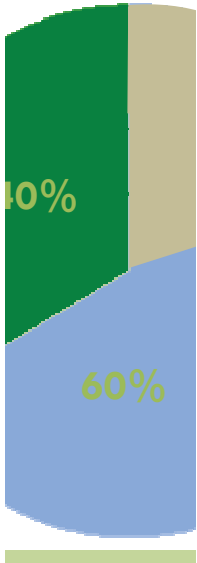
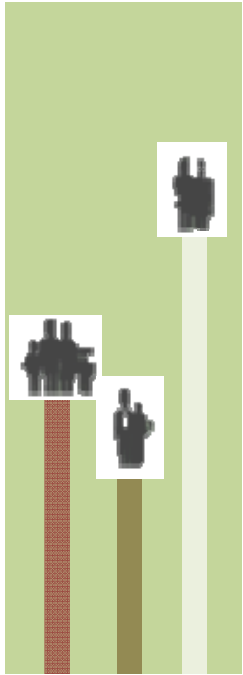
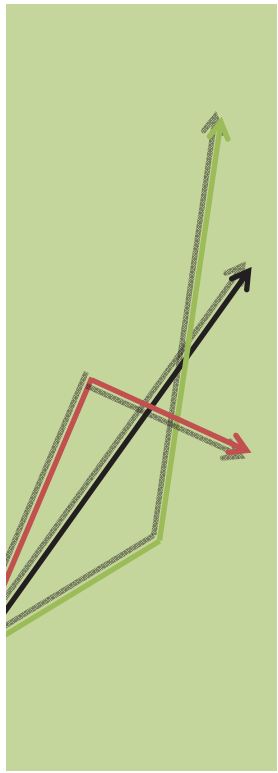
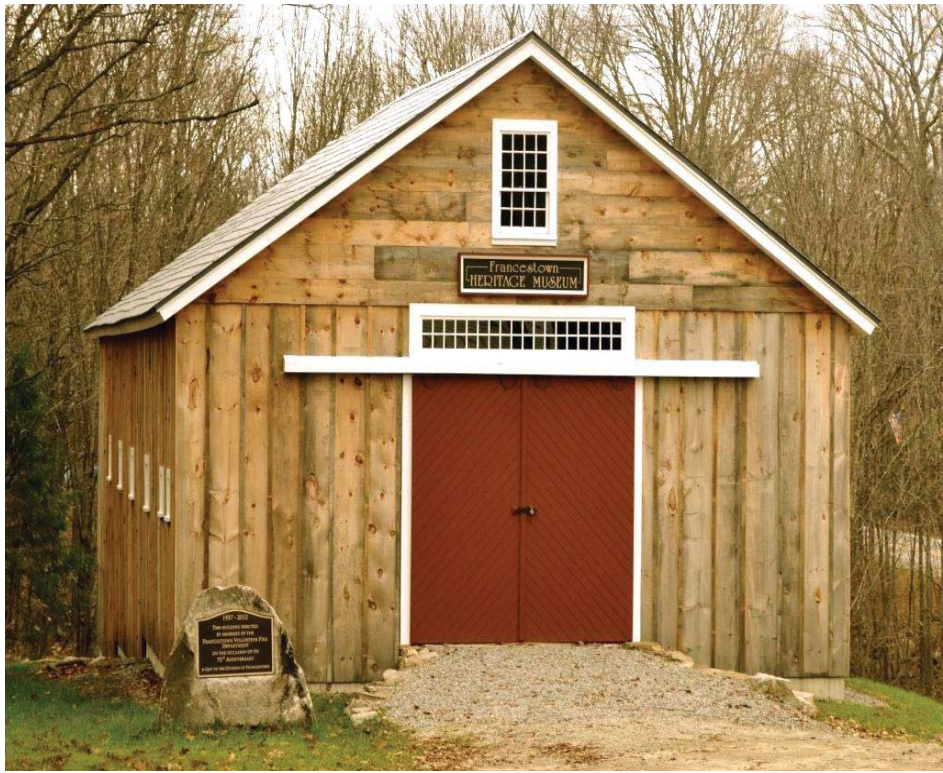


# Francestown

Demographics and Socio-Economic Characteristics



(page intentionally blank)



# Demographics and Socio-Economic Characteristics

## Introduction

The purpose of this chapter of the Fracesttown Master Plan is to identify and discuss the town's population, demographic, housing and socio-economic conditions, trends and projections. Comparisons between various demographic and socio-economic conditions are also provided between Fracesttown and neighboring towns. This chapter also helps lay out the foundation and provides base line data for the other chapters in the Town's Master Plan.

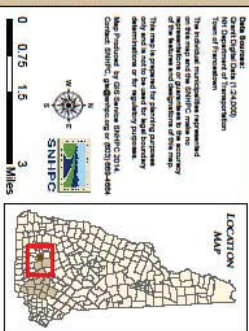
## Surroundings

Fracesttown is approximately 30 square miles in size with a 2014 population of 1,564 residents (NH Office of Energy and Planning). Fracesttown is the second smallest town in terms of population among surrounding towns (see *Table #1*). Fracesttown also has the lowest number of persons per square mile (52) compared to its neighbors. Map #1, Regional Settings, displays Fracesttown's location with respect to surrounding towns.

**Table #1: Fracesttown and Surrounding Towns, Square miles and population**

Municipality	Land Area (Sq. Miles)	2000 Population	2010 Population	2013 Population	Numeric Change (2000-2010)	Percent Change (2000-2010)	Persons Per Sq. Mile (2013)
Bennington	11	1,401	1,476	1,471	75	5.4%	130
Deering	30.8	1,875	1,912	1,929	37	2.0%	63
<b>Fracesttown</b>	<b>30.1</b>	<b>1,480</b>	<b>1,562</b>	<b>1,564*</b>	<b>82</b>	<b>5.5%</b>	<b>52</b>
Greenfield	26.1	1,657	1,749	1,791	92	5.6%	68
Lyndeborough	30.4	1,585	1,683	1,691	98	6.2%	56
New Boston	42.8	4,138	5,321	5,393	1,183	28.6%	125
Weare	58.8	7,776	8,785	8,836	1,009	13.0%	150
Hillsborough County	876.1	380,841	400,721	402,606	19,880	5.2%	459
New Hampshire	8,952.65	1,235,786	1,316,470	1,323,459	80,684	6.5%	147

\*Note: Fracesttown's 2014 Population Estimate is 1,564. Source: New Hampshire Office of Energy and Planning (NHOEP); New Hampshire Economic & Labor Market Information Bureau (NHELM); U.S. ACS Census Data



## Population Trends and Projections

Between 1840 and 1940, the town actually lost population, in part due to outside influences: the Civil War, two depressions and a major flu epidemic.

As shown in the following Tables #2 and #3 and Figures #1 and #2, Fracesttown has experienced relatively stable population growth since 1950. The largest population increase occurred between the period 1950 and 2000 when the town added 985 new residents (an increase of 173 %).

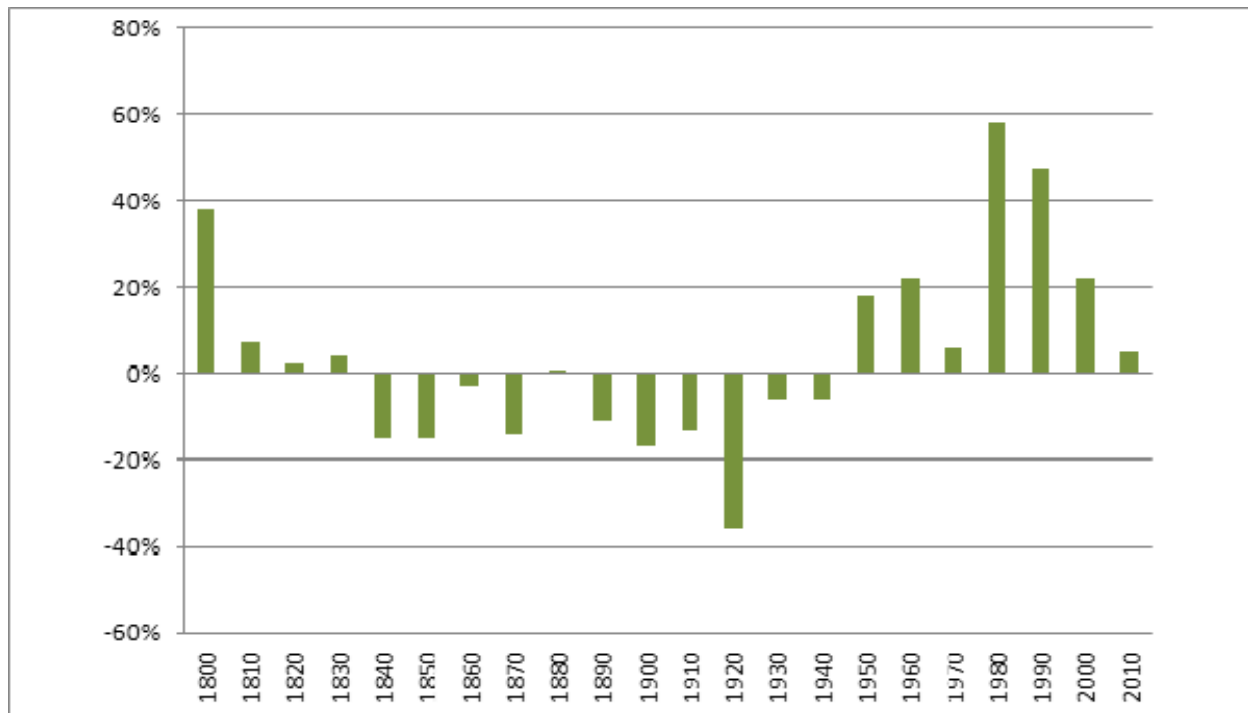
Between 2000 and 2010, Fracesttown added a total of 82 new residents and between 2010 and 2013, the town's population increased by 84 new residents (a rate of change of 5.7 %).

