

Watertown

OVERVIEW

Watertown is in Middlesex County and borders Belmont, Newton, Brighton and Cambridge. It is fairly dense with 35,103 residents in 4.2 square miles. Its housing stock is a mix of single family homes and multi-family dwellings, some of which are condos and others are for rent. It is known for being the site of a large Armenian population and therefore has a fair number of middle eastern stores and bakeries.

According to one resident: "There is an amazing sense of community, strong diversity, great public places, world class restaurants, and a remarkably short commute to Boston." (Niche.com)



SCHOOLS

Cunniff Elementary School (Grades PK – 5)
Great Schools Rating: 4/10

Hosmer Elementary School (Grades PK – 5)
Great Schools Rating: 6/10

Lowell Elementary School (Grades PK – 5)
Great Schools Rating: 6/10

Watertown Middle School (Grades 6-8)
Great Schools Rating: 4/10

Watertown High (Grades 9 -12)
Great Schools Rating: 6/10

High School 4-Year Graduation Rate

Watertown High School	90.6%
Massachusetts	88.0%

Data Sources: GreatSchools.org; MA Dept. of Elementary & Secondary Education District Profiles

TRANSPORTATION

Many trolleys and buses run through Watertown and buses go from Watertown to downtown Boston; with the 504 express which leaves from Watertown bus, you can be in downtown Boston in 20 minutes. Watertown is near Soldiers Field road and the Massachusetts Turnpike.

COMMUNITY SAFETY

In 2016, Watertown's violent crime rate was 72% lower than the national average and 71% lower than the Massachusetts average. The property crime rate was 53% lower than the national average and 26% lower than the Massachusetts average.

Data Source: www.cityrating.com/crime-statistics

DEMOGRAPHICS

Poverty Rate: **7.9%**

Percent of population that speaks a language other than English at home: **28.0%**

Race	%
White	83.6%
Asian	8.5%
Two or more races	2.1%
Black/African American	2.0%
Some other race	3.4%
Native Hawaiian and Other Pacific Islander	0.0%
American Indian and Alaska Native	0.0%
Age Group	%
Under 5	6.7%
Age 5-17	8.7%
Age 18-64	68.7%
Age 65 and older	15.9%

Data Source: U.S. Census Bureau

LOCAL AMENITIES

Watertown is experiencing a boom in construction including many new rental units and the new Arsenal Yards Shopping Center. It is home to a large part of the famous and beautiful Mt. Auburn Cemetery which you can walk through (the rest of the cemetery is in Cambridge). The Charles River runs through Watertown and there are nice biking and walking parks along the river. The large Armenian population means there are several middleeastern grocery stores. There are a wide range of grocery stores such as Shaws but also including the famous Russos which serves many area restaurants but has a low-cost retail operation with tons of great fruit and vegetables and baked goods. Watertown is the home of the Plumbing Museum. Other amenities include: John Ryan Skating rink, a Boys and Girls Club, and an outdoor pool with a spray deck. The Watertown Recreation department offers summer camps, youth tennis, pre-K Sports, drawing class and adult tennis.

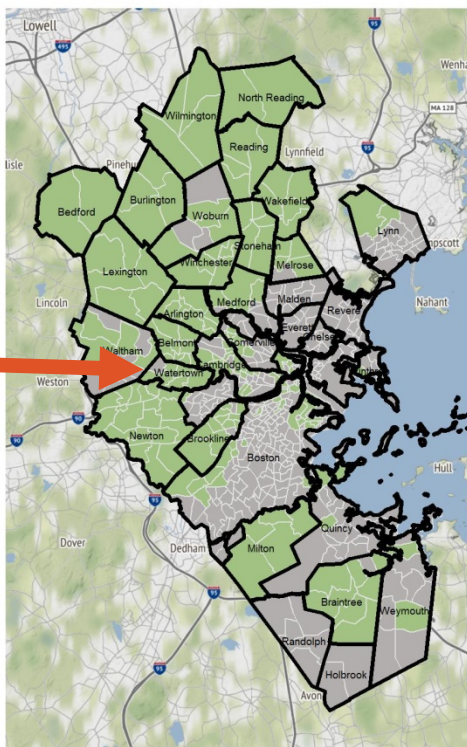


**Please note that not all parts of Watertown are SNO Mass Opportunity Areas. See map below.*

MAP

SNO Mass Opportunity Areas

Metro Housing Boston



 SNO Mass Opportunity Area  Not a SNO Mass Opportunity Area