole, and they have appreciated faster. In 1990, the median monthly rent in Dedham was \$40 (6.2%) higher than the median rent region-wide. By 2010, Dedham's monthly rent exceeded the region's by \$157 or 13.5 percent. This price escalation is likely due to an increase in rental demand relative to the supply of rental housing in the town.

Housing Construction

As **Figure 17** reveals, there was little housing construction in Dedham between 1996 and 2002. In no year during that period did the town issue more than 30 building permits, and virtually all of these were for single-family homes. Over the following five years, between 2003 and 2007, Dedham experienced a housing construction boom, with nearly 850 permits issued for construction – and 85 percent of these were in buildings with five or more units. Then, once the region’s housing bubble burst, construction ground nearly to a halt. Between 2008 and 2011, no more than 17 permits were issued in any one year, and these were almost exclusively for single-family residences.

Figure 17



Source: U.S. Census Building Permit Survey

Finally, in 2012, construction activity began to reemerge with 81 units permitted that year and 46 more permitted through July 2013. Of the total 127 units permitted during these two years, all but 22 were for multiunit homes.

Altogether, between 1996 and 2002, nearly 98 percent of the housing permits were for single-family homes. Since then, 81 percent have been for multifamily units, most in apartment

or condominium complexes with five or more units. Developers have clearly read the demographic tea leaves and have shifted their construction plans accordingly.

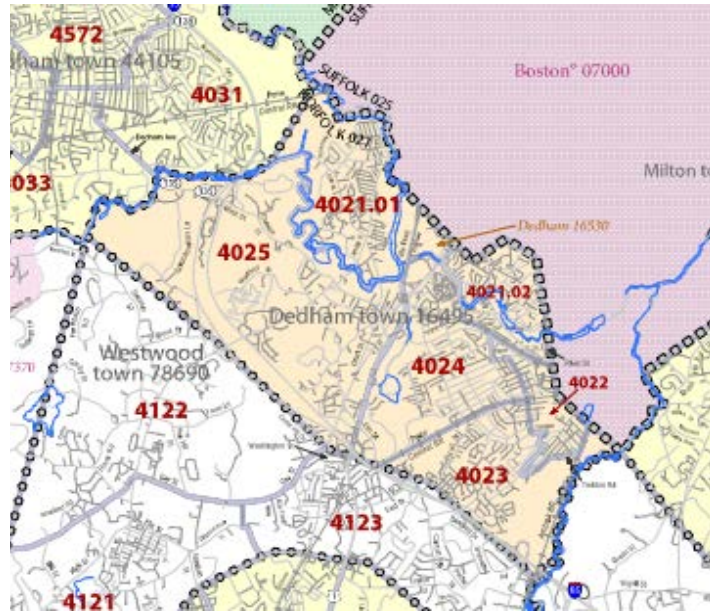
If Dedham hopes to meet the housing needs of its current residents going forward, though, this trend toward increased multiunit construction will have to be continued and probably expanded. As residents age, many will feel the need to downsize, moving out of their large homes because they have more space than they need and because they do not want to worry about regular maintenance of their houses and yards. A large proportion of these people will in all likelihood desire to remain in Dedham, the community that they have called home for decades. If the town hopes to retain these people as they age, it must have housing options that are suitable and desirable for them. It will also need housing for a growing number of younger households, many of whom will prefer (and may only be able to afford) multifamily housing that is closer to transit and “town-centered.”

A Closer Look at the Town of Dedham by Census Tract

Like most municipalities, there is a good deal of diversity within Dedham. To examine this diversity, we turn to data for the six census tracts within the town.⁸ The six tracts are:

- Tract 4021.01: Riverdale
- Tract 4021.02: The eastern portion of East Dedham
- Tract 4022: Oakdale; a small portion of Greenlodge; most of the Manor
- Tract 4023: Most of Greenlodge; portions of the Manor
- Tract 4024: The western portion of East Dedham; the western portion of Oakdale
- Tract 4025: Dedham Village, West Dedham

Town of Dedham – Census Tracts

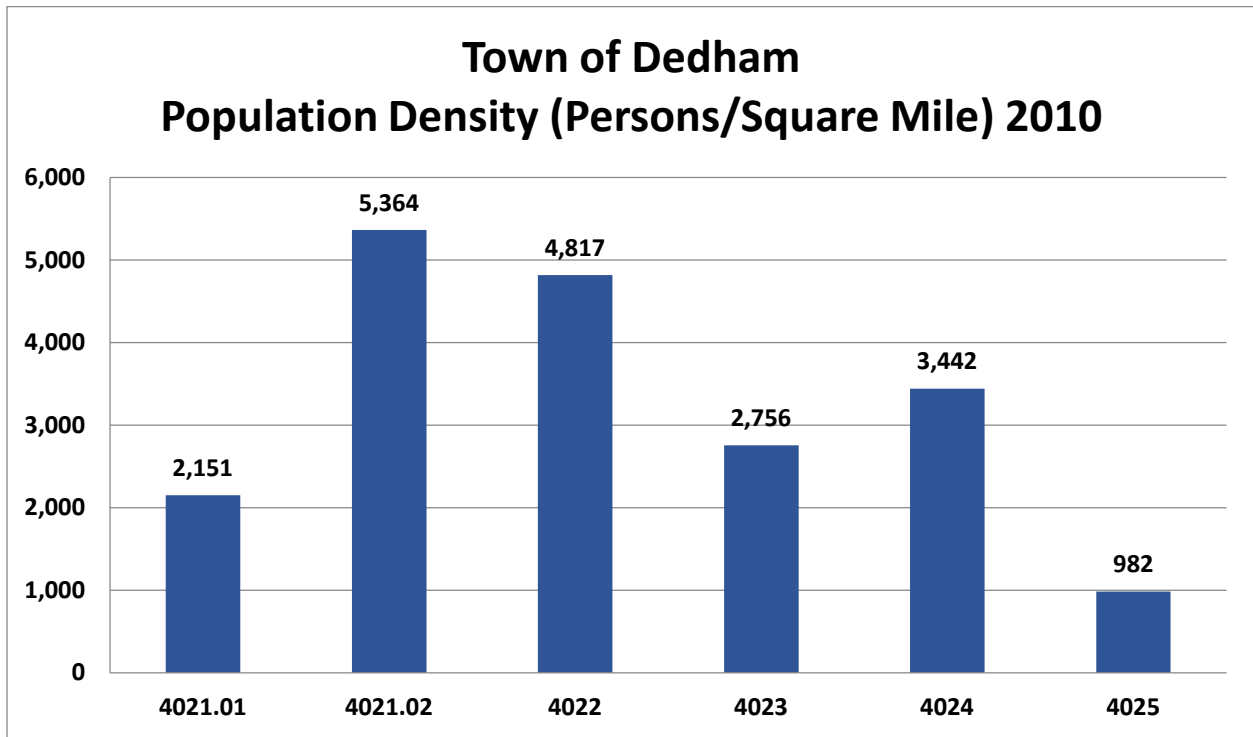


Tracts 4021.01, 4021.02, and 4022 border the City of Boston; 4023, 4024, 4025 share a border with Westwood. Tract 4023 also shares a border with Canton. Tracts 4021.01 and 4025 also share a border with Needham.

