Chariho Regional School District

Demographic Study

March 2026

New England School Development Council
28 Lord Road
Marlborough, MA 01752
www.nesdec.org

NESDEC PROJECT TEAM

- Judy Paolucci, Ph.D., Consultant
- David DeRuosi, Ed.D., Executive Director

TABLE OF CONTENTS

INTRODUCTION - DEMOGRAPHIC ANALYSIS 2
SCOPE OF THE DEMOGRAPHIC STUDY 2
DEMOGRAPHIC INFORMATION 3
DEMOGRAPHIC ANALYSIS - POPULATION TRENDS 3
MEDIAN AGE OF THE POPULATION 4
NEW ENGLAND'S PK-12 ENROLLMENT TRENDS 5
DEMOGRAPHIC ANALYSIS – POPULATION TRENDS BY AGE SPAN 6
NUMBER OF K-12 STUDENTS PER HOUSING UNIT 10
BIRTHS – DATA PROVIDED BY THE STATE VITAL RECORDS DEPARTMENT 11
BIRTH TO KINDERGARTEN RELATIONSHIP 13
REAL ESTATE TRENDS 17
RESIDENTIAL SALES AND REAL ESTATE INFORMATION 17
RESIDENTIAL SALES – WARREN GROUP 17
RESIDENTIAL SALES – DATA FROM ONLINE MARKETPLACES 20
HOUSING DETAIL 21
BEDROOMS PER HOUSEHOLD 23
RESIDENTIAL CONSTRUCTION PROJECTS 24
INFORMATION GAINED FROM THE DISTRICT BUILDING DEPARTMENT 25
RESIDENTIAL BUILDING PERMITS 27
ENROLLMENT PROJECTIONS 29
DEMOGRAPHIC STUDY AND ENROLLMENT PROJECTION METHODOLOGY 29
ENROLLMENT PROJECTIONS 30
REVIEW OF THE STABILITY OF GRADES 1 TO 8 42
ENROLLMENT FORECAST BASED ON INCREASED RESIDENTIAL CONSTRUCTION 43
ENROLLMENT FORECAST 44
UPDATED PROJECTED ENROLLMENT IN GRADE COMBINATIONS 45
DEMOGRAPHIC ANALYSIS SUMMARY AND ASSUMPTIONS 46

INTRODUCTION - DEMOGRAPHIC ANALYSIS

NESDEC's mission is to assist schools and school districts in becoming high-performance organizations and to support continuous educational improvement.

NESDEC has been consulting with districts and architects who assist districts for over 75 years and works collaboratively with school communities across New England to provide Enrollment Projections, Demographic Studies, Special Education Trend Reports, Best Educational Use of Facilities Reports, conduct Executive Searches, facilitate Professional Development, and consult on school needs.

SCOPE OF THE DEMOGRAPHIC STUDY

NESDEC entered into an agreement with the Chariho Regional School District to prepare ten-year enrollment projections and to identify demographic factors that affect the student enrollments in the Chariho Regional School District, Rhode Island.

The Chariho Regional School District serves students from Charlestown, Richmond, and Hopkinton in Washington County, Rhode Island. The total area of the three towns is 144.1 square miles, 23.8 square miles of which are water (primarily in Charlestown). Charlestown is considered a tourist destination and also is home to the Narragansett Indian Tribe. Richmond is heavily forested and includes the Carolina Management Area, which is owned by the state and managed for wildlife preservation and recreation. Historically, Hopkinton was home to several industrial villages named after the mills that held important roles in shaping Hopkinton's local economy and community structure. The district operates four elementary schools, two of which are located in Hopkinton, one in Charlestown, and one in Richmond. The Chariho campus, located in Richmond, houses the Middle and High Schools, as well as the Chariho Career and Technical Center.

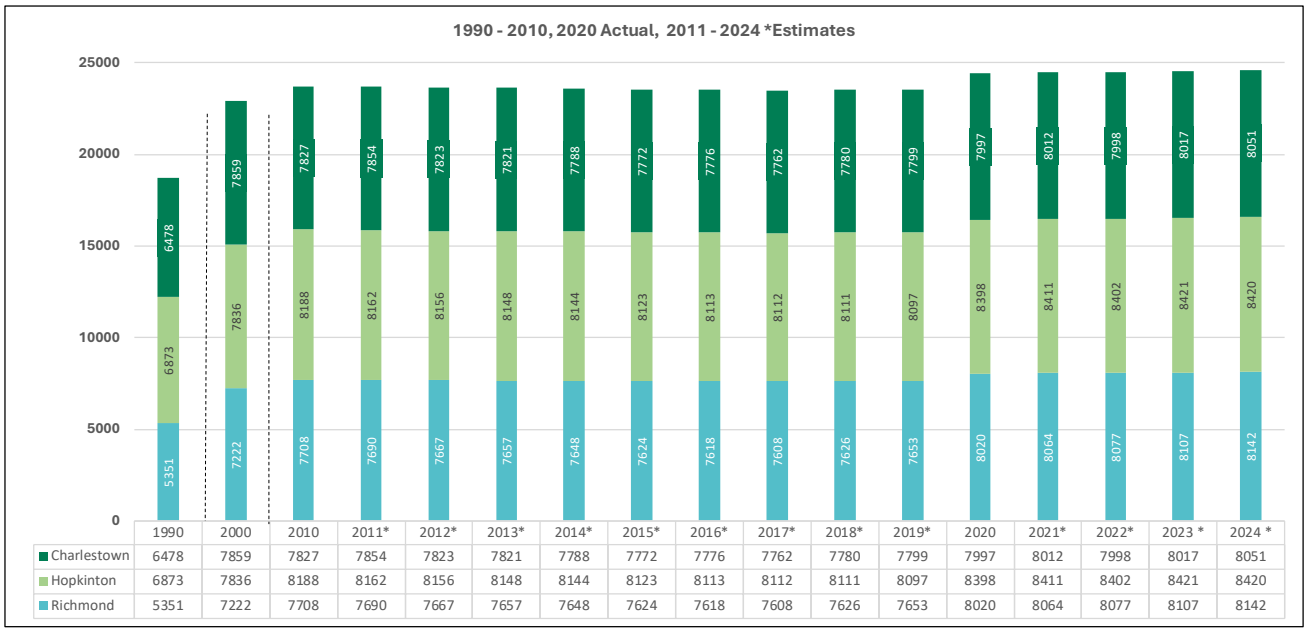
This report opens with a review of information pertaining to trends in state and local population and includes data regarding factors that influence school enrollments, such as birth rates and their relationship to Kindergarten enrollment, local real estate and new housing trends. An updated 10-year Grades K-12 Enrollment Projection Report, an updated five-year School-by-School Enrollment Projection Report, and an enrollment forecast of any expected "student yield" from any proposed new residential construction, if applicable, are also included.