**Table #2: Fracesttown, Population Trends 1790 to 2010**

Year	Population	% Change
1790	982	-
1800	1355	38%
1810	1451	7%
1820	1479	2%
1830	1541	4%
1840	1307	-15%
1850	1114	-15%
1860	1082	-3%
1870	932	-14%
1880	937	1%
1890	837	-11%
1900	693	-17%
1910	602	-13%
1920	385	-36%
1930	363	-6%
1940	342	-6%
1950	405	18%
1960	495	22%
1970	525	6%
1980	830	58%
1990	1217	47%
2000	1483	22%
2010	1562	5%

Source: John Schott's Frances' Town; SNHRPC

**Figure #1: Francetown, Population Trends 1790 – 2010**



Source: John Schott's Frances' Town; SNHRPC; Census Data

**Table #3: Francetown and Surrounding Towns, Population Trends**

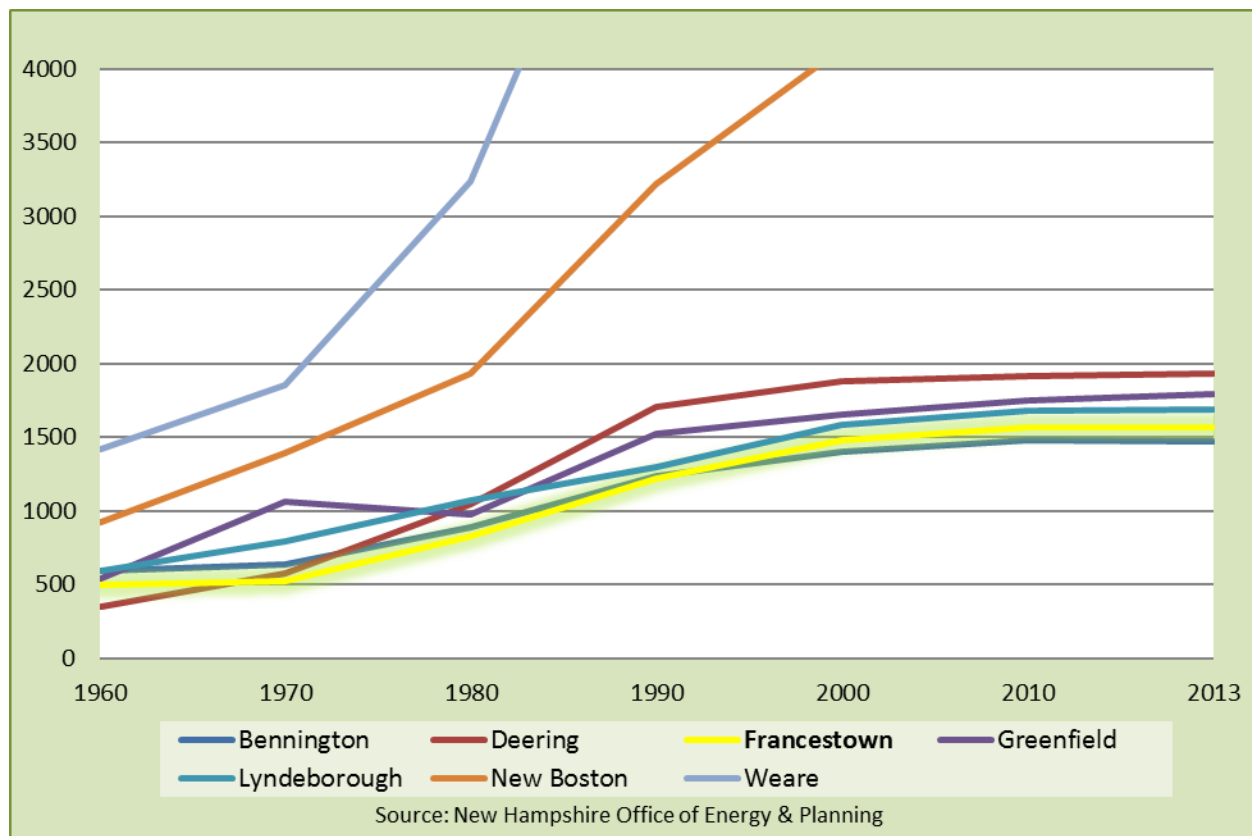
Year	Bennington	Deering	Francetown	Greenfield	Lyndeborough	New Boston	Weare	Hillsborough County	New Hampshire
1960	591	345	495	538	594	925	1,420	178,161	606,400
1970	639	578	525	1,058	789	1,390	1,851	223,941	737,579
1980	890	1,041	830	972	1,070	1,928	3,232	276,608	920,475
1990	1,236	1,707	1,217	1,519	1,294	3,214	6,193	336,073	1,109,117
2000	1,401	1,875	1,480	1,657	1,585	4,138	7,776	380,841	1,235,786
2010	1,476	1,912	1,562	1,749	1,683	5,321	8,785	400,721	1,316,470
2013	1,471	1,929	1,564	1,791	1,691	5,393	8,836	402,606	1,323,459
Change 1960-2000	810	1,530	722	1,119	991	3,213	6,356	202,680	629,386
% Change 1960-2000	137%	443%	199%	208%	167%	347%	448%	114%	104%
Change 2000-2013	70	54	84	134	106	1,255	1,060	21,765	87,673
% Change 2000-2013	4.5%	2.9%	5.7%	8.0%	6.7%	30.3%	13.6%	5.7%	7.10%

Source: New Hampshire Office of Energy & Planning; U.S. ACS Census Data

As shown in Table #3 and Figure #2, between 2000 and 2013, most towns surrounding Fracestown experienced faster population growth, except for the towns of Bennington and Deering. During this time period, Fracestown's annual population growth of 5.7% was also similar to the growth of Hillsborough County as a whole.

Since 2010, the surrounding towns of Greenfield, Lyndeborough, New Boston and Weare have grown faster than Fracestown, as has the state of New Hampshire as a whole.

**Figure #2: Fracestown and Surrounding Towns, Population Trends**



The 2014 annual population estimate for the Town of Fracestown, released on July 20, 2015 by the New Hampshire Office of Energy and Planning (NH OEP), is **1,564**.

The following Table #4 provides data on the number of births and deaths and increase/decrease of Fracestown residents between 1970 to 2014, as reported by the town's 1994 Master Plan (1970-1989) and Fracestown Annual Town Reports (1990-2014).

The data confirms that Fracestown has experienced fairly consistent trends in the number of births, deaths and net increases in town residents over the past four decades, except there were more deaths than births during the 1970's. (It is important to note that births and deaths may be understated because registration with the town is not mandatory. Deaths may be overstated because non-resident deaths may be included in the data.)

The New Hampshire Department of Human Health and Services vital statistics (DHHS) tracks births and deaths on a town-by-town basis in the state. That data however is not included in this chapter.

**Table #4: Fracestown, Births and Deaths**

Year	Births	Deaths	Net Increase (Decrease)	Year	Births	Deaths	Natural Population Change
<b>1970-1979</b>	59	83	-24	<b>2000</b>	11	11	0
<b>1980-1989</b>	145	68	77	<b>2001</b>	16	8	8
<b>1990</b>	21	7	14	<b>2002</b>	10	5	5
<b>1991</b>	19	8	11	<b>2003</b>	13	9	4
<b>1992</b>	24	10	14	<b>2004</b>	17	4	13
<b>1993</b>	16	9	7	<b>2005</b>	18	5	13
<b>1994</b>	20	8	12	<b>2006</b>	8	5	3
<b>1995</b>	12	8	4	<b>2007</b>	21	9	12
<b>1996</b>	15	6	9	<b>2008</b>	6	3	3
<b>1997</b>	12	6	6	<b>2009</b>	6	9	-3
<b>1998</b>	13	10	3	<b>2010</b>	12	10	2
<b>1999</b>	10	9	1	<b>2011</b>	13	7	6
<b>Totals 1990-1999</b>	<b>162</b>	<b>81</b>	<b>81</b>	<b>2012</b>	7	8	-1
				<b>2013</b>	14	7	7
				<b>2014</b>	9	7	2
				<b>Totals 2002-2014</b>	<b>181</b>	<b>107</b>	<b>74</b>
Source: Town of Fracestown 1994 Master Plan; 1990-2014 Annual Town Reports							
Note: Births and Deaths may be understated: families have the option of not being included in statistics. On the other hand, deaths may be overstated to the extent that non-resident deaths may be recorded here.							



Table #5 outlines the projected future population growth of Fracestown between 2013 and 2040 as documented by the NH OEP. This projection indicates that the Town of Fracestown will likely experience continued slow population growth over the next 27 years, representing an overall increase of roughly 8% from a total of 1,564 residents in 2013 to a total of 1,694 residents in 2040 (see Table #5).