Population Density

As **Figure 18** reveals, density varies dramatically within Dedham. The Riverdale tract (4021.02), covering less than three-quarters of a square mile, has a density of nearly 5,400 residents per square mile – nearly 5.5 times the density of the Dedham Village/West Dedham tract (4025).

Figure 18



Source: USA.com Census Tract data for the Town of Dedham

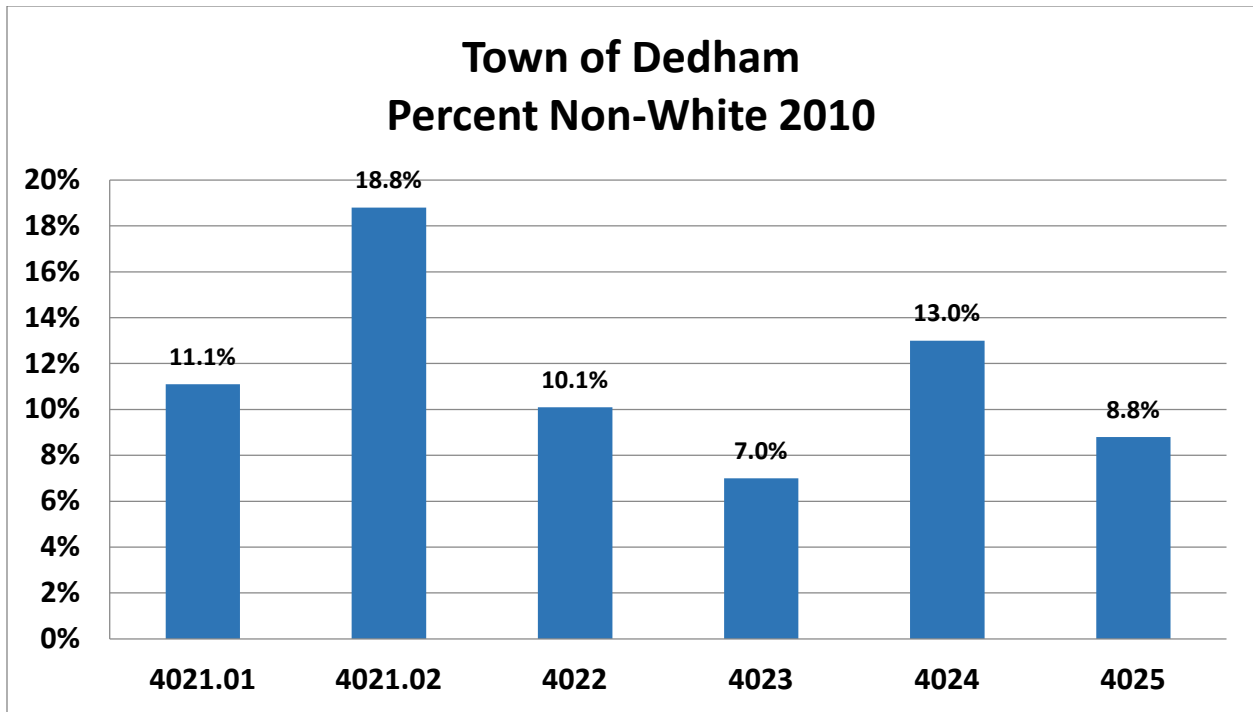
Population Diversity

Diversity varies in line with population density, as shown in **Figure 19**. The most dense census tract (4021.02) is also the most diverse with nearly one in five residents being African-American, Hispanic, Asian, Native American, or multiracial. This tract is more than twice as diverse as tracts 4023 and 4025 which are furthest from the City of Boston.

Household Income

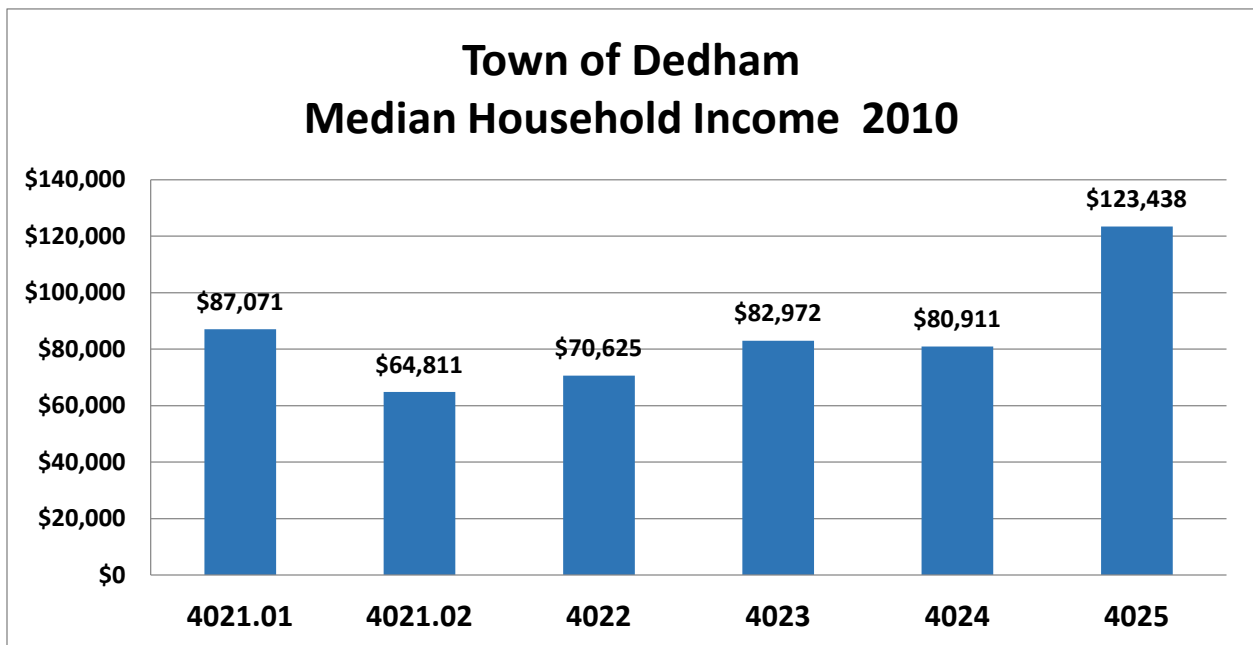
Median household income also varies significantly across Dedham's census tracts. As **Figure 20** demonstrates, household income in the most dense and most diverse census tract (4021.02) is the lowest in the town (\$64,811), just a little more than half the income of Dedham's wealthiest tract (4025) (\$123,438).