The NESDEC Team analyzed District and municipal records, including historical enrollment data provided by the Rhode Island Department of Education, the U.S. Census Bureau population trends, birth rates and state birth data, housing sales data from the Realtor.com and local realtors, Housing and Urban Development (HUD) trends, and consulted with the Town Planning Department to determine any new residential construction.

DEMOGRAPHIC INFORMATION

DEMOGRAPHIC ANALYSIS - POPULATION TRENDS

A review of the general population can provide insights into population trends. U.S. Census figures from 1990-2000 indicate a 22.5% increase in Chariho's member towns' total population. From 2000-2010, this total population increased by 3.5%. From 2010-2020, the total population increased 2.9% and ranged from a low of 23,482 in 2017 to a high of 24,415 in 2020. Population estimates for 2021-2024 range in the mid- 24,000s, indicating a stabilization in growth during that timeframe.



	1990	2000	2010	2011*	2012*	2013*	2014*	2015*	2016*	2017*	2018*	2019*	2020	2021*	2022*	2023 *	2024 *
Charlestown	6478	7859	7827	7854	7823	7821	7788	7772	7776	7762	7780	7799	7997	8012	7998	8017	8051
Hopkinton	6873	7836	8188	8162	8156	8148	8144	8123	8113	8112	8111	8097	8398	8411	8402	8421	8420
Richmond	5351	7222	7708	7690	7667	7657	7648	7624	7618	7608	7626	7653	8020	8064	8077	8107	8142

Sources: 1990, 2000, 2010 U.S. Census Bureau, Summary Population and Housing, Table 1; 2020 Table P1; 2011-2024 U.S. Census American Community Survey, 5-Year Estimate data, S0101, 2.10.26

MEDIAN AGE OF THE POPULATION

Tracking the median age can illustrate population trends for Chariho's three member towns. Charlestown's 2020 median age of 49.8, Hopkinton's 2020 median age of 47.9, and Richmond's 2020 median age of 45.6 are older than the states' median age of 40.0. Note: 2024 is included for reference.

Median Age in the 40's can indicate an aging population and can also be a factor in predicting the number of future births, which is an indicator for Kindergarten enrollments.

Median Age of Population				
	2000 Actual	**2010 Actual**	**2020 Estimate**	**2024 Estimate**
United States	35.3	37.2	38.2	39.2
Rhode Island	36.7	39.4	40.0	40.6
Washington County	37.4	42.3	45.0	45.5
Charlestown	40.8	47.0	49.8	53.3
Hopkinton	37.6	43.2	47.9	46.1
Richmond	36.2	41.2	45.6	42.7

Source: U.S. Census Bureau, 2000 - 2010 Summary Population and Housing Characteristics Table 1, 2020, 2024 U.S. Census American Community Survey, 5-Year Estimate data, Table S0101, 2.10.26

NEW ENGLAND'S PK-12 ENROLLMENT TRENDS

State	Fall 2013 PK - 12	Fall 2019 PK - 12	Fall 2022 PK - 12	Fall 2023 PK - 12	% Change 2013 - 23	% Change 2019-23	% Change 2022-23
USA	50,044,522	50,796,445	49,618,464	49,516,361	-1.1%	-2.5%	-0.2%
CT	546,200	523,690	513,513	512,652	-6.1%	-2.1%	-0.2%
ME	183,995	180,291	173,853	172,545	-6.2%	-4.3%	-0.8%
MA	955,739	959,394	923,349	914,958	-4.3%	-4.6%	-0.9%
NH	186,310	177,351	168,909	166,594	-10.6%	-6.1%	-1.4%
RI	142,008	143,557	137,449	136,154	-4.1%	-5.2%	-0.9%
VT	88,690	86,759	83,654	82,455	-7.0%	-5.0%	-1.4%

Source: U.S. Department of Education, National Center for Education Statistics, Enrollment in public elementary and secondary schools, by region, state, and jurisdiction: Selected years, fall 1990 through fall 2023, Table 203.20, Report Generated Oct. 2024, NESDEC 5.28.25

Although most New England Districts are seeing a decline in the number of births, NESDEC's experience indicates that the impact on enrollment varies from District to District. Almost half of New England Districts have been growing in PK-12 enrollment, and a similar number are declining (often in rural areas), with the other Districts remaining stable.