The population projections prepared by the NH OEP are based on the cohort-component method. While these projections are not a guarantee of Fracestown's actual population growth and it is impossible to foresee future events or circumstances in any municipality, region, or state that may alter the course of a town's overall population growth, population projections are a necessary planning tool for municipalities and as such must be considered in many municipal applications, including planning for future growth and development and the provision of municipal services and education. The methodology behind the cohort-component population projection method is explained in the footnote below.<sup>1</sup>

**Table #5: Fracestown, Population Projections**

Year	Population Projections	Percent Change (Annually)	Percent Change From Base Year (2013)
2013	1,564	N/A	N/A
2015	1,583	1.2%	1%
2020	1,620	2.3%	4%
2025	1,654	2.1%	6%
2030	1,680	1.6%	7%
2035	1,694	0.8%	8%
2040	1,694	0%	8%

Source: New Hampshire Office of Energy & Planning

<sup>1</sup> The cohort-component population projection method disaggregates the existing population of a municipality into male and female age cohorts spanning a five-year period. New Hampshire's average age- and sex-specific survival rates available for each cohort as obtained from the NH OEP and the NH Department of Health and Human Services, Bureau of Vital Statistics are then applied to the projection. Birth and fertility rates are also computed for each town based on the town's actual number of births for a five year period based on the female age 15 to 44 population. Each cohort is then aged forward toward the final projection year, with birth and survival rates applied at five-year intervals. The final population projection produces a mathematically plausible portrait of the potential growth of the community.

## Age and Race Characteristics

The median age of Francestown is 47.2 years according to the 2010 U.S. Census. As shown in Figure #3, the town's median age increased by seven years from 40.2 in 2000 to 47.2 in 2010. In 1990, Francestown's median age was 35.9 years. Between 1990 and 2010, Francestown's median age increased by 11.3 years or roughly 31.4 %. This represents an average annual median age increase of 0.56 years every year over the past 20 years.

The data in Figure #3 also indicates that the largest age group in Francestown is 45 to 64 years, which represents 38% of the total population of the town (2010 U.S. Census). Between 2000 and 2010, the total population in this age group increased by 45%. The second largest age group in Francestown is 20 to 44 years, which represents 23% of the town's 2010 population.

Figure #3 also shows that between 2000 and 2010, Francestown's oldest population (65 and older) increased by 28.5% while the town's young adult population (20 to 44 years of age) decreased by 30.7%. During the same period, the town's pre-school and school-age children (under 5 and 5 to 19 years of age) decreased by 17.4% and 19.4% respectively.

**Figure #3: Town of Francestown, Age Distribution, 2000, 2010**

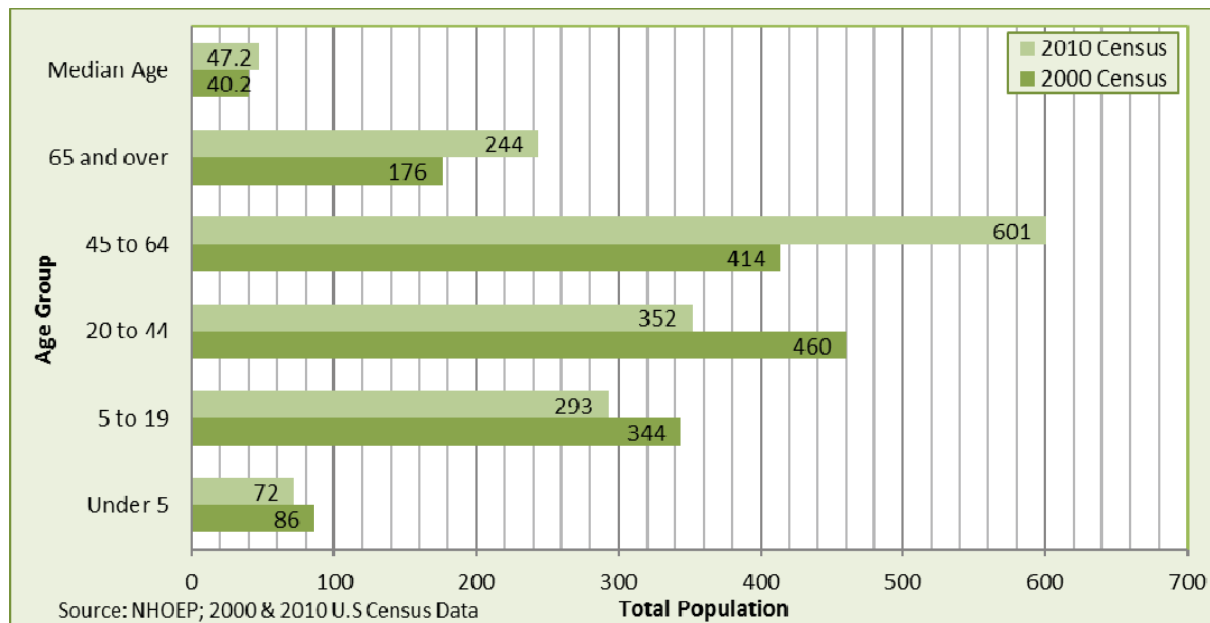


Table #6 compares Francestown's age distribution in 2010 with Hillsborough County and the state of New Hampshire as a whole. The data indicates that the percent of Francestown's largest age group, 45 to 64 (38%), exceeds the percent of the same age group in both Hillsborough County (29%) and the state of New Hampshire as a whole (31%). In addition, Table #5 shows that the percent of Francestown's other age distribution groups (under 5; 5 to 19; and 65 and over) are very similar to the county and state, except that the percent of Francestown's young adult age group 20 to 44 (23%) is smaller than the county (33%) and the state (31%).

**Table #6: Fracesttown, Hillsborough County and State, Age Distribution, 2010**

	Under 5	5 to 19	20 to 44	45 to 64	65 and over	Total Population	Median Age
<b>Fracesttown</b>	72	293	352	601	244	1,562	47.2
Percentage of Population	5%	19%	23%	<b>38%</b>	16%	100%	--
Hillsborough County	23,824	80,449	130,930	117,991	47,527	400,721	38.5
Percentage of Population	6%	20%	<b>33%</b>	29%	12%	100%	--
New Hampshire	69,806	255,996	408,196	404,204	178,268	1,316,470	41.1
Percentage of Population	5%	19%	<b>31%</b>	<b>31%</b>	14%	100%	--
Source: New Hampshire Office of Energy & Planning; 2010 U.S. Census Data							

This census data confirms that, like Hillsborough County and much of the state, the Town of Fracesttown is growing older and is losing its young adult population. In addition, the number of school-age children in town has been decreasing. Similar demographic changes and age shifts are occurring in many municipalities throughout New Hampshire and much of New England.

Between 2010 and 2015, the state's senior population is expected to grow by 81%: from 178,000 to 323,000 people. According to the 2010 U.S. Census, every municipality in the Southern New Hampshire Planning Commission Region (SNHPC) is older today than it was at the turn of the century. This trend can be clearly seen in the increasing median age of every community, including Fracesttown.

Two of the key socio-demographic factors driving these trends is the aging of the baby boomer generation in New Hampshire and the younger generations (X and Y) seeking job opportunities and a more vibrant life style elsewhere. It is anticipated that there will be continued out-migration from Fracesttown and surrounding communities as the younger generation moves from rural areas into cities where housing options are more diverse, and the cost of living is lower. It is anticipated that this trend will continue and will be one of the most important socio-demographic factors facing municipalities in NH.

In terms of racial characteristics: In 2000, the Town of Fracesttown was 97.3% White; 0.3% Asian; 0.1% Black or African American; 0.5% Hispanic or Latino; 1.6% two or more races; and 0.5% of the population consisted of some other race (see Table #6). In the last ten years, Fracesttown's racial characteristics have changed very little with 96.9% of the town White; 0.5% Asian; 0.3% Black or African American; 1.1% Hispanic or Latino; 1.5% two or more races; and 0.7% consisting of some other race (U.S. Census 2010). As shown in Table #7, Fracesttown's racial characteristics are much less diverse than both Hillsborough County and the state of New Hampshire.

**Table #7: Fracesttown, Hillsborough County and New Hampshire,  
Population by Race, 2000, 2010**

	White	Asian	Black or African American	Hispanic or Latino	Two or More Races	Some Other Race
<b>Fracesttown</b>						
2000 Census	1,440	4	1	8	23	7
Percent of population	97.3%	0.3%	0.1	0.5%	1.6%	0.5%
2010 Census	1,562	8	4	17	24	11
Percent of population	96.9%	0.5%	0.3%	1.1%	1.5%	0.7%
<b>Hillsborough County</b>						
2000 Census	357,615	7,601	4,904	12,166	4,660	5,006
Percent of population	93.9%	2.0%	1.3%	3.2%	1.2%	1.3%
2010 Census	362,153	12,954	8,298	21,241	7,939	8,276
Percent of population	90.4%	3.2%	2.1%	5.3%	2.0%	2.1%
<b>New Hampshire</b>						
2000 Census	1,186,851	15,931	9,035	20,489	13,214	10,895
Percent of population	96%	1.3%	0.7%	1.7%	1.1%	0.9%
2010 Census	1,236,050	28,407	15,035	36,704	21,382	12,062
Percent of population	93.9%	2.2%	1.1%	2.8%	1.6%	0.9%
Source: New Hampshire Office of Energy and Planning; 2000 & 2010 U.S. ACS Census Data						

## Educational Attainment

According to 2009-2013 U.S. Census ACS data, 95.7% of the town's population over the age of 25 have a high school degree or higher: only 4.4 % have less than a 9<sup>th</sup> grade education or some high school education but no diploma. (see Table #8).