Figure 19



Source: USA.com Census Tract data for the Town of Dedham

Figure 20

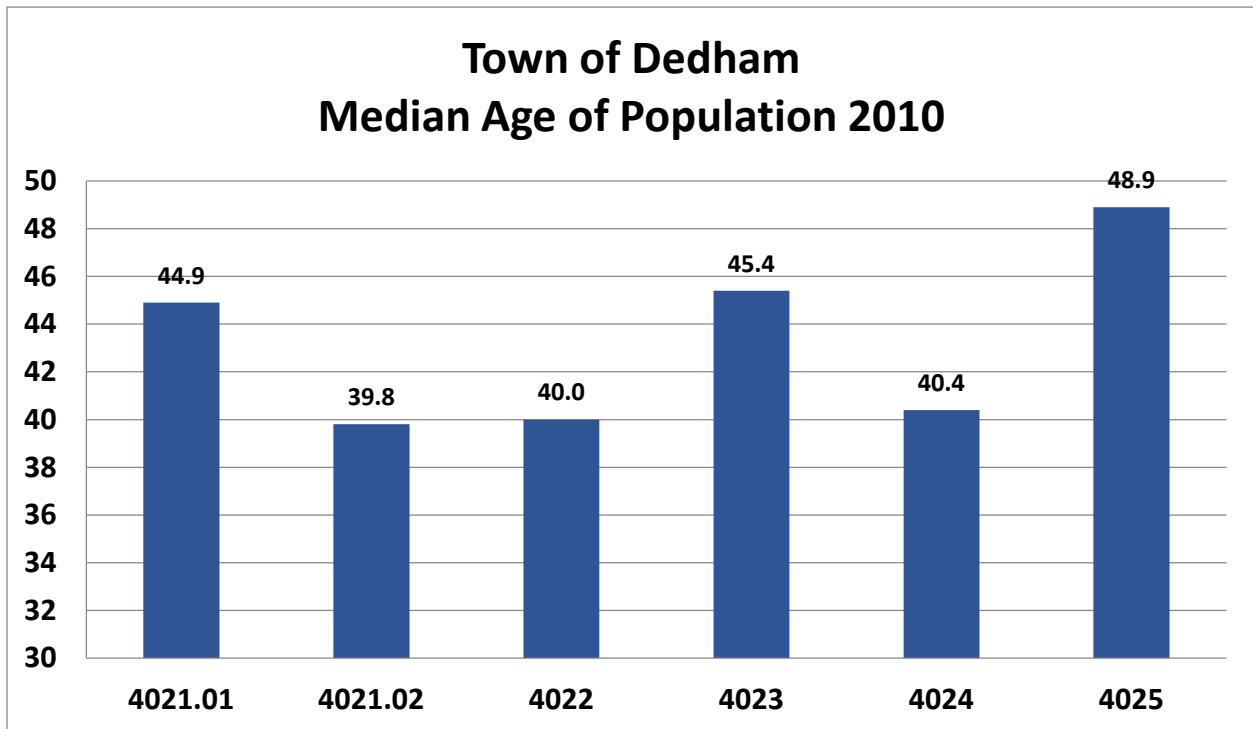


Source: USA.com Census Tract data for the Town of Dedham

Age Distribution

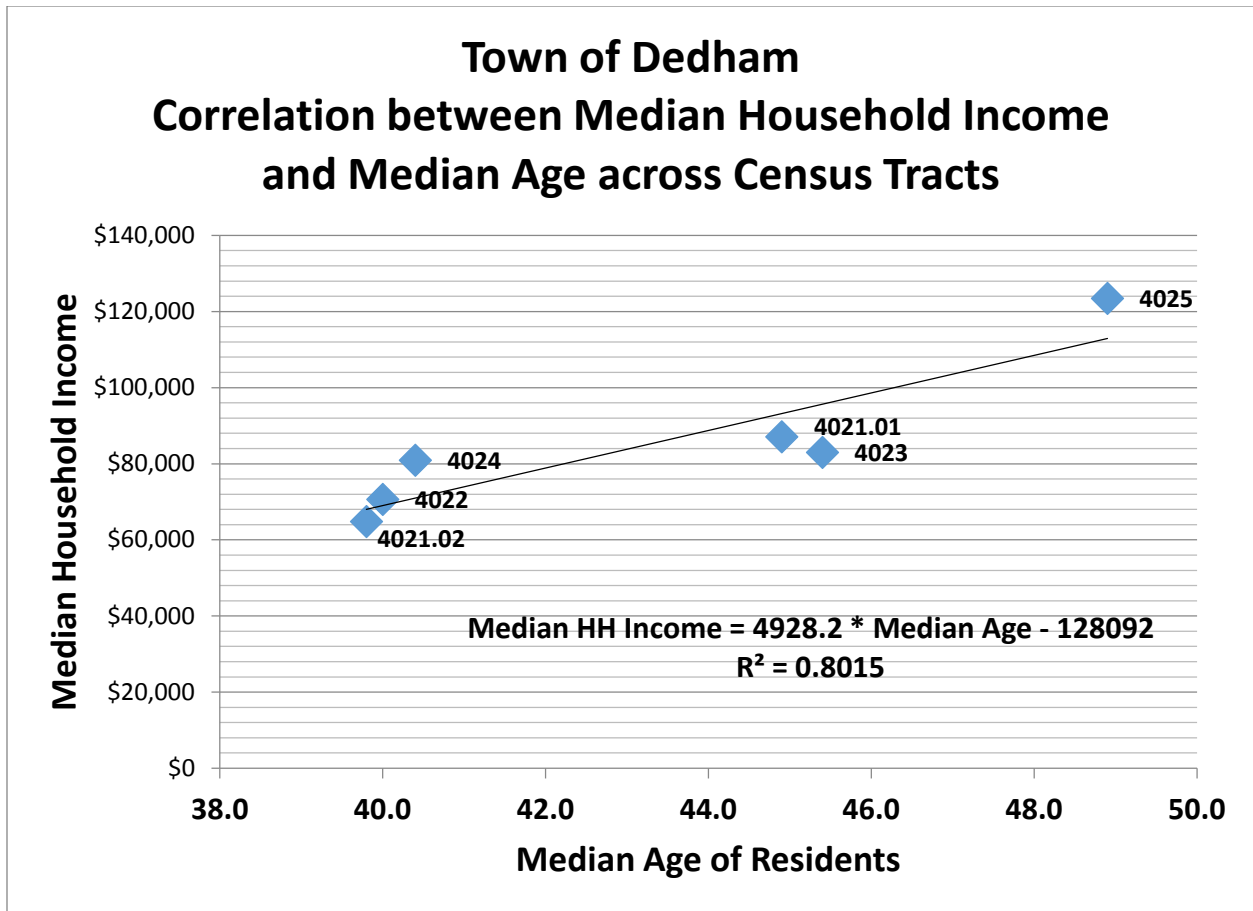
The large discrepancy in median household income is highly correlated with the age of the population in each of Dedham’s census tracts. As **Figure 21** reveals, the median age in the tract with the lowest income (4021.02) is less than 40, while the median age in the wealthiest is nearly 50. To the extent that household income increases with age – at least up to retirement – one would expect to see a correlation of age and income. Indeed, as **Figure 22** indicates, the correlation across the six census tracts is extremely high ($R = .8015$).⁹