DEMOGRAPHIC ANALYSIS – POPULATION TRENDS BY AGE SPAN

In this section, we will review populations by age span for the towns served by the Chariho Regional School District. Analyzing age-span population trends can illustrate trends for school-age populations and overall populations. The chart below tracks population trends from 2014-2024, spanning 10 years.

General Population – According to the U.S. Census Bureau, in 2024, Charlestown, RI had an estimated population of 8,051, increasing 3.4% over the past ten years.

Population Trends Charlestown, RI			
	2014	**2019**	**2024**
Total Population	7,788	7,799	8,051
Ages 5 to 19			
Ages 5 to 9	3.2%	4.0%	4.0%
Ages 10 to 14	6.6%	5.8%	3.4%
Ages 15 to 19	5.4%	5.0%	3.2%
Other age breakouts			
Under 5	5.1%	3.3%	2.8%
Under 18	18.6%	15.6%	13.0%
18 to 64	61.5%	60.5%	59.9%
65 +	19.9%	2.9%	27.1%

Source: 2014, 2019, 2024 U.S. Census American Community Survey, 5-Year Estimate data, Table S0101, 2.13.26

From 2014-2024, trends in school-aged population:

- The number of residents aged 5-9 (elementary age) has increased by 29.2%.
- The number of residents aged 10-14 (middle school age) has decreased by 46.7%.
- The number of residents aged 15-19 (high school age) have decreased by 38.7%.

Additionally, over the past 10 years, the Charlestown population under 5 has decreased by 43.2%. (This population is future Kindergarteners.) The population under 18 has decreased by 27.7%, indicating a decline in the overall school-aged population. Additionally, the population between 18-64 has increased by 0.7%, while the population over 65 has increased by 40.8%, an indicator of an aging population and a decreasing K-12 population overall. To note, the 2024 K-12 population comprised 10.6% of the overall population.

General Population – According to the U.S. Census Bureau, in 2024, Hopkinton, RI had an estimated population of 8,420, increasing 3.4% over the past ten years. Estimated age breakouts from the U.S. Census American Community Survey can inform K-12 enrollment trends.

Population Trends Hopkinton, RI			
	2014	**2019**	**2024**
Total Population	8,144	8,097	8,420
Ages 5 to 19			
Ages 5 to 9	4.3%	5.5%	7.6%
Ages 10 to 14	7.0%	6.7%	4.0%
Ages 15 to 19	5.0%	5.8%	5.6%
Other age breakouts			
Under 5	3.0%	3.9%	2.7%
Under 18	17.1%	20.2%	16.9%
18 to 64	67.4%	6.4%	63.4%
65 +	15.5%	16.4%	19.7%

Source: 2014, 2019, 2024 U.S. Census American Community Survey, 5-Year Estimate data, Table S0101, 2.13.26

From 2014-2024, trends in school-aged population:

- The number of residents aged 5-9 (elementary age) has increased by 82.7%.
- The number of residents aged 10-14 (middle school age) has decreased by 40.9%.
- The number of residents aged 15-19 (high school age) have increased by 15.8%.

Additionally, over the past 10 years, the Hopkinton population under 5 has decreased by 6.9%. (This population is future Kindergarteners.) The population under 18 has increased by 2.2%, indicating a small increase in the overall school-aged population. Additionally, the population between 18-64 has decreased by 2.7%, while the population over 65 has increased by 31.4%, an indicator of an aging population. To note, the 2024 K-12 population comprised 17.2% of the overall population.

General Population – According to the U.S. Census Bureau, in 2024, Richmond, RI had an estimated population of 8,142, increasing 6.5% over the past ten years. Estimated age breakouts from the U.S. Census American Community Survey can inform K-12 enrollment trends.

Population Trends Richmond, RI			
	2014	**2019**	**2024**
Total Population	7,648	7,653	8,142
Ages 5 to 19			
Ages 5 to 9	7.1%	6.1%	6.1%
Ages 10 to 14	9.4%	6.1%	6.9%
Ages 15 to 19	6.0%	5.0%	6.6%
Other age breakouts			
Under 5	3.5%	3.9%	5.1%
Under 18	24.4%	19.0%	22.0%
18 to 64	66.0%	68.1%	62.3%
65 +	9.6%	14.9%	15.7%

Source: 2014, 2019, 2024 U.S. Census American Community Survey, 5-Year Estimate data, Table S0101, 2.13.26

From 2014-2024, trends in school-aged population:

- The number of residents aged 5-9 (elementary age) has decreased by 8.5%.
- The number of residents aged 10-14 (middle school age) has decreased by 21.9%.
- The number of residents aged 15-19 (high school age) have increased by 17.1%.

Additionally, over the past 10 years, the Richmond population under 5 has increased by 55.1%. (This population is future Kindergarteners.) The population under 18 has decreased by 4.0%, indicating a decline in the overall school-aged population. Additionally, the population between 18-64 has increased by 0.5%, while the population over 65 has increased by 74.1%, an indicator of an aging population and a decreasing K-12 population overall. To note, the 2024 K-12 population comprised 19.6% of the overall population.

General Population – According to the U.S. Census Bureau, in 2024, the combined populations of Charlestown, Richmond, and Hopkinton (RI) was estimated to be 24,613, increasing 4.4% over the past ten years. Estimated age breakouts from the U.S. Census American Community Survey can inform K-12 enrollment trends.