The percent of Fracesttown residents 25 years and over with an associates, bachelor, graduate or professional degree is much higher (54.3%) than Hillsborough County as a whole (44.7%). The percent of residents in Fracesttown 25 years and over whose highest education level was High School, including equivalency, (17.1%) is lower than Hillsborough County as a whole (27.6 %). This data indicates that Fracesttown residents are well educated.



**Table #8: Fracesttown and Hillsborough County, Educational Attainment**

Level of Education	Fracesttown		Hillsborough County	
	Estimate	Percent	Estimate	Percent
Population 25 years and over	1,154	100%	274,961	100%
Less than 9th grade	9	0.8%	10,200	3.7%
9th to 12th grade, no diploma	42	3.6%	15,006	5.5%
High school graduate (includes equivalency)	197	17.1%	75,988	27.6%
Some college, no degree	280	24.3%	50,733	18.5%
Associates degree	115	10%	26,739	9.7%
Bachelor's degree	287	24.9%	62,140	22.6%
Graduate or professional degree	224	19.4%	34,155	12.4%
Source: 2009-2013 U.S. ACS Census Data Five Year Estimates				

## School Enrollment

The Town of Fracesttown is part of the Contoocook Valley School District (SAU Office #1) along with eight other surrounding towns.<sup>2</sup> As of October 2014, total school enrollment in the Contoocook Valley School District (PK-12<sup>th</sup> grade) was 2,294 students (see Figure #4 and Table #9).

According to the New England School Development Council, school enrollment overall is decreasing in the district and is projected to reach approximately 2,050 students in 2023, a decline of 10.6% between 2014 and 2050. Actual enrollment trends between 2008 and 2014 are shown in Figure #4. Historic and future projected trends are shown in Figure #5.

According to data provided by SAU Office #1, in the 2000-2001 school year a total of 9 students were home schooled in Fracesttown. In the 2010-11 school year the number of home schooled students increased to 15. As of October 1<sup>st</sup> 2014, a total of 24 students were home schooled in Fracesttown.

<sup>2</sup> The Contoocook Valley School District includes: Conval Regional High School, Peterborough; Great Brook Middle School, Antrim; South Meadow Middle School, Peterborough; Antrim Elementary School, Antrim; Pierce School, Bennington; Dublin Consolidated School, Dublin; Fracesttown Elementary School, Fracesttown; Greenfield Elementary School, Greenfield; Hancock Elementary School, Hancock; Peterborough Elementary School, Peterborough; and Temple Elementary School, Temple.

**Table #9: Contoocook Valley School District, Actual Enrollment and Projections, 2003-2023**

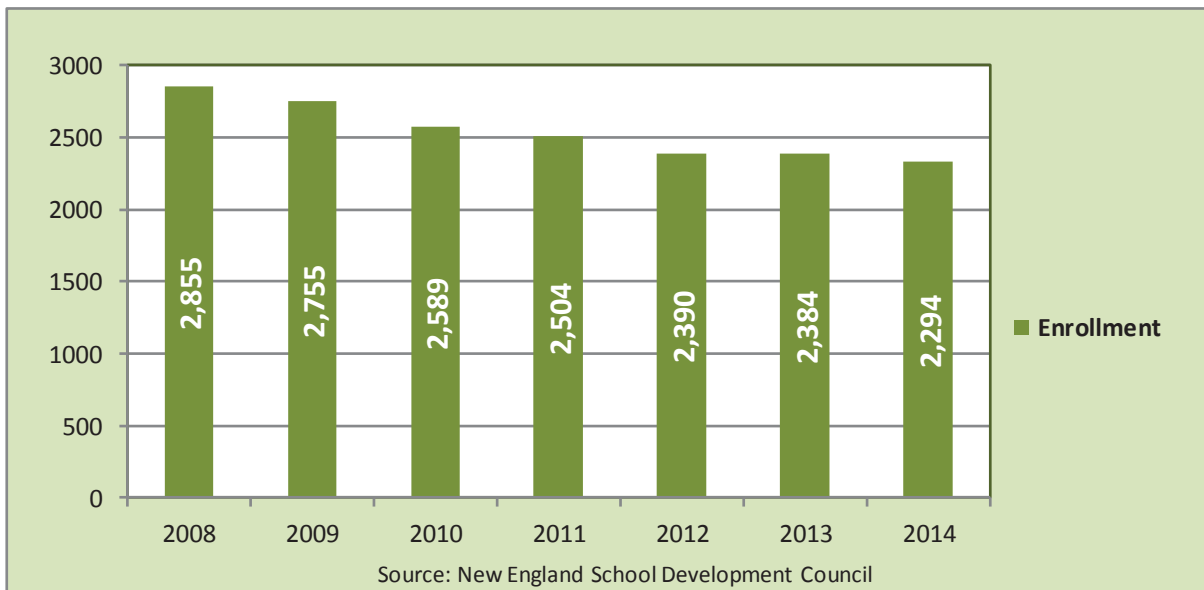
	School Year										
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
<b>Enrollment</b>	3,146	3,115	3,141	3,100	2,969	2,855	2,746	2,574	2,504	2,390	2,384
<b>Annual Percent Change</b>	N/A	-0.01%	-0.80%	0.20%	-1.10%	-4.20%	-4.30%	-3.90%	-6.90%	-3%	-4.30%
	Oct. 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
<b>Enrollment</b>	2,294	2,264	2,198	2,152	2,110	2,099	2,082	2,071	2,053	2,050	
<b>Annual Percent Change</b>	0.60%	-2.50%	-2.80%	-3%	-2.20%	-2%	-0.60%	-0.90%	-0.60%	-0.90%	

Source: New England School Development Council

Fracesttown's elementary school aged students, grades K-4, currently attend Fracesttown Elementary School which is the only public school within the town. As of 2014, total school enrollment at the Fracesttown Elementary School was 67 students (see Table #9).

As shown in Table #10, actual school enrollment trends for Fracesttown's Elementary School declined between 2005 and 2010 (a 34 % decrease overall). However recent trends show a slight uptick in students resulting in 9 % overall decrease between 2005 to 2014 in total school enrollment.

**Figure #4: Contoocook Valley School District, Actual Enrollment Trends, 2008-2014**



**Figure #5: Contoocook Valley School District, Historic and Future Enrollment Projections, 2003-2023**



**Table #10: Francetown Elementary School Enrollment, 2005-2014**

Grade	Enrollment									Percent Change 2005-2010	Percent Change 2010-2014	Percent Change 2005-2014
	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014			
K	13	16	11	5	13	7	10	20	15			
1	20	14	14	10	4	13	5	12	19			
2	13	20	13	15	10	4	13	6	12			
3	15	12	19	10	11	9	3	15	6			
4	13	16	12	19	11	9	9	5	15			
Total	74	78	69	59	49	42	40	58	67			
Annual Change	N/A	5%	-12%	-14%	-17%	-14%	-5%	45%	16%	-34%	-60%	-9%

Source: New Hampshire Department of Education

Table #11 breaks down Fracesttown's student enrollment by grade at both Fracesttown Elementary School and Great Brook Middle School from 2005 to 2014.

**Table #11: Great Brook Middle School, Fracesttown Student Enrollment, 2005-2014**

			Enrollment by Year										2005-2010 Change		2010-2014 Change		2005-2014 Change						
													GBE	Francestown	GBE	Francestown	GBE	Francestown					
			2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	GBE	Francestown	GBE	Francestown	GBE	Francestown					
Grade	5	GBE	95	93	73	81	81	73	53	63	65	67	(-106)	(-34)	(-50)	(-15)	(-170)	(-51)					
		Francestown	17	17	15	12	16	15	9	9	6	9											
	6	GBE	104	98	94	71	82	83	75	59	64	67											
		Francestown	20	13	18	14	8	16	15	9	8	8											
	7	GBE	117	105	95	90	71	82	79	72	59	60											
		Francestown	25	20	15	17	13	9	17	16	9	8											
8	GBE	114	117	101	94	90	72	82	75	72	59												
	Francestown	27	26	16	14	18	13	10	18	15	11												
Grades 5-8 Total	GBE	430	413	363	336	324	310	289	269	260	253	-25%							-38%	-20%	-31%	-40%	-57%
	Francestown	89	76	64	57	55	53	51	52	38	36												
Annual Change	GBE	N/A	-4%	-12%	-7%	-4%	-4%	-7%	-7%	-3%	-3%	-25%							-38%	-20%	-31%	-40%	-57%
	Francestown	N/A	-15%	-16%	-11%	-4%	-4%	-4%	2%	-27%	-5%												
Source: New Hampshire Department of Education; Conval Regional Highschool Registrar																							

Source: New Hampshire Department of Education; Conval Regional Highschool Registrar

Fracesttown's middle school aged students, grades 5-8, currently attend Great Brook Middle School in Antrim New Hampshire. As of 2014, Great Brook Middle School had a total of 260 students enrolled, 38 of which were from Fracesttown.