Figure 21



Source: USA.com Census Tract data for the Town of Dedham

Figure 22

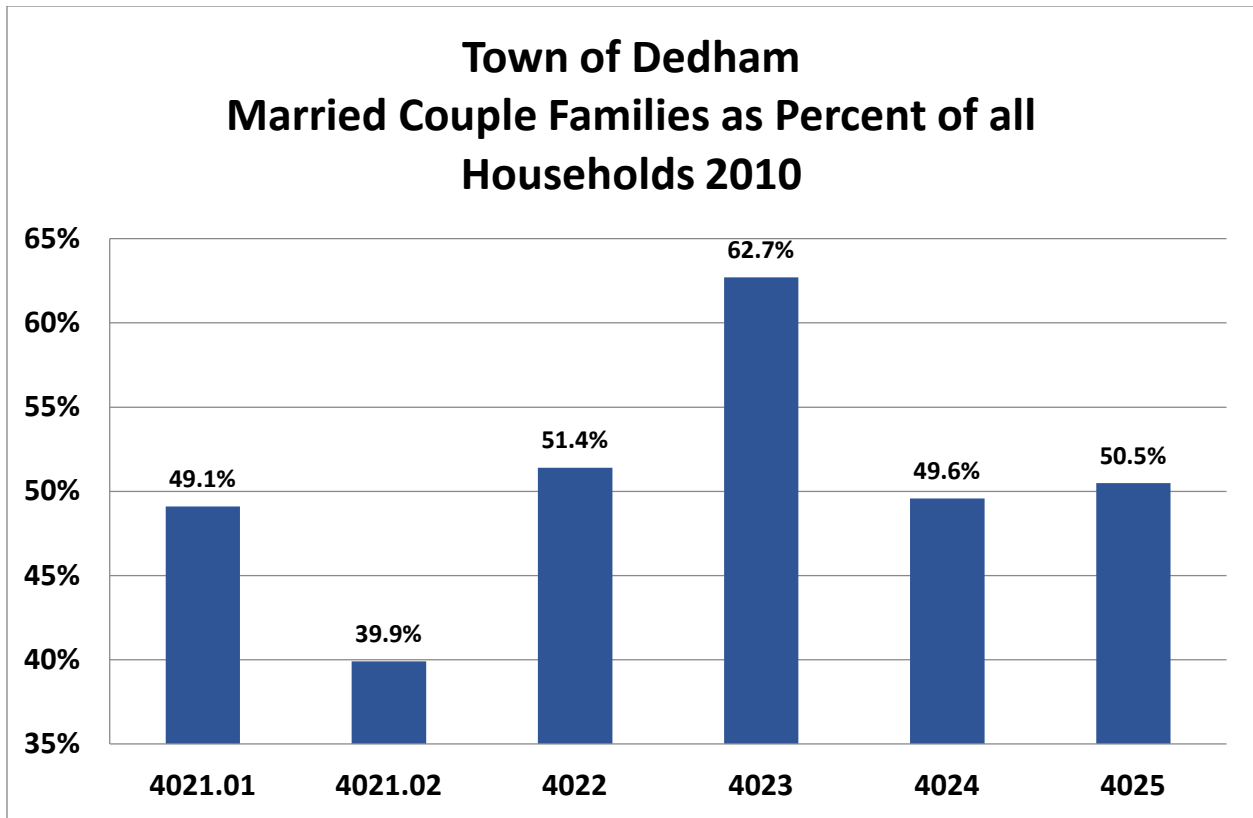


Source: Calculation based on USA.com Census Tract data for the Town of Dedham

Household Type

Dedham’s neighborhoods also vary by the types of households that live there, as **Figure 23** reveals. In census tract 4023, comprised mostly of the Greenlodge and Manor neighborhoods, more than 60 percent of the housing units are occupied by married couple families. In the East Dedham census tract 4021.02, less than 40 percent of the housing units have married couples living in them. In the other four census tracts, the residents of half of all units are part of a married couple family.