Population Trends Charlestown, Hopkinton, and Richmond			
	2014	**2019**	**2024**
Total Population	23,580	23,549	24,613
Ages 5 to 19			
Ages 5 to 9	4.8%	5.2%	5.9%
Ages 10 to 14	7.6%	6.2%	4.8%
Ages 15 to 19	5.5%	5.3%	5.1%
Other age breakouts			
Under 5	3.9%	3.7%	3.5%
Under 18	20.0%	18.3%	17.3%
18 to 64	65.0%	44.4%	61.9%
65 +	15.0%	11.4%	20.8%

Source: 2014, 2019, 2024 U.S. Census American Community Survey, 5-Year Estimate data, Table S0101, 2.13.26

From 2014-2024, trends in school-aged population:

- The number of residents aged 5-9 (elementary age) has increased by 27.7%.
- The number of residents aged 10-14 (middle school age) has decreased by 35.0%.
- The number of residents aged 15-19 (high school age) have decreased by 1.6%.

Additionally, over the past 10 years, the total population of Charlestown, Richmond, and Hopkinton under 5 has decreased by 4.5%. (This population is future Kindergarteners.) The population under 18 has decreased by 9.5%, indicating a decrease in the overall school-aged population. Additionally, the population between 18-64 has decreased by 0.6%, while the population over 65 has increased by 44.3%, an indicator of an aging population. To note, the 2024 K-12 population comprised 15.8% of the overall population.

NUMBER OF K-12 STUDENTS PER HOUSING UNIT

Reviewing the percentage of K-12 students per housing unit can highlight school enrollment trends. The following charts capture data from 2010-2020.

State of Rhode Island

YEAR	OCCUPIED HOUSING UNITS	PUBLIC K-12 ENROLLMENT	K-12 STUDENTS PER HOUSEHOLD
2010	413,600	141,739	0.34
2020	414,730	136,908	0.33

Chariho RSD

YEAR	OCCUPIED HOUSING UNITS	PUBLIC K-12 ENROLLMENT	K-12 STUDENTS PER HOUSEHOLD
2010	9,222	3,465	0.38
2020	9,558	3,066	0.32

* Occupied Housing units for all three towns

Sources U.S. Census 2000, 2010 Summary Populations and Housing Characteristics, Table 11

2020 U.S. Census American Community Survey, 5-Year Estimate data, DP04 11.24.25

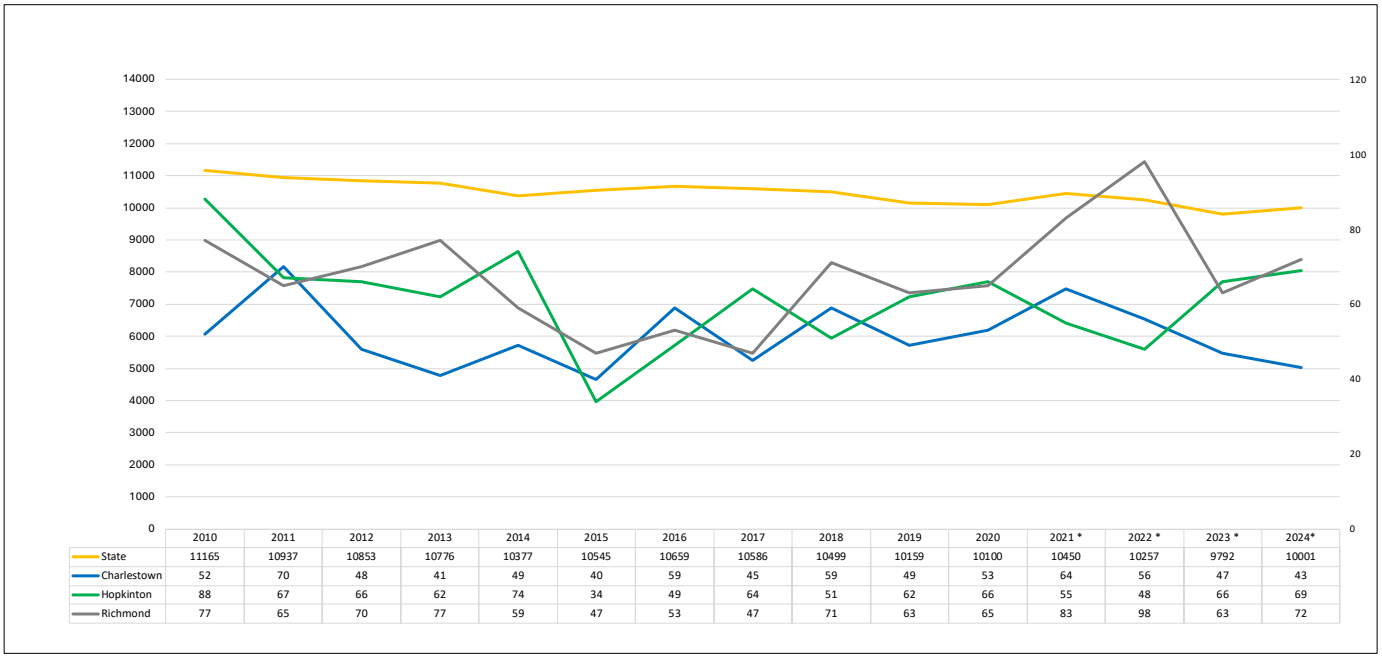
Rhode Island enrollment data 2020 - October 1 data

From 2010 to 2020, Rhode Island has experienced a 3.4% decrease in public K-12 enrollments, and a 3.7% decrease in K-12 students per household.