Overall, Great Brook Middle School has seen a decline in total enrollment by 41% from 2005 to 2014 (a 60% decrease in the total number of Fracesttown's students) (see Table #11).

Fracesttown's High School aged students, grades 9-12, attend Conval Regional High School (CRH) in Peterborough New Hampshire. As of 2014, total school enrollment for Conval Regional High School was 861 students, 63 of these were students from Fracesttown.

Overall enrollment trends at CRH show a steady decline in students: a 27% decrease from 2005-2014, and a decline of 38% from 2005-2014 among Fracesttown students (see Table #12).



## Declining School Enrollment

Within the past decade, many towns in New Hampshire have experienced significant declines in K-12 public school enrollments. The spike in enrollment that came from the children of the baby-boomer generation in the 1990s has abated. It is estimated that between the 2005/2006 and the 2013/2014 school years, total public school enrollment within the Southwest Region of the state declined by 11%.<sup>3</sup>

**Table #12: Conval Regional High School (CRH) & Fracestown High School Students  
Enrollment Trends, 2005-2014**

			Enrollment by Year									2005-2010 Change		2010-2014 Change		2005-2014 Change	
												CRH	Fracestown	CRH	Fracestown	CRH	Fracestown
Grade	9	CRH	331	285	261	278	235	240	221	222	216	(-176)	(-8)	(-88)	(-18)	(-318)	(-38)
		Fracestown	31	29	26	22	19	19	15	11	18						
	10	CRH	247	319	271	249	262	217	220	209	221						
		Fracestown	22	30	31	26	21	16	19	16	13						
	11	CRH	312	258	306	256	255	251	197	223	209						
		Fracestown	29	19	28	29	26	20	17	17	13						
	12	CRH	289	288	242	300	251	241	259	191	215						
		Fracestown	19	29	18	26	27	26	20	14	19						
Grades 6-12 Total	CRH		1,179	1,150	1,080	1,083	1,003	949	897	845	861	-15%	-8%	-9%	-22%	-27%	-38%
	Fracestown		101	107	103	103	93	81	71	58	63						
Annual Change	CRH		N/A	-2%	-6%	0%	-7%	-5%	-5%	-6%	2%	-15%	-8%	-9%	-22%	-27%	-38%
	Fracestown		N/A	6%	-4%	0%	-10%	-13%	-12%	-18%	9%						
Source: New Hampshire Department of Education; Conval Regional Highschool Registrar																	

Source: New Hampshire Department of Education; Conval Regional Highschool Registrar

## School Enrollment and Housing

As New Hampshire communities have historically relied heavily on local property taxes to support school districts, there has been concern that new housing, especially multi-family housing, will overburden local schools and drive up property taxes. Work done on behalf of the New

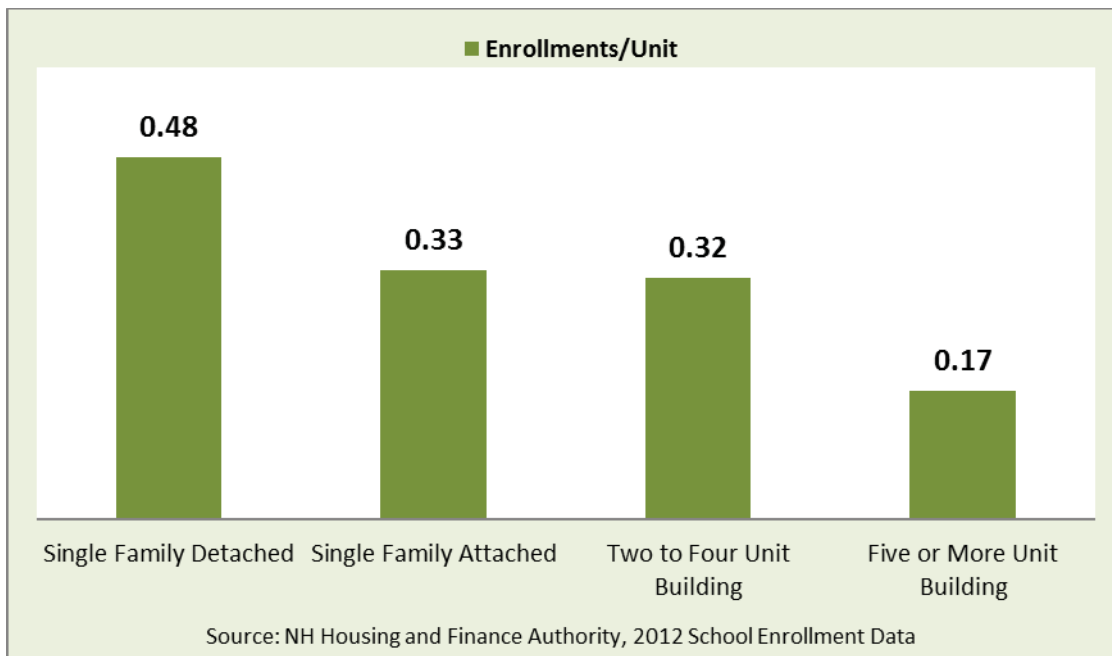
<sup>3</sup> Southwest Region Planning Commission 2014 Housing Plan

Hampshire Housing Finance Authority (NHHFA) identified the influence of various housing unit types on public school enrollment.

This analysis of various housing data and other factors led to the development of key coefficients that help to explain how housing types generate greater or fewer school enrollments. Based on state-level figures available for the NHHFA study in 2009, it was determined that a typical single-family detached home generates 0.48 students per unit, whereas a residential structure with two to four units or five or more units generates significantly less, 0.32 and 0.17 students per unit, respectively (see Figure 6).

In addition, a 2012 report prepared by Applied Economic Research found that declining enrollments do not necessarily mean lower costs, because many school district costs are fixed. This 2012 Report suggests that in some communities, those with excess capacity in their schools and declining enrollments, adding more students may help to maintain healthy school populations and generate new property tax revenues, without a sharp increase in school costs.<sup>4</sup>

**Figure #6: Average School Enrollment Per Housing Unit In New Hampshire By Type, 2009**



<sup>4</sup> Housing and School Enrollment in New Hampshire: A Decade of Dramatic Change 2012, Applied Economic Research

## Housing

### Regional Differences

The vast majority of housing units in the Town of Fracesttown and the state New Hampshire are single-family dwellings. These structures are referred to as “one unit-detached,” which is a freestanding single-family unit; and as, “one unit-attached,” which is typically a townhouse, condominium, or row house type of structure.

The following Table #13 provides a comparison in total housing units in Fracesttown and surrounding towns as provided by 1990, 2000 and 2010 census data. Generally the census data housing counts include both year round and seasonal units. Based on this data, the percent of housing growth between 1990-2010 in the Town of Fracesttown (30.2%) was higher than Hillsborough County (22.4%) and the state of New Hampshire (22.0%) as a whole. Among surrounding communities, the towns of New Boston and Weare experienced the highest percent of housing growth during this period. The towns of Bennington (3.6%) and Deering (23.1%) experienced the least amount of housing growth during this period.

**Table #13: Fracesttown and Surrounding Towns Total Housing Units, 1990, 2000, 2010**

	1990	2000	2010	Percent Change 1990-2010	Numeric Change 1990-2010
Bennington	643	635	666	3.6%	23
Deering	757	933	932	23.1%	175
<b>Fracesttown</b>	<b>580</b>	<b>656</b>	<b>755</b>	<b>30.2%</b>	<b>175</b>
Greenfield	517	640	699	35.2%	182
Lyndeborough	488	587	687	40.8%	199
New Boston	1,138	1,462	1,967	72.8%	829
Weare	2,417	2,828	3,466	43.4%	1,049
Hillsborough County	135,622	149,961	166,053	22.4%	30,431
New Hampshire	503,904	547,024	614,754	22.0%	110,850
Source: U.S. Census Bureau Decennial Census 1990, 2000, 2010					

## Housing Stock

According to the Fracestown Town Assessor, as of 2014, there are a total of 701 year round housing units within the Town of Fracestown (see Table #14). (This number of housing units is less than what is reported in the 2010 census as it does not include seasonal housing.)

There are 629 single-family detached units (representing 94% of the total); and 40 single family attached units (representing 6%). There are also 17 duplex (two family units), 1 multi-family (three units or more) and 14 manufactured homes.

There are currently no group quarters in the Town of Fracestown (e.g. a residence owned or managed by an organization providing housing and/or services including custodial or medical care assistance). Group quarters include facilities such as workers' or student dormitories, nursing facilities, and correctional facilities.

It is important to note that the group quarters population of a community is separated from the household population and is not taken into account when calculating average household size and other household data (U.S. Census Bureau).