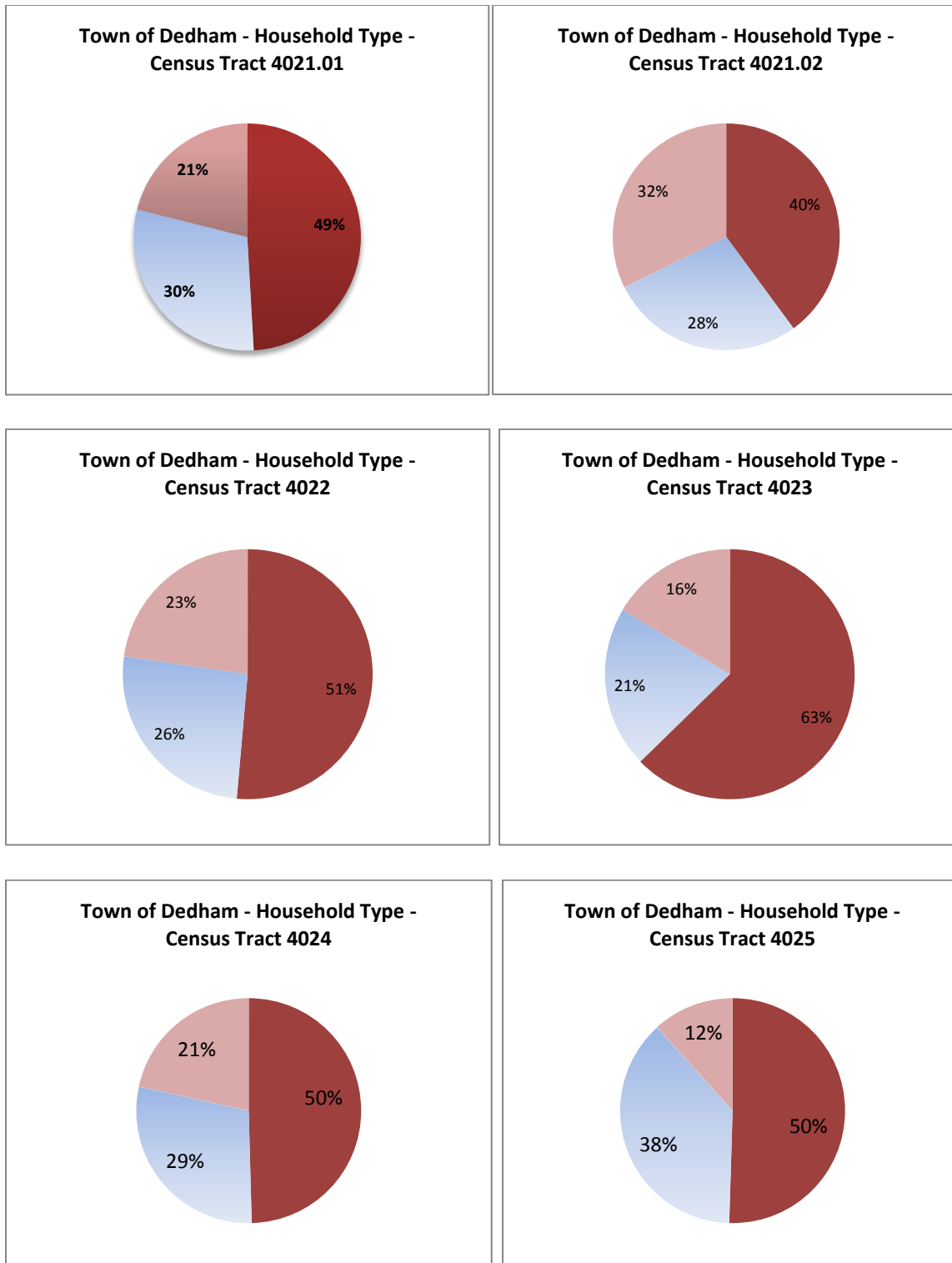
Figure 23



Source: USA.com Census Tract data for the Town of Dedham

The pie charts in **Figure 24** provide data on the other types of households in each of the six census tracts. The percentage of single-person households is shown in light blue. Note that in census tract 4023, about one in five housing units is occupied by a single-person; in census tract 4025, in Dedham Village and West Dedham, nearly two in five housing units have only a single resident. The remaining housing units (in light brown) are those occupied by unmarried couples or housemates. In census tract 4021.02, nearly a third of housing is occupied by such households.

Figure 24



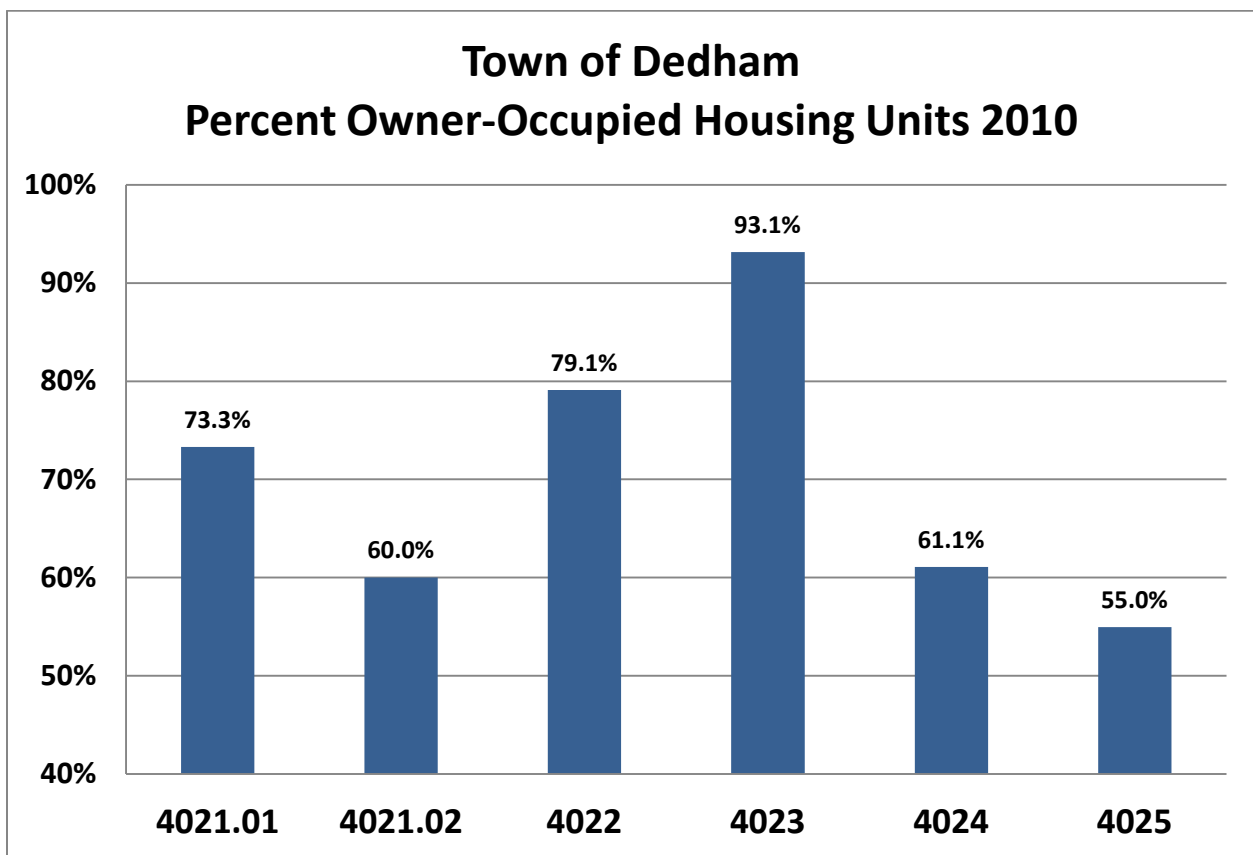
Source: USA.com Census Tract data for the Town of Dedham

Housing Characteristics of Dedham Neighborhoods

Owner-Occupied Housing vs. Rental Housing

As **Figure 25** reveals, there is also substantial variation in the type of housing tenure in each census tract. In census tract 4023, the Dedham's most southern neighborhood, more than 93 percent of the housing stock is owner-occupied. By contrast, this is true of only a little more than half of the housing units in census tract 4025 comprising Dedham Village and West Dedham. Approximately three-quarters of the housing stock in tracts 4021.01 and 4022 is owner-occupied.