The percentage of the three towns' K-12 students per household has declined by 14.6% from 2010 to 2020 coupled with a 11.5% decline in K-12 enrollment over this same time period, which could indicate a trending decline for the Chariho Regional School District over the next few years. This decrease is significantly larger than Rhode Island trends.

BIRTHS – DATA PROVIDED BY THE STATE VITAL RECORDS DEPARTMENT

Birth data informs Kindergarten enrollment. Each year NESDEC secures birth data from State of Rhode Island sources, providing a snapshot in time as to actual and provisional births as reported by the State, and then uses this birth data to predict Kindergarten enrollments. We only use annual birth data to ensure consistency in reporting from year to year.



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 *	2022 *	2023 *	2024*
State	11165	10937	10853	10776	10377	10545	10659	10586	10499	10159	10100	10450	10257	9792	10001
Charlestown	52	70	48	41	49	40	59	45	59	49	53	64	56	47	43
Hopkinton	88	67	66	62	74	34	49	64	51	62	66	55	48	66	69
Richmond	77	65	70	77	59	47	53	47	71	63	65	83	98	63	72

Source: Center for Vital Records, RI Department of Health, 5/20/25

*2021 2024 provisional

Rhode Island

- Between 2010-2020, Rhode births declined by 9.5% and averaged 10,605 per year
- From 2021-2024, provisional births averaged 10,125 per year

Charlestown

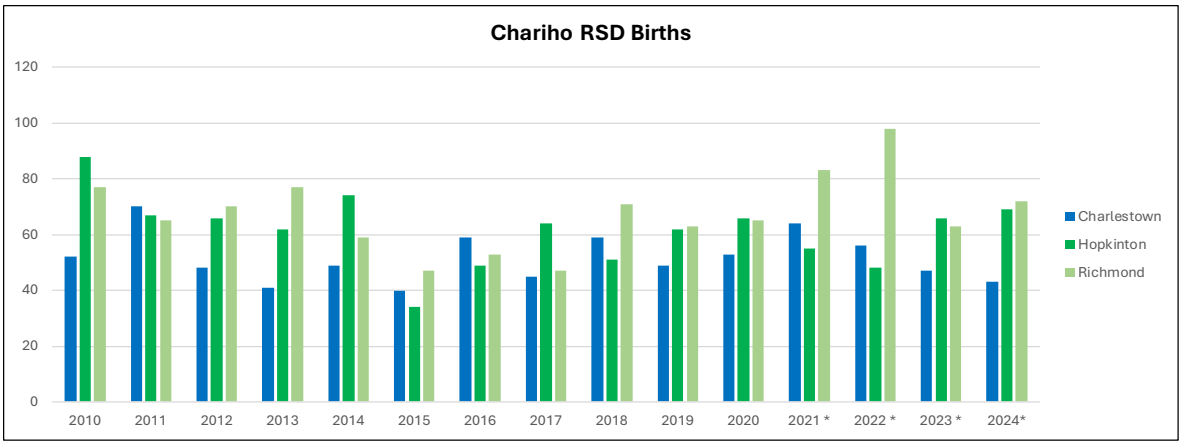
- Between 2010-2020, Charlestown births increased by 1.9% and averaged 51 per year
- From 2021-2024, provisional births averaged 53 per year

Hopkinton

- Between 2010-2020, Hopkinton births declined by 15.6% and averaged 62 per year
- From 2021-2024, provisional births averaged 60 per year

Richmond

- Between 2010-2020, Richmond births declined by 25% and averaged 63 per year
- From 2021-2024, provisional births averaged 79 per year



Source: Center for Vital Records, RI Department of Health, 5/20/25

*2021 2024 provisional

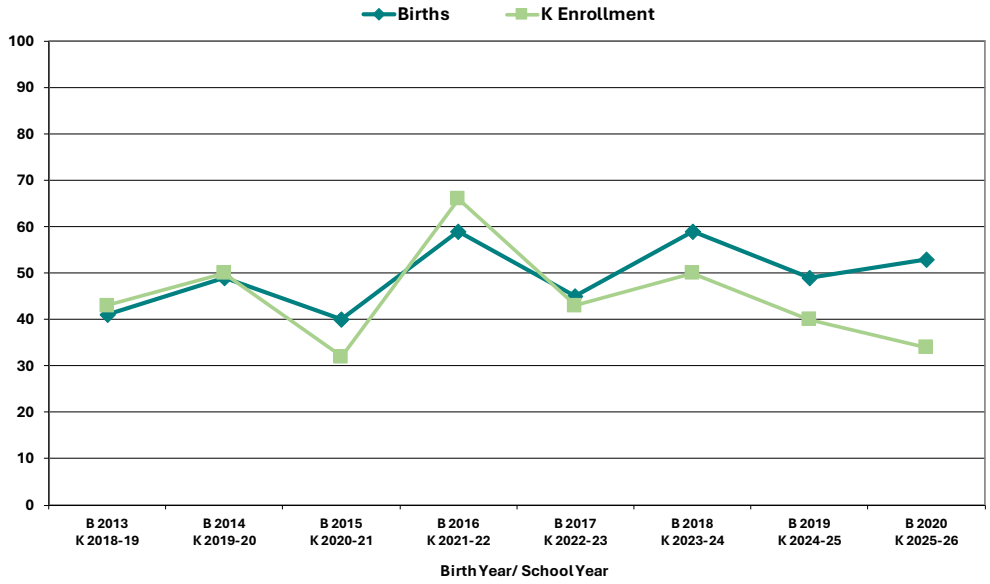
TOTAL for Charlestown, Hopkinton, and Richmond

- Between 2010-2020, births in the three towns declined by 15.2% and averaged 176 per year
- From 2021-2024, provisional births averaged 191 per year

BIRTH TO KINDERGARTEN RELATIONSHIP

The number of births correlates to the number of Kindergarteners enrolling at age 5. The following charts show the relationship between births and Kindergarten enrollment for the District.