**Table #14: Fracestown, Residential Structures and Units by Housing Type, 2014**

Housing Type	Number of Structures/Units	Percent
Detached Residential Structures (non waterfront)		
Manufactured Housing	10	1.46%
All Other	618	90.09%
Detached Residential Structures (waterfront)***	58	8.45%
Total Detached Structures	686	100%
Condo Structures – Multi-Unit	2	0.29%
Condo Structures- Duplex	12	1.71%
3- Family (McClary)**	1	0.14%
Total All Residential Structures	701	100%
Total Detached Housing Units	686	94.75%
Grey Condo Units	14	1.93%
Brown Condo Units	12	1.65%
Duplex Units	5	0.69%
Apartments	7	0.97%
Total Residential Units	724	100%
Source: Fracestown Town Assessor; Planning Board		



## Housing Styles

According to the Town Assessor, as of 2014, the majority of all the single family housing units in Francetown are Cape Cod style homes (41 %). The second most common style home in Francetown is Colonial (17%). Table #15 (below) breaks down housing styles in Francetown by type and year built.

**Table #15: Francetown, Single Family Housing Style, 2014**

Year Built	Cape	Colonial	Camp/Cottage	Conventional	Contemporary	Condo/Duplex	Ranch/Raised R.	Manufactured	Other	Total	% of Total
1700's	38	24	0	3	0	0	1	0	3	69	10%
1800's	40	29	1	17	0	0	2	0	1	90	13%
1900-1939	11	1	14	12	0	0	5	0	1	44	6%
1940-1949	9	1	14	4	0	0	1	0	0	29	4%
1950-1959	6	0	13	4	1	0	6	0	0	30	4%
1960-1969	12	1	11	2	2	0	7	2	1	38	5%
1970-1979	27	2	7	10	9	4	18	0	12	89	13%
1980-1989	62	12	3	17	21	14	14	4	23	170	24%
1990-1999	27	12	0	3	4	0	2	4	12	64	9%
2000-2009	21	23	3	5	3	1	11	0	3	70	10%
2010-2014	5	1	3	0	1	0	2	0	1	13	2%
<b>Total</b>	<b>258</b>	<b>106</b>	<b>69</b>	<b>77</b>	<b>41</b>	<b>19</b>	<b>69</b>	<b>10</b>	<b>57</b>	<b>706</b>	<b>100%</b>
<b>% of Total</b>	<b>37%</b>	<b>15%</b>	<b>10%</b>	<b>11%</b>	<b>6%</b>	<b>3%</b>	<b>10%</b>	<b>1%</b>	<b>8%</b>	<b>100%</b>	

Source: Francetown Town Assessor

## Housing Age

Table #16 identifies the age of Fracesttown's housing. One third of the town's total housing units were built in a single decade: between 1980 and 1989, and another 20% in the period between 1990 and the present. It is worth noting that more than 25% of Fracesttown's homes were built prior to 1939. These older homes are generally more expensive to own, especially with respect to winter heating costs. Many older homes are purchased for their historical significance and rural charm.

**Table #16: Fracesttown, Housing Unit Structure, Year Built**

Year Built	Total*	Percent
Built 2010 or later	8	1.1%
Built 2000 to 2009	52	7.2%
Built 1990 to 1999	82	11%
Built 1980 to 1989	224	31%
Built 1970 to 1979	89	12%
Built 1960 to 1969	37	5.1%
Built 1950 to 1959	34	4.7%
Built 1940 to 1949	6	0.8%
Built 1939 or earlier	187	26%
Source: 2009-2013 U.S. ACS Census Data Five Year Estimates		
*The total number of housing units includes all units-detached & attached as well as condos		

## Owner & Rental

According to the 2009-2013 U.S. Census American Community Survey (ACS) data, as of 2013, a total of 507 housing units, or 88.6% of Fracesttown's housing stock, are owner-occupied, containing an average household size of 2.79 residents (see Table #17). A total of 65 units, or 11.4% of the town's housing stock, are renter-occupied housing with an average household size of 2.14 residents (see Table #18).

**Table #17: Fracesttown, Housing Tenure 2000, 2013**

Housing Type	2000	Percentage	2013	Percentage	Numeric Change 2000-2013	Percent Change 2000-2013
Occupied housing units	552	100%	572	100%	20	3.6%
Owner-occupied	478	86.6%	507	88.6%	29	6.1%
Renter-occupied	74	13.4%	65	11.4%	-9	-12.2%
Assisted Housing Units	0	N/A	0	N/A	0	N/A
Average household size of-Owner	2.74	N/A	2.79	N/A	0.05	1.8%
Average household size of-Renter	2.30	N/A	2.14	N/A	-0.16	-7.0%
Source: 2000 & 2009-2013 U.S. ACS Census Data 5 Year Estimates						

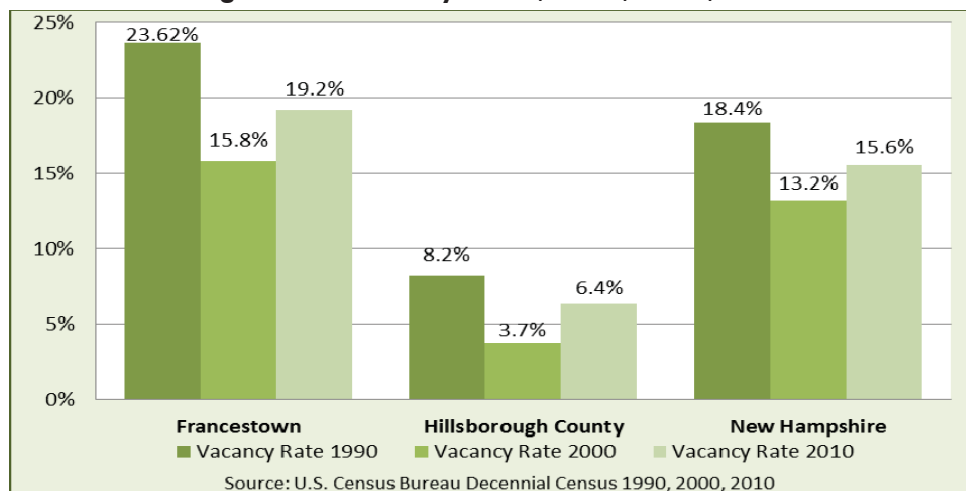
**Table #18: Homeowner & Rental Vacancy Rates, 2010**

	Total Housing Units	Occupied Housing Units		Vacant Housing Units		Homeowner Vacancy Rate <sup>5</sup>	Rental Vacancy Rate <sup>6</sup>
		Total	Total (percent)	Total	Total (Percent)	(percent)	(percent)
<b>Fracesttown</b>	<b>755</b>	<b>610</b>	<b>80.8%</b>	<b>145</b>	<b>19.2%</b>	<b>1.8%</b>	<b>12.7%</b>
Hillsborough County	166,053	155,466	93.6%	10,587	6.4%	1.5%	7.5%
New Hampshire	614,754	518,973	84.8%	95,781	15.6%	2.0%	8.1%

Source: U.S. Census Bureau 2010 Decennial Census Summary File 1 Table DP-1

Vacancy rates in the Town of Fracesttown are much higher than both the State and Hillsborough County. This is likely due to a high number of seasonal and recreational housing units, which are included in the vacant housing totals. Fracesttown's overall vacancy rate, much like the region, decreased between 1990 to 2010 (from 23.62% to 19.2%). Although the percent of vacant units has decreased from 1990 as a whole, it has increased since the 2000 census from 15.8% to 19.2 % (see Figure #8). The vacancy rate is essential to understanding the relative number of choices homebuyers and renters have in a community or region. A low vacancy rate indicates a constrained housing market, with fewer options. Some number of vacancies are desirable to allow for more housing choice. However, a perceived oversupply of housing can influence demand for new units, and conversely, a perceived shortage can lead to new production.

**Figure #8: Vacancy Rates, 1990, 2000, 2010**



<sup>5</sup> The homeowner vacancy rate is the proportion of the homeowner housing inventory which is vacant for sale. It is computed by dividing the number of vacant units for sale only by the sum of owner-occupied units and vacant units that are for sale only, and then multiplying by 100.

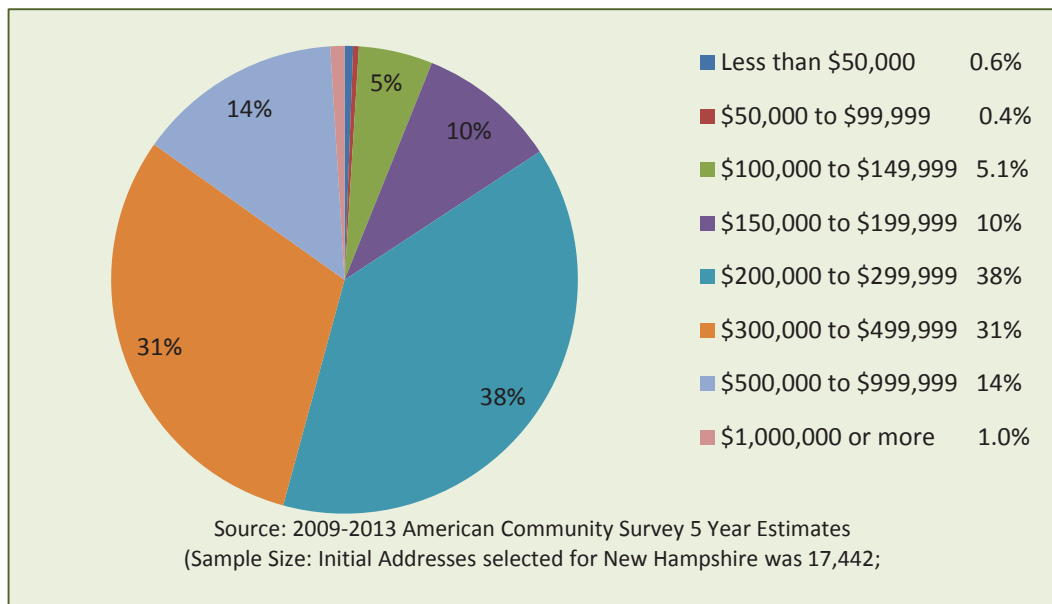
<sup>6</sup> The proportion of the rental inventory which is vacant for rent. It is computed by dividing the number of vacant units for rent by the sum of the renter's occupied units and the number of vacant units for rent, and then multiplying by 100.

