

Residency Release Notes – February 2025

Overview (Update Process & Data Preparation):

- The raw assessor's and 911 point address data was retrieved on Feb 14, 2025 and processed on Feb 14, 2025 .
 - *MassGIS Property Tax Parcels:*
 - The source data was last updated on Jan 1, 2025
 - *MassGIS Master Address Data:*
 - The source data is updated weekly; the team retrieved the Master Address Data on the week of Feb 10, 2025
- 136 out of 351 cities and towns in Massachusetts were updated with newly available assessor data. A detailed table is available below with the fiscal years of each community's assessor data.
- Medway's raw assessor's data accessed on Feb 14, 2025 appeared to be corrupted. The data team elected to impute available raw data for Medway that was last previously retrieved on Mar 27, 2024 .
- The full update was completed on Mar 4, 2025 and the following datasets were uploaded to ArcGIS Online:
 - Massachusetts Town-Level Summary Dataset on Mar 4, 2025
 - Residency (Massachusetts Parcel Density) Dataset on Feb 28, 2025

Data Accuracy Overview:

- State Level Accuracy:
 - Census Total Housing Units (2020 Decennial): **2,998,537**
 - Residency Total Housing Units (Aug 2024): **2,992,699**
 - State Level Percent Difference: **0.195%**
- Town Level Accuracy:
 - Average Percent Difference (Estimated Error): **3.94%**
 - Median Percent Difference: **2.58%**
 - Town Level Percent Difference Quantiles:
 - Min – **0.02%**

- 25th Percentile – **1.21%**
 - Median – **2.80%**
 - 75th Percentile – **4.99%**
 - Max – **45.84%**
 - **(Note:** Lower is better)
- Block Group Level Accuracy:
 - Comparing Residency total unit estimates to 2022 ACS 5-Year Housing Unit Estimates at the Block Group Level:
 - Residency Estimates are within the ACS margin of error for **79.3%** of all Block Groups in Massachusetts.
 - Residency Estimates are not within the ACS margin of error for **20.7%** of Block Groups in Massachusetts.
 - Block Group Percent Difference (Estimated Error) Quantiles:
 - Min – **0.00%**
 - 25th Percentile – **5.86%**
 - Median – **13.35%**
 - 75th Percentile – **24.38%**
 - Max – **2325%**
 - **(Note:** Lower is better)

Note: By their design, Census block groups represent relatively small geographies. The average number of residential units reported by the ACS across all block groups is 588 with an average margin of error of 150 units. Greater levels of variation between our Residency estimates and the ACS-reported estimates are expected at the block group level.

The data team will rely on this difference analysis to identify block groups with higher levels of heterogeneity to further refine our methodology in specific geographies and reduce these differences in future releases of the Residency dataset.

Detailed Tables:

1. [City/Town Level Accuracy Tracker \(link\)](#)
2. [Block Group Accuracy Tracker \(link\)](#)
3. [Assessor Data Fiscal Year Updated Tracker \(link\)](#)