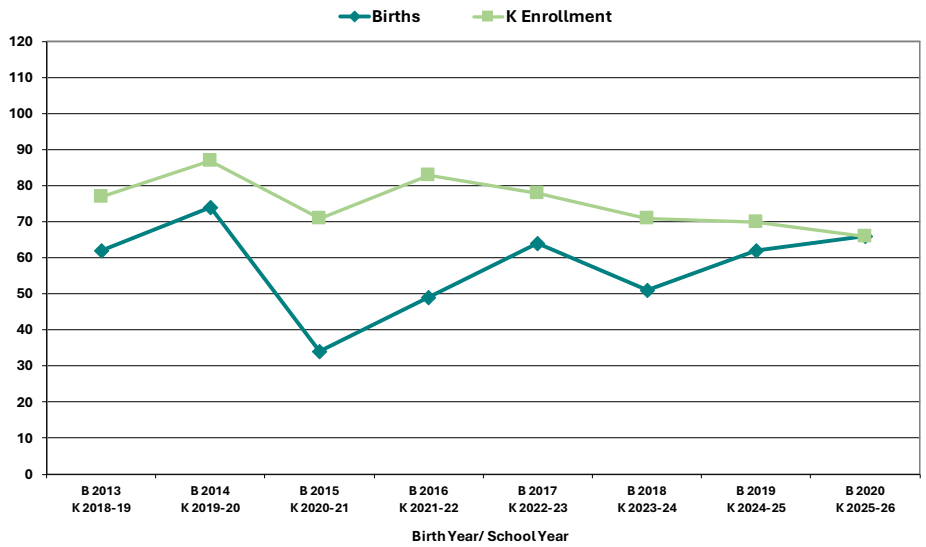
Charlestown, RI Birth-to-Kindergarten Relationship



	B 2013 K 2018-19	B 2014 K 2019-20	B 2015 K 2020-21	B 2016 K 2021-22	B 2017 K 2022-23	B 2018 K 2023-24	B 2019 K 2024-25	B 2020 K 2025-26
Births	41	49	40	59	45	59	49	53
Kindergarten	43	50	32	66	43	50	40	34

In Charlestown, the schools typically enroll the same number or slightly less Kindergarteners as the number of recorded births.

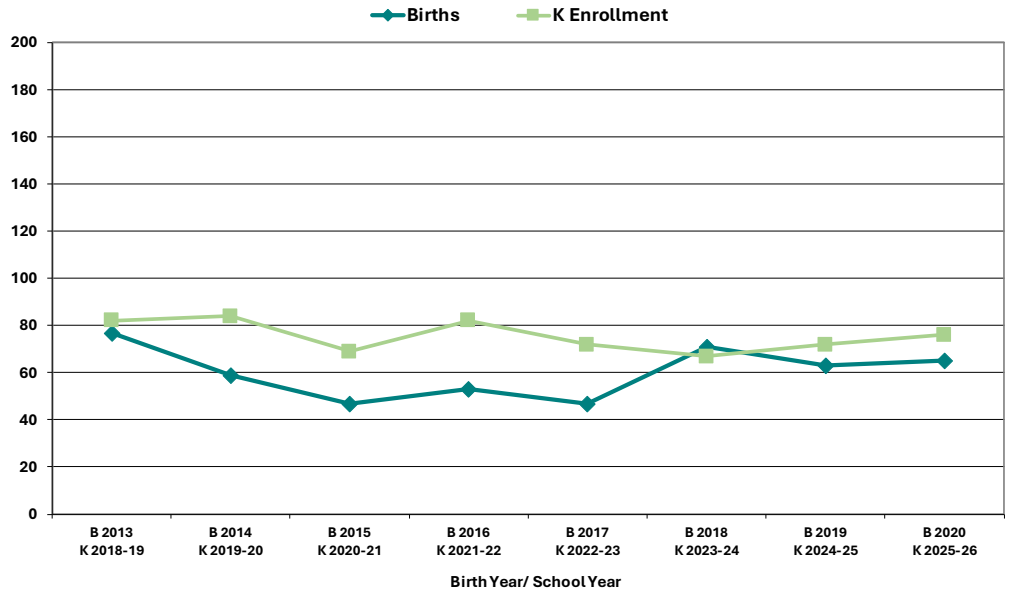
Hopkinton, RI Birth-to-Kindergarten Relationship



	B 2013 K 2018-19	B 2014 K 2019-20	B 2015 K 2020-21	B 2016 K 2021-22	B 2017 K 2022-23	B 2018 K 2023-24	B 2019 K 2024-25	B 2020 K 2025-26
Births	62	74	34	49	64	51	62	66
Kindergarten	77	87	71	83	78	71	70	66

In Hopkinton, the schools typically enroll more Kindergarteners than the number of recorded births, although this gap has narrowed in recent years.