## Assessed Values & Median Purchase Price

According to the 2009-2013 ACS U.S. Census data, the majority (38%) of the Town of Fracestown's owner occupied housing units are valued between \$200,000 and \$299,000 (see Figure #9).

Approximately 31% of Fracestown's units are assessed between \$300,000 and \$499,000. This data however is not based on actual sales and marketing data, which is provided in the next section.

**Figure #9: Fracestown, Owner Occupied Housing Value, 2013**



## Median Home Values

Based on the Northern New England Real Estate Multiple Listing Service Database over the last five years of sales data (2000 to 2015, excluding foreclosure sales), the Town of Fracestown as compared to surrounding towns of similar size, is generally in the middle for median home market value as expressed as sales price. Fracestown ranks fourth amongst the listed towns as shown in Table #19 in terms of the median sales price, average sales price and average price per square foot than surrounding towns. The surrounding towns that have the highest median sales and average sales price and average cost per square foot are Hancock, New Boston and Mount Vernon.



**Table #19: Fracesttown and Surrounding towns, Median and Mean Purchase Price**

	Previous 5 Years Sales of Homes in Fracesttown and Surrounding Towns						
	Number of Homes Sold	Median Sales Price	Average Sales Price	Median Days on Market	Average Bedroom/Bath	Average Square Footage	Average Price Per Square Foot
<b>Bennington</b>	57	\$ 125,000.00	\$ 124,426.00	94	2.96/1.79	1644	\$ 75.68
<b>Fracesttown</b>	<b>77</b>	<b>\$ 225,000.00</b>	<b>\$ 239,814.00</b>	<b>74</b>	<b>3/2.5</b>	<b>2400</b>	<b>\$ 99.00</b>
<b>Greenfield</b>	68	\$ 155,000.00	\$ 162,381.00	69	2.9/2	1643	\$ 98.83
<b>Hancock</b>	111	\$ 235,000.00	\$ 283,408.00	101	3.2/2.6	2340	\$ 121.11
<b>Lyndeborough</b>	109	\$ 193,000.00	\$ 214,000.00	59	3/3.2	1970	\$ 108.63
<b>Mont Vernon</b>	148	\$ 299,000.00	\$ 309,077.00	70	3.5/2.75	2476	\$ 124.83
<b>New Boston</b>	279	\$ 261,000.00	\$ 269,540.00	59	3.24/2.66	2253	\$ 119.64
<b>New Boston*</b>	150	\$ 277,075.00	\$ 292,717.00	41	3.2/2.7	2140	\$ 136.78
<b>Peterborough</b>	308	\$ 189,450.00	\$ 207,036.00	97.5	3.2/2.3	1795	\$ 115.34
<b>Peterborough*</b>	158	\$ 195,000.00	\$ 214,000.00	88	3.2/2.3	1913	\$ 111.87
<b>Weare**</b>	317	\$ 193,000.00	\$ 195,000.00	57	2.9/2.1	1843	\$ 105.81
	Source: Northern New England Real Estate MLS Database						
	*There were a total of 150 distressed sales in the towns of New Boston and Peterborough						
	**70 homes in the Town of Weare were distressed sales						

## Dwelling Unit Projections

In 2013, the NH Housing Finance Authority (NHHFA) worked with the NH Center for Public Policy Studies to update the state's housing production needs model to better reflect changes in demographics and employment. This model examines factors influencing future housing needs in New Hampshire and forecasts anticipated housing supply needs for the period between 2010 and 2040. These estimates of future housing production are projected at the state, county, and regional planning commission levels, but not at the community level.

As a result, SNHPC staff prepared the following dwelling unit projections for the Town of Fracesttown to be included as part of this master plan as well as SNHPC's travel demand model update. The projections provided here are based upon the population projections contained within this chapter and projections prepared by SNHPC as well as the town's building permit records. The projections assume that new housing production in Fracesttown will directly parallel the town's population growth and building permits.

Specifically, the SNHPC utilized an annual average of building permits issued by the town between 1970 and 2014. These permit records were obtained from the State Office of Energy

and Planning (OEP) “Current Estimates and Trends in New Hampshire’s Housing Supply, Updates 1989, 1999 and 2009” were used, along with “1970-1979 Estimates of Housing Supply for Towns and Counties in New Hampshire,” and building permits issued by the town from 2010-2014. The building permit data was analyzed and any years with atypical net dwelling unit increases were excluded from the calculation of the annual average.

For Fracesttown, the annual average of net dwelling units increase used in this projection was 5.6. Dwelling units for 2015 were calculated based on the town’s building permit data from 2010-2014. The dwelling unit projections between 2015 and 2050 are provided in Table #20. The slower addition of dwelling units between 2040 and 2050 reflects the town’s overall population projections during this time period.

**Table #20: Dwelling Unit Projections, 2010-2050**

	Census 2010	2015	2020	2025	2030	2035	2040	2045	2050
<b>Total Dwelling Units*</b>	<b>755</b>	<b>763</b>	<b>791</b>	<b>819</b>	<b>847</b>	<b>875</b>	<b>883</b>	<b>891</b>	<b>899</b>
<b>Projected Increase</b>		<b>8</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>8</b>	<b>8</b>	<b>8</b>

Source: U.S. Census Bureau 2010; Town & OEP Building Permit Records; SNHPC

## Income

### Housing Costs and Affordability Factors

Income is a key factor in determining housing affordability. By definition, median household income describes the point where half of the households in an area earn more and half earn less. Median household incomes in New Hampshire for owner and renter-occupied housing are much higher than the national average (\$64,925 versus \$53,046), but there are important regional differences within the state. Wages in Cheshire and Sullivan Counties are well below the state median income, \$64,916 and \$53,046 respectively. Fracesttown’s median household income of \$83,125 is about 28% higher than New Hampshire and about 19% higher than Hillsborough County.

According to the 2009-2013 ACS U.S. Census data, the median household income in Fracesttown is \$83,125. This is the third highest among surrounding towns, only the towns of New Boston and Weare have higher median household incomes than Fracesttown, at \$98,684 and \$88,674 respectively. Table 21 details median incomes in Fracesttown and surrounding towns and breaks out totals for owner- or rental-occupied units.

Fracesttown’s per capita income is \$37,417. As of 2013, approximately 2.6% of Fracesttown’s families were below the poverty level (see Table #22).

**Table #21: Francestown and Surrounding towns, Median Income, 2013**

Municipality	Occupied Housing Unit	Owner Occupied	Renter Occupied
Bennington	\$ 58,958.00	\$ 61,705.00	\$ 53,864.00
Deering	\$ 68,281.00	\$ 70,962.00	\$ 49,911.00
<b>Francestown</b>	<b>\$ 83,125.00</b>	<b>\$ 92,125.00</b>	<b>\$ 47,708.00</b>
Greenfield	\$ 68,750.00	\$ 80,139.00	\$ 31,042.00
Lyndeborough	\$ 81,181.00	\$ 81,875.00	\$ 66,458.00
New Boston	\$ 98,684.00	\$ 105,958.00	\$ 67,548.00
Weare	\$ 88,674.00	\$ 90,767.00	\$ 56,053.00
Hillsborough County	\$ 69,829.00	\$ 89,400.00	\$ 39,724.00
New Hampshire	\$ 64,916.00	\$ 79,589.00	\$ 37,326.00
Source: 2009-2013 U.S. ACS Census Data			

**Table #22: Francestown, Median Income, 2013**

Income (2013)	Value
Median household income <sup>7</sup>	\$ 83,125.00
Mean household income <sup>8</sup>	\$ 101,461.00
Median family income <sup>9</sup>	\$ 95,417.00
Mean family income	\$ 113,022.00
Per capita income <sup>10</sup>	\$ 37,417.00
Percent below poverty (families last 12 months) <sup>11</sup>	2.6 %
Source: 2009-2013 U.S. ACS Census Data	

<sup>7</sup> **Median Household Income** according to the U.S. Census is the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not.

<sup>8</sup> **Mean income** is the amount obtained by dividing the total income of a particular statistical universe by the number of units in that universe. Thus, mean household income is obtained by dividing total household income by the total number of households. For the various types of income, the means are based on households having those types of income.

<sup>9</sup> **Median Family Income** is defined as the sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

<sup>10</sup> **Per Capita Income** is defined as the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population.

<sup>11</sup> The Census Bureau uses a set of income thresholds that vary by family size and composition to determine who is in poverty. If the total income for a family or unrelated individuals falls below the relevant poverty household, then the family (and every individual in it) or unrelated individual is considered in poverty.