Figure 25



Source: USA.com Census Tract data for the Town of Dedham

Single-Family vs. Multi-Unit Housing

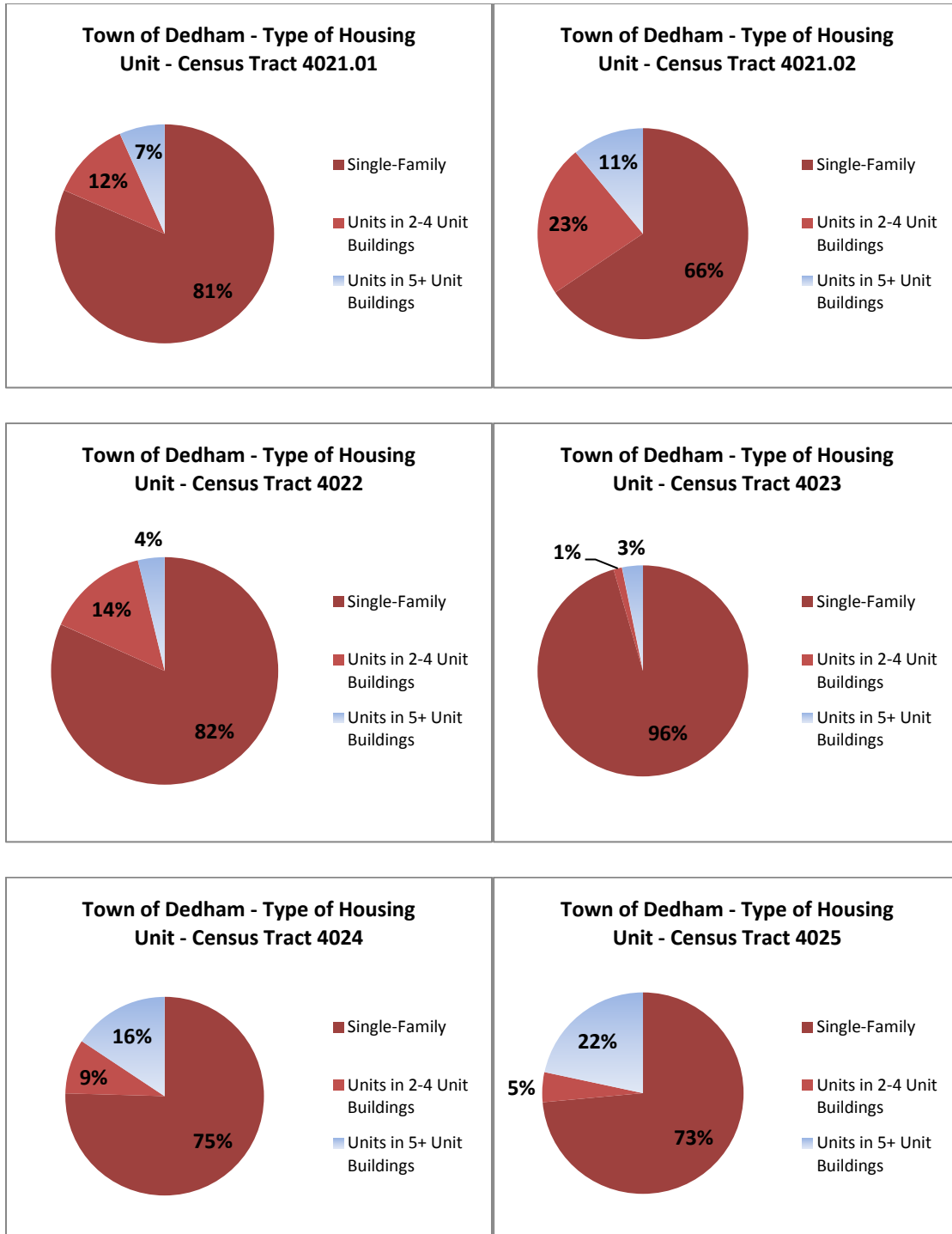
Figure 26 provides data on the type of housing units in each of Dedham's census tracts. Here, too, there is substantial variation. Virtually all (96%) of the housing stock in census tract 4023 is single-family. In tract 4021.02, single-family units make up just two-thirds (66%) of the housing stock. Census tract 4025 is home to the most apartment buildings with 5+ units. Here more than one-quarter (27%) of the housing stock is multifamily; 5 percent of the stock is comprised of 2- to 4-unit structures; while 22 percent is in larger apartment and condominium buildings. There is also a substantial number of apartment and condo units in census tract 4024.

New Housing Development

Tracts 4024 and 4025 (including Oakdale, Dedham Village, and West Dedham) represent the hub of new housing development in Dedham in recent years. In tract 4024, nearly 20 percent of all of the housing stock has been constructed since 2000, and in tract 4025, that figure is even higher. Nearly one in four homes in the latter tract has been added since 2000 (See **Figure 27**).

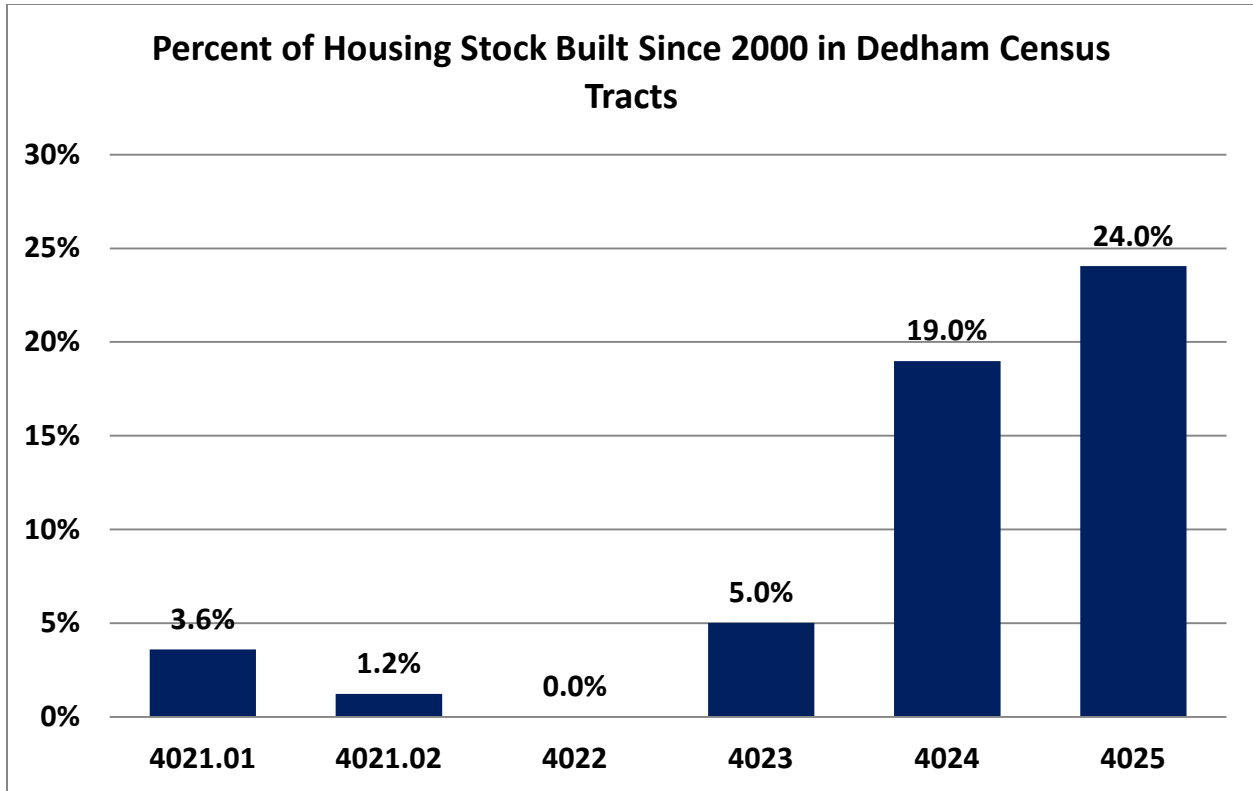
The neighborhoods at the northern end of the town – tracts 4021.01, 4021.02, 4022, and 4023 – have seen the lowest rate of new housing development. These are the neighborhoods that border the city of Boston, and they have been densely populated for generations. As a result, there is little room for new construction in these areas, particularly in comparison with the West Dedham area, with its large expanses of undeveloped land. In each of those four census tracts, no more than five percent of the existing housing stock was built after 2000.