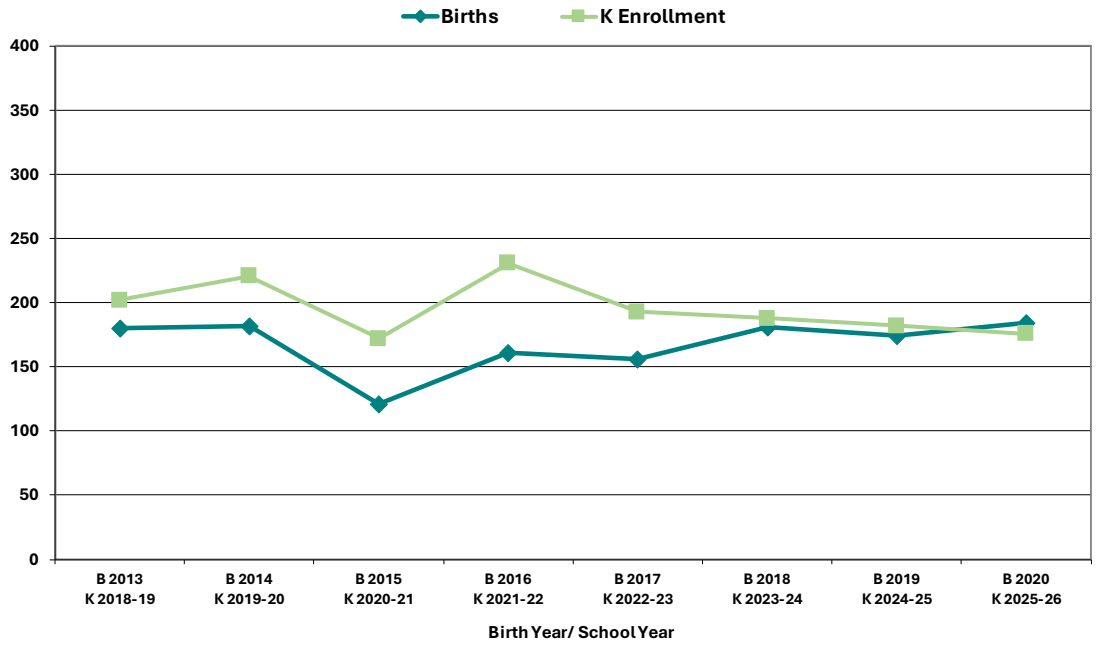
Richmond, RI Birth-to-Kindergarten Relationship



	B 2013 K 2018-19	B 2014 K 2019-20	B 2015 K 2020-21	B 2016 K 2021-22	B 2017 K 2022-23	B 2018 K 2023-24	B 2019 K 2024-25	B 2020 K 2025-26
Births	77	59	47	53	47	71	63	65
Kindergarten	82	84	69	82	72	67	72	76

In Richmond, the schools typically enroll more Kindergarteners than the number of recorded births.

Charhio RSD Combined Birth-to-Kindergarten Relationship



	B 2013 K 2018-19	B 2014 K 2019-20	B 2015 K 2020-21	B 2016 K 2021-22	B 2017 K 2022-23	B 2018 K 2023-24	B 2019 K 2024-25	B 2020 K 2025-26
Births	180	182	121	161	156	181	174	184
Kindergarten	202	221	172	231	193	188	182	176

In Chariho RSD, the schools typically enroll more Kindergarteners than the number of recorded births, although this gap has narrowed in recent years.

REAL ESTATE TRENDS

Every day across America, 10,000 citizens celebrate their 65th birthdays, a phenomenon that will continue for the foreseeable future. Current real estate trends indicate that a large share of these mature citizens had planned to "downsize" their living arrangements but postponed putting homes on the market due to the fluctuating real estate trends. Thus, demand for apartment and condominium units is likely to increase, while the 3- and 4-bedroom homes vacated by these mature citizens will most likely be purchased by families with children.

School enrollments are influenced strongly by the number of real estate sales as new families move into the District. Generally, in our work we have become aware that the number of real estate sales is 4-5 times larger than the number of building permits for new residential construction; thus, the number of real estate sales can be a more important factor than the number of building permits.

RESIDENTIAL SALES AND REAL ESTATE INFORMATION

A review of the trends associated with residential real estate sales can indicate the movement of families with children to the District.

RESIDENTIAL SALES – WARREN GROUP

Charlestown, RI Home and Condo Sales									
Year	Single-Family	S-F Median Sales Price	# Condo Units	Condo Median Sales Price	Year	Single-Family	S-F Median Sales Price	# Condo Units	Condo Median Sales Price
2000	174	$170,000	18	$ 78,000	2013	73	$289,900	18	$ 62,625
2001	151	$193,000	13	$ 97,000	2014	108	$307,500	15	$ 108,000
2002	193	$259,000	14	$ 125,500	2015	125	$325,000	20	$ 117,500
2003	152	$298,750	9	$ 156,000	2016	125	$326,000	25	$ 130,000
2004	165	$318,500	13	$ 179,000	2017	167	$345,000	27	$ 146,000
2005	152	$387,500	10	$ 189,000	2018	149	$375,000	30	$ 145,000
2006	120	$395,250	10	$ 185,000	2019	161	$393,000	23	$ 189,000
2007	119	$385,000	16	$ 167,500	2020	133	$425,000	22	$ 192,450
2008	88	$374,500	8	$ 122,200	2021	138	$500,000	17	$ 201,000
2009	98	$293,500	8	$ 151,000	2022	123	$556,000	16	$ 241,000
2010	97	$315,000	13	$ 147,000	2023	76	$560,000	11	$ 272,000
2011	79	$300,000	15	$ 105,000	2024	73	$600,000	13	$ 310,000
2012	117	$280,000	12	$ 102,750	2025	107	$705,000	16	$ 306,250