## Employment

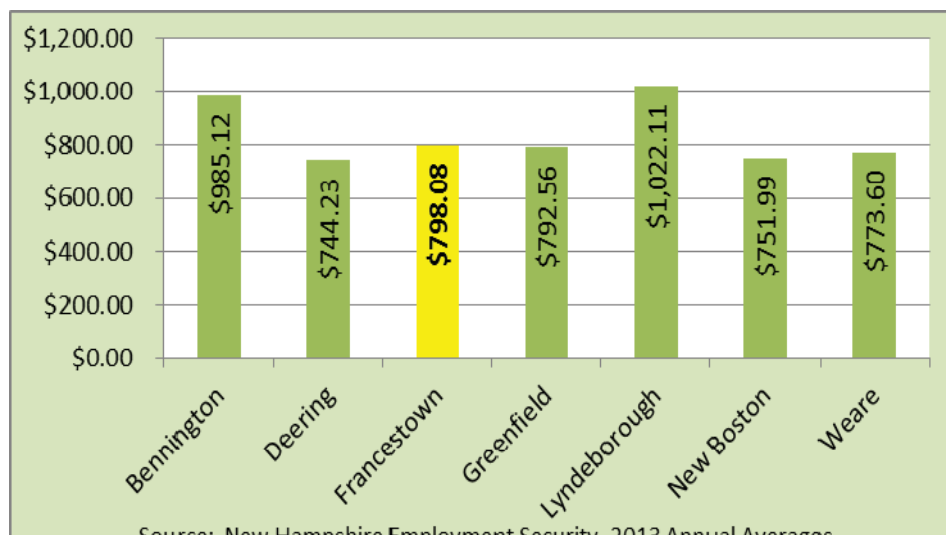
The largest employment category in the Town of Fracesttown according to New Hampshire Economic and Labor Market Information Bureau (NHELMIB) is “private industry”, which consists of all for-profit businesses (not operated by the government) with a total of 103 annual average employees. The “service-providing industry” is the second highest employment category in Fracesttown with an annual average of 79 employees (see Table #23).

**Table #23: Fracesttown, Annual Average Employment by Industry, 2013**

Industry	Annual Average Employee
Goods producing Industries	25
Service-providing Industries	79
Total Industries	104
Government (Federal, State and Local)*	44
Total, private plus government	148
Source: New Hampshire Economic Labor Market and Information Bureau	
*This includes school teachers as well as full and part time employees	

The largest employer located in Fracesttown is Crotched Mountain Resort, offering a golf course and restaurant with 45 employees (see Table #24). Fracesttown Sand and Gravel is the second largest business in the town consisting of 12 employees. Among surrounding communities, the towns with the highest average weekly wages paid in 2013 are the towns of Lyndeborough at \$1,022.11 and Bennington at \$985.12 (see Figure #10). The Town of Deering has the lowest average weekly wage at \$744.23, followed by the towns of New Boston at \$751.99 and Weare at \$773.60. Fracesttown’s annual weekly wage average is \$798.08, the third highest among surrounding towns.

**Figure #10: Annual Weekly Wage Average, Total Private Plus Government, 2013**



Source: New Hampshire Employment Security, 2013 Annual Averages

**Table #24: Fracestown, Largest Employers**

Largest Businesses	Product/Service	Employees	Established
Crotched Mountain Resort	Golf course & restaurant	45	1991
Fracestown Sand and Gravel	Excavating Contractor Inc.	12	1973
Town of Fracestown	Municipal	5 Full time 20-25 Part Time*	1772
Fracestown Village Store	General Store	3	1814
Country Brokers Real Estate	Real Estate Agency	3	1979

New Hampshire Economic Labor Market and Information Bureau; Fracestown Town Selectmen  
 \* Part time and full time employees are dependent upon time of year

## Unemployment

In the past decade, unemployment rates in the Town of Fracestown increased from 1.9% to 5.7%. Since 2010, unemployment rates have been declining; the unemployment rate in Fracestown as of September 2014 is 3.0% (New Hampshire Economic and Labor Market Information Bureau (NHELM)) (see Figure #11).

**Figure #11: Fracestown, Unemployment Rates**



## Comparison of Municipal Property Tax Rates

Another element among housing cost and affordability factors is the property tax rate. The State of New Hampshire does not have an income or sales tax, therefore communities rely heavily on property taxes to fund public schools, services and infrastructure.

According to the NH Department of Revenue Administration “full value” tax rate represents the estimated tax rate for a municipality if all the taxable property was assessed at 100% and includes the equalized value of properties for which a payment in lieu of property taxes is made.

The following Table #25 provides a comparison of the full value property tax rates in Fracesttown and surrounding communities. These rates fluctuate between a low of \$23.12 per \$1,000 for the Town of Weare to a high of \$30.41 in the Town of Bennington. Fracesttown’s full value tax rate in 2014 was \$25.06 (see Table #25).

Prior to 1990, Fracesttown’s tax rate was significantly lower than rates in surrounding towns. Between 1990-2014, Fracesttown experienced the highest percent increase (almost 52%) while the Town of Weare had the lowest percent change, 0.3% during the same time period. Fracesttown’s tax rate is the 4<sup>th</sup> highest of the 7 towns compared and lower than the average of Hillsborough County.

**Table #25: Fracesttown, Full Value (Equalized) Property Tax Rates, 1990-2014**

Year	1990	2000	2010	2014	Change 1990-2014
Bennington	\$23.14	\$27.05	\$25.61	\$30.41	31.4%
Deering	\$21.77	\$19.66	\$23.98	\$28.20	29.5%
<b>Fracesttown</b>	<b>\$16.50</b>	<b>\$24.22</b>	<b>\$23.60</b>	<b>\$25.06</b>	<b>51.9%</b>
Greenfield	\$19.64	\$22.87	\$20.86	\$24.97	27.1%
Lyndeborough	\$19.35	\$19.90	\$20.30	\$25.97	34.2%
New Boston	\$20.15	\$20.25	\$20.58	\$24.60	22.1%
Weare	\$22.52	\$20.47	\$20.75	\$23.12	0.3%
Hillsborough County	\$20.08	\$21.30	\$21.03	\$29.39	46.4%
Source: New Hampshire Department of Revenue Administration, 1990, 2000, 2010					



## Commuting

Table #26 shows the percentage of workers in Fracesttown who commute to work: 21.4% of Fracesttown residents work either within the town or at their place of residence; 72.7% of Fracesttown residents commute to other communities in NH for employment; and 5.9% commute out of NH for work. The mean travel time spent for workers commuting is approximately 35.8 minutes.

**Table #26: Fracesttown, Workers Commuting out of Town, 2012**

Commute to Work	Workers 16 and over
Work in community or residence	21.4%
Commute to other NH communities	72.7%
Commute out of state	5.9%
Mean travel time to work	35.8 Minutes
Source: New Hampshire Economic Labor Market and Information Bureau (2008-2012)	

Commuting patterns have changed over the past decade along with employment and labor force. The percentage of the labor force commuting out of town (OOT) to work dropped in many communities and the total percentage in the SNHPC Region dropped from 66.32% in 2000 to 58.76% in 2010. Most of our labor force in the region still commutes to the City of Manchester, the center and hub of employment in the SNHPC Region. Mean travel times vary among the Region's towns from 21.3 minutes in the City of Manchester to 35.1 minutes in the town of Weare.

## Summary

Some of the key findings from the demographic and socio-economic data contained in this chapter include the following:

- Fracestown is one of the smallest towns in the region and although growth has been slow since 2000, the town is adding roughly 6.5 new residents per year;
- Between 2010 and 2013, Fracestown has been growing at an overall rate of 5.7% or roughly 1.9% per year;
- It is projected that Fracestown will continue to experience steady population growth in the future, increasing from 1,564 residents in 2013 to 1,694 residents in 2040;
- The median age of the town's population will continue to increase. It is now 47.2 years. In 1990, it was 35.9;
- As the baby boomer generation ages, the number of town residents 65 and over will increase and this number of seniors 65 years and older may equal or exceed the current largest age group in town (45 to 64 years old);
- The number of Fracestown's young adults are steadily declining. Between 2000 and 2010, there was a 30.6% decrease;
- In terms of racial characteristics, there has been essentially no change over the past ten years:
- Residents in Fracestown are very well educated and median household incomes are 3<sup>rd</sup> highest among surrounding towns except for New Boston and Weare;
- K-12 public school enrollment in the Contoocook Valley School District and Fracestown is declining and is projected to continue to decline:
- The vast majority of housing units in Fracestown are single-family homes – 94%;
- Among surrounding communities, only the towns of New Boston and Weare have experienced higher housing growth;
- The majority of Fracestown's housing was built between 1980 and 1990; 26% of the town's housing was built 1939 or earlier and is thus historic in character;
- About 88.6% of Fracestown's housing is owner-occupied:
- Median Home Values based on latest sales data is roughly \$225 to \$239K and only Hancock, New Boston and Mount Vernon have higher median values;
- Crotched Mountain Fyffhand Fracestown Sand and Gravel are largest employers;
- Unemployment in Fracestown is 5.7% which is higher than state average of 3.0%;
- Fracestown's property taxes are 4<sup>th</sup> highest among surrounding towns;
- Fracestown is primarily a bedroom community and majority of residents commute out of town for employment.