

**DEMOGRAPHIC DATA FOR CARLISLE DEVELOPMENTS (as of March 2025)**

				0-4	5-18	19-30	31-59	60+	Downsized from w/in Carlisle or adjacent town	Notes
<b>Rocky Point (condos)</b>										
<u>Units</u>	<u>BR/Unit</u>	<u>Price</u>	<u>SF Range</u>							
6	2	Market	3,000-3,400				3	8		
2	2	Affordable	2,200-2,300	1	4	1	3		2 units from Carlisle	
<b>Woodward Village (condos)</b>										
<u>Units</u>	<u>BR/Unit</u>	<u>Price</u>	<u>SF Range</u>							
10	2	Market	1,641-3,567	1		3	4	6		
8	3	Market	2,556-3,968		1		1	10	3 units from Carlisle; 2 units from Concord	4 2-BR units and 3 3-BR units not built or unoccupied; larger units have finished basements
<b>Garrison Place (55+ condo community)</b>										
<u>Units</u>	<u>BR/Unit</u>	<u>Price</u>	<u>SF Range</u>							
16	2	Market	2,350-4,000				2	24	5 units from Carlisle; 3 units from Concord	6 units from the Boston area; 2 units from out of State b/c kids live nearby
<b>Malcolm Meadows (55+ condo community)</b>										
<u>Units</u>	<u>BR/Unit</u>	<u>Price</u>	<u>SF Range</u>							
12	2	Market	1,401-1493						6 units from Carlisle; 1 unit from Concord; 2 units from Bedford	~24 ppl 55+ (max 2 ppl/unit) 1 unit from Boston area; 1 from Harvard; 1 from out of State / Master Deed limits to 2 ppl/unit

**DEMOGRAPHIC DATA FOR DEVELOPMENTS IN SIMILAR TOWNS OR TOWNS WITH GOOD SCHOOLS (as of March 2025)**

<b>Town of Weston</b>			Type	Units	BR/Unit	Price	SF Range	School Children	Source
Dickson Meadows	1-2 Livermore Lane			16				3	Weston 2024 Fiscal Impact Analysis: <a href="#">New Tools &amp; Models</a>
Viles Street	126-128 Viles Street		2				5		
Winter Gardens	1-26 Dickson Ln/Upham Way		24				7		
680 South Ave	680 South Ave		16				3		
Post Road Green	815 Boston Post Rd		8				0		
Warren Place	74 Warren Ave		7				0		
WAHFI	Various		4				0		
Stonegate	1-99 Jericho		99				24		
<b>TOTAL:</b>				<b>176</b>				<b>42</b>	

<b>Town of Lexington</b>		Units	BR/Unit	K-12 Enroll Oct 2024	Student Density
Avalon at Lexington Hills (2006)	1000 Main Campus Drive	109	1 BR/Studio	27	0.248
		254	2 BR	197	0.776
		24	3 BR	29	1.208
		0	4+ BR	0	0
	<b>Total:</b>	<b>387</b>		<b>253</b>	<b>0.654</b>
Avalon Lexington Ridge (1994)	Lexington Ridge Drive	28	1 BR/Studio	6	0.214
		114	2 BR	89	0.781
		56	3 BR	57	1.018
		0	4+ BR	0	0
	<b>Total:</b>	<b>198</b>		<b>152</b>	<b>0.768</b>
186 Bedford Street (2024)	186 Bedford Street	13	1 BR/Studio	1	0.077
		0	2 BR	0	0
		0	3 BR	0	0
		0	4+ BR	0	0
	<b>Total:</b>	<b>13</b>		<b>1</b>	<b>0.077</b>

Source: Impact Analysis of MF Housing Development on Lexington, MA, prepared by Fougere Planning & Development w/Jeffrey Donohoe Associates, April 2025)

Town of Lynnfield		
	23/24 School Year	24/25 School Year
<b>Michaels Landing (2 Broadway) 68 units</b>		
PreSchool	2	1
Elementary School	6	8
Middle School	4	6
High School	4	5
<b>Lynnfield Commons (375 Broadway) 200 units</b>		
PreSchool	0	0
Elementary School	13	16
Middle School	13	14
High School	14	15
<b>Arbor Point at Market St (100,200,300 King Rail Drive) 180 Units</b>		
PreSchool	0	0
Elementary School	5	1
Middle School	6	8
High School	3	5
<b>The Arthur (160 Moulton Drive) 23 units</b>		
PreSchool	0	0
Elementary School	3	2
Middle School	1	2
High School	0	0
<b>Pyburn Condos (multiple) 20 units</b>		
PreSchool	0	0
Elementary School	5	5
Middle School	4	4
High School	4	4
<b>Total # MF units</b>	<b>491</b>	<b>491</b>
<b>Total students from MF units</b>	<b>87</b>	<b>96</b>
<b>Avg # students/ unit</b>	<b>0.18</b>	<b>0.20</b>
Source: Lynnfield Planning Department and School Department		

Town of Stow		
	Units	School Kids
Pilot Grove	90	21
Villages at Stow	96	
Source: Town Planner		

Contacted: Concord, Weston, Lexington, Stow, Wellesley, Dover, Lincoln, & Context Communities  
 Concord Town Planner doesn't track this data (but Concord schools might)  
 Lexington sent me a recent MF Housing Impact Analysis  
 Stow sent me data  
 Wellesley is gathering data for me  
 Dover Planner and Assessor do not track this information (but schools might)  
 Waiting to hear from: Lincoln

Context Communities from HPP: Norwell, Southborough, Sherborn, Norfolk, Bolton, Harvard, Holliston, Lynnfield  
 Norwell Planner doesn't track this data  
 Southborough Assessor might have data  
 Sherborn Planner doesn't track this data (but there are 2 developments w/kids)  
 Norfolk Planner doesn't track this data, but there is only 1 MF building  
 Bolton has only 1 MF building under construction, the rest is senior housing  
 Harvard has 3 constructed 40Bs but hasn't tracked data  
 Lynnfield sent me school enrollment data from large MF projects  
 Waiting to hear from: Holliston