Source: The Warren Group, 2.20.26

- Between 2000 and 2007, Charlestown had an average of 153 single-family home sales, with an average median sales price of $300,875.
- From 2008-2013, during the housing downturn, Charlestown single-family home sales averaged 92 units, with an average median sales price of $308,817.
- From 2014-2025, single-family home sales in Charleston had an average of 124 units per year, with an average median sales price of $451,458.
- Between 2000 and 2007, Charlestown had an average of 13 condo sales, with an average median sales price of $147,125.
- From 2008-2013, during the housing downturn, Charlestown condo sales averaged 12 units, with an average median sales price of $115,096.
- From 2014-2025, condo sales in Charleston increased to an average of 20 units per year, with an average median sales price of $186,217.

Hopkinton, RI Home and Condo Sales									
Year	Single-Family	S-F Median Sales Price	# Condo Units	Condo Median Sales Price	Year	Single-Family	S-F Median Sales Price	# Condo Units	Condo Median Sales Price
2000	69	$139,000	9	$140,000	2013	56	$217,500	8	$ 197,000
2001	93	$150,000	7	$133,500	2014	69	$214,000	6	$ 160,750
2002	99	$182,000	11	$165,000	2015	93	$225,000	6	$ 155,000
2003	122	$232,500	7	$192,500	2016	95	$245,000	6	$ 211,500
2004	138	$242,500	6	$217,000	2017	103	$255,000	13	$ 215,000
2005	130	$295,000	6	$260,000	2018	94	$272,000	12	$ 225,750
2006	104	$281,500	7	$279,000	2019	107	$319,000	10	$ 235,000
2007	83	$289,000	4	$257,500	2020	111	$315,000	10	$ 314,950
2008	69	$235,000	4	$397,000	2021	105	$365,000	9	$ 268,000
2009	62	$230,000	6	$170,000	2022	91	$350,000	9	$ 265,500
2010	59	$225,000	5	$110,000	2023	56	$424,500	6	$ 332,950
2011	58	$211,600	6	$129,000	2024	71	$445,000	7	$ 588,000
2012	62	$193,800	8	$312,450	2025	77	$475,000	10	$ 331,400

Source: The Warren Group, 2.20.26

- Between 2000 and 2007, Hopkinton had an average of 105 single-family home sales, with an average median sales price of $226,438.
- From 2008-2013, during the housing downturn, Hopkinton single-family home sales averaged 61 units, with an average median sales price of $ $218,817.
- From 2014-2025, single-family home sales in Hopkinton had an average of 89 units per year, with an average median sales price of $325,375.
- Between 2000 and 2007, Hopkinton had an average of 7 condo sales, with an average median sales price of $205,563.
- From 2008-2013, during the housing downturn, Hopkinton condo sales averaged 6 units, with an average median sales price of $219,242.
- From 2014-2025, condo sales in Hopkinton increased to an average of 9 units per year, with an average median sales price of $269,292.

Richmond, RI Home and Condo Sales									
Year	Single-Family	S-F Median Sales Price	# Condo Units	Condo Median Sales Price	Year	Single-Family	S-F Median Sales Price	# Condo Units	Condo Median Sales Price
2000	111	$148,500	1	$ 71,000	2013	47	$233,000	1	$ 82,500
2001	102	$185,000			2014	71	$239,500	2	$ 205,000
2002	143	$225,000			2015	106	$250,000		
2003	121	$245,000			2016	110	$275,000	3	$ 97,500
2004	134	$276,750	2	$ 150,000	2017	123	$285,000	14	$ 222,388
2005	133	$315,000	2	$ 181,750	2018	115	$296,000	17	$ 245,400
2006	88	$323,500			2019	122	$299,750	31	$ 243,250
2007	80	$270,500	1	$ 180,000	2020	117	$341,000	13	$ 242,700
2008	71	$235,000	1	$ 80,000	2021	90	$387,500	20	$ 236,525
2009	47	$224,000			2022	86	$432,500	10	$ 329,500
2010	70	$234,900			2023	74	$453,500	16	$ 327,450
2011	70	$239,950	1	$ 61,750	2024	63	$450,000	7	$ 342,500
2012	64	$246,000			2025	61	$545,000	9	$ 360,000

Source: The Warren Group, 2.20.26

- Between 2000 and 2007, Richmond had an average of 114 single-family home sales, with an average median sales price of $248,656.
- From 2008-2013, during the housing downturn, Richmond single-family home sales averaged 62 units, with an average median sales price of $235,475.
- From 2014-2025, single-family home sales in Richmond had an average of 95 units per year, with an average median sales price of $354,563.
- Between 2000 and 2007, Richmond had an average of 6 condo sales, with an average median sales price of $145,688.
- From 2008-2013, during the housing downturn, Richmond had an average of 3 condo sales, with an average median sales price of $74,750.
- From 2014-2025, condo sales in Richmond increased to an average of 13 units per year, with an average median sales price of $244,559.

RESIDENTIAL SALES – DATA FROM ONLINE MARKETPLACES

- Charlestown is a coastal town that maintains a high demand for real estate and steady price growth. High-end