Figure 26



Source: USA.com Census Tract data for the Town of Dedham

Figure 27

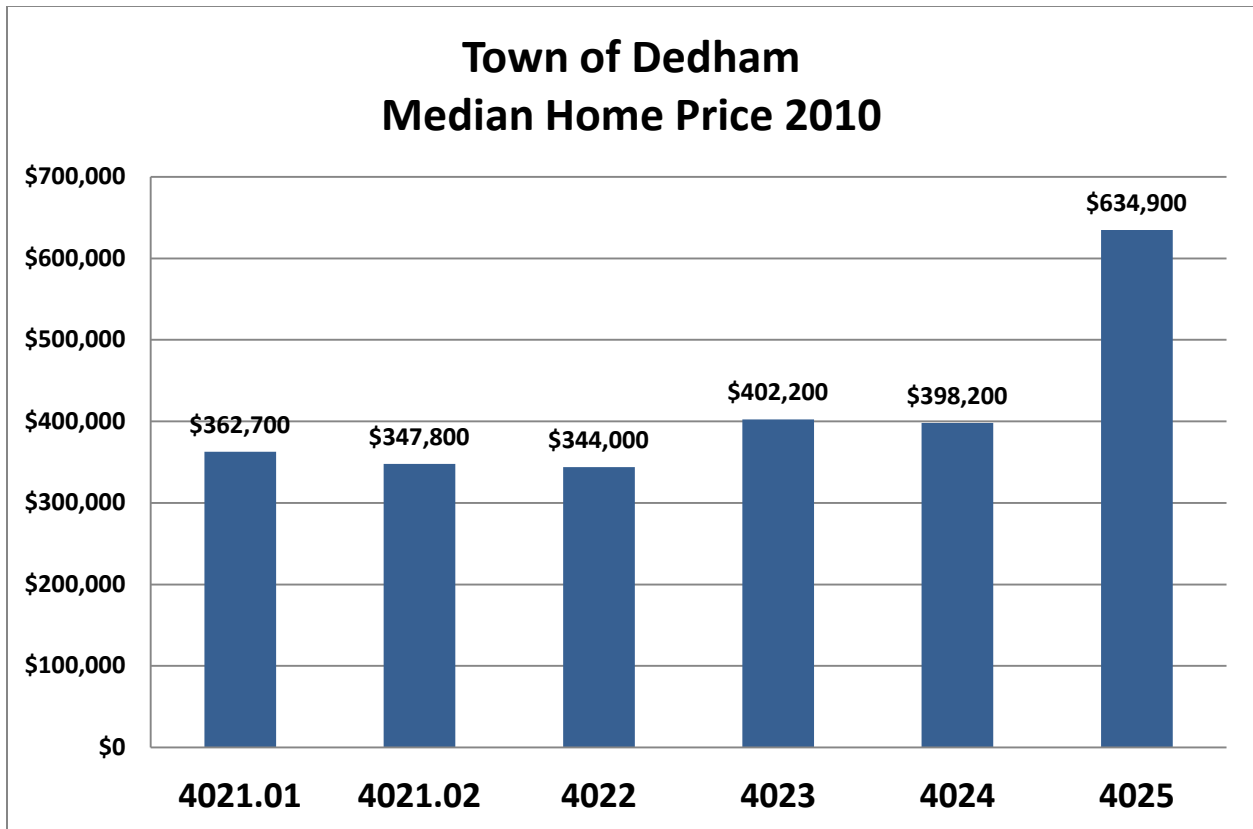


Source: U.S. Census Building Permit Survey

Home Prices

By far, the most expensive homes in Dedham tend to be found in the northwest portion of the town in Census Tract 4025 (Dedham Village) (See **Figure 28**). Here the median home price in 2010 was nearly \$635,000. In the rest of Dedham’s census tracts, median prices range from \$344,000 in tract 4022 to \$402,200 in tract 4023.

Figure 28



Source: USA.com Census Tract data for the Town of Dedham

Summarizing the Census Tract Data

Table 1 summarizes all of these census tract data, providing a reasonable snapshot of the nature of the Dedham's population and housing stock across the town. At one end, tract 4021.02 has the most racially and ethnically-diverse population, the youngest residents, and the fewest units housing married couples. At the other end is tract 4025 which houses the oldest residents, the wealthiest, and the neighborhood with the most single-person households. This is also the tract with the newest housing stock, much of it in apartment complexes. As a result of the new construction, this is also where the most expensive housing is found.

Census tract 4023 is the least racially and ethnically diverse, and though it has a relatively young population, it also has the highest proportion of married-couple families and the most owner-occupied housing. It has little new housing stock and the fewest multifamily units in apartment buildings. Census tract 4022, like 4021.02, and 4023, has a relatively younger population and has the least expensive housing stock.

Table 1 Characteristics of Dedham’s Census Tracts

4021.01	4021.02	4022	4023	4024	4025
	Most Diverse		Least Diverse		
	Lowest Income				Highest Income
	Youngest Population	Young Population	Young Population		Oldest Population
	Fewest Married-Couple Families		Most Married-Couple Families		
					Most Single-Person Households
			Most Owner-Occupied Housing		Least Owner-Occupied Housing
			Fewest Apartment Buildings		Most Apartment Buildings
Little New Housing Stock	Little New Housing Stock	No New Housing Stock	Little New Housing Stock		Most New Housing Stock
		Least Expensive Housing Stock			Most Expensive Housing Stock

Source: Compiled from USA.com Census Tract data for the Town of Dedham

Conclusions

This first report from the Dukakis Center on the Town of Dedham provides the baseline data for projecting population trends and housing demand for the next twenty years. The key points can be summarized as:

- After a decline of nearly 13 percent in its population between 1970 and 2000, the number of residents in Dedham began to rebound during the last decade. With 1,265 more residents in 2010 than in 2000, the town's population is larger than any time since 1980. During the three decades when Dedham was *losing* nearly one-eighth of its population, the rest of the Commonwealth was *increasing* its population by 11.6 percent. Since 2000, however, Dedham's population growth rate has exceeded the state's rate, as well as that of Norfolk County: 5.4 percent vs. 3.1 and 3.2 percent, respectively.
- Because of declining household size, the number of households in Dedham has increased more than twice as fast its population. By 2010, the town had 11.5 percent more households than a decade earlier.
- Like the rest of the state, Dedham's population is aging. The proportion of residents who are children aged 5 to 19 declined from nearly 25 percent in 1980 to just 16.4 percent in 1990. Since then, the proportion has stabilized at roughly 17 percent. However, those aged 75 or older now make up nearly 11 percent of the town's population, up from less than 5 percent in 1980 and 8.2 percent in 2000. Overall, the age cohort 65+ experienced a 16.5 percent increase in their ranks over the past decade while the ranks of the older prime age cohort (age 45-64) increased by a whopping 26.5 percent. If these residents remain in Dedham and most of them survive another decade, there will be a similar increase by 2020 among those currently 55 to 74. Meanwhile, there has been virtually no

growth in the under 19 years old cohort and a 10 percent loss in the number of younger prime age residents (age 20-44).

- With the aging of the population and fewer young adults, the number of families as a percentage of all households has fallen sharply. In 1980, nearly 80 percent of Dedham's households were families with two or more related individuals, most with children. By 2010, families comprised only 65 percent of the town's households. Families with children have declined as a share of Dedham's households even more dramatically. In 1980, close to one-third (31.6%) of all the town's housing sheltered a married couple with children. By 2010, only about one-fifth (21.3%) of all households were like the traditional "Ozzie and Harriet Nelson" family of 1960s TV.
- Dedham, like most of the rest of Massachusetts, is also becoming more racially and ethnically diverse. In 1980, nearly 99 percent of Dedham's population was non-Hispanic white. By 2010, more than one in nine residents (11.6%) was African-American, Hispanic, Asian, Native American, or multi-racial.
- With its aging population, Dedham's households have seen a steady increase in their income. Between 1990 and 2010, median household income (in \$2010) increased from \$87,680 to \$100,561. As such, the typical household in Dedham now has an income that is more than 50 percent higher than the median in the Commonwealth (\$65,981).
- Between 1990 and 2000, Dedham added only 183 housing units to its existing stock of 8,750 homes. In the following decade, however, the town's housing stock increased by more than 950 units – an addition of nearly 11 percent.
- Even more importantly, the type of new housing stock changed rather dramatically. Between 1990 and 2010, the number of single-family homes increased by 14 percent.

The number of units in 2-4 unit buildings actually decreased by 30 percent. Meanwhile, units in apartment and condo complexes increased by more than 170 percent – with most of this new stock coming on line between 2000 and 2010.

- Between 1990 and 2000, the median home value in Dedham increased by 26 percent to \$223,200. In the following decade, even after the collapse of the housing bubble in the nation and in Greater Boston, median home value soared by another 74 percent to \$388,100.
- While there is a wide range of median single-family home sale prices across Greater Boston municipalities, Dedham's home prices have remained close to the median for the entire region for at least the last decade. In the first half of 2013, Dedham's median selling price for a single-family home was \$367,500, 4 percent higher than the all-region median.
- Like home prices, housing rents have escalated almost continuously over the past two decades. Between 1990 and 2000, median monthly rent increased by 20 percent; in the following decade rents exploded by 61 percent.
- With the exception of a housing construction boom from 2003 through 2007, there has been very little new home construction until the past two years. Indeed, nearly three-quarters of all the new units of housing permitted in Dedham between 1996 and 2013 (through July) were permitted during this five-year boom period. From 2008 through 2011, a total of just 47 housing permits were issued in town. In 2012 alone, there were 81 permits pulled and 46 through the first seven months in 2013.
- There is considerable diversity in the demographic profile of Dedham's six census tracts, including large differences in racial-ethnic composition, in the age of each tract's

residents, and in household composition. There is also a substantial variance in the homeownership rate, in the type of housing in each tract, and in the pace of new housing construction.

All of these data will be useful in our attempt to project how Dedham may change demographically over the next two decades and what this will mean as the town plans for new housing that will meet the needs not only of a growing population, but of a population that very likely will want to make different housing choices than previous generations.

ENDNOTES

¹ Barry Bluestone, Chase Billingham, Eleanor White, Marvin Siflinger, Tim Davis, and Tim Reardon, with assistance from Noah Hodgetts and James Huessy, *The Greater Boston Housing Report Card 2012: A New New Paradigm for Housing in Greater Boston* (Boston, MA: The Boston Foundation, 2012).

² Barry Bluestone and Chase Billingham, with Liz Williams, Yingchan Zhang, Tim Davis, Aaron Gornstein, Marvin Siflinger, Ann Verrilli, and Eleanor White, *The Greater Boston Housing Report Card 2011: Housing's Role in the Ongoing Economic Crisis* (Boston, MA: The Boston Foundation, 2011).

³ Population data are from the State Data Center, MISER, as reported in *Town of Dedham Master Plan*, April 2009 and U.S. Census Bureau, American Factfinder.

⁴ See Bluestone et al., 2012.

⁵ In 2000, median household income in the Town of Dedham was 12 percent higher than in Greater Boston as a whole. By 2010, the premium had increased to 17.5 percent. As such, Dedham has become even more affluent relative to other communities in the region, even as it has become more diverse.

⁶ These data refer to home values as reported by homeowners in response to the U.S. Census survey.

⁷ Data on the median selling prices of single-family homes for 2012 and 2013, generated by the Warren Group, are available in Barry Bluestone, et.al., *The Greater Boston Housing Report Card 2013* (Boston: The Boston Foundation, October 2013), Appendix Table A.

⁸ For these analyses, we have used the most recent data available, from the U.S. Census Bureau's 2006-2010 American Community Survey 5-Year Estimates, at the census tract level. These data are available online (<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>).

⁹ There is also a high correlation between percent non-white and median household income, but when we ran a multiple regression of % nonwhite and median age on median household income, the relationship between income and age was statistically significant, but after controlling for age, there was no statistically significant relationship between % nonwhite and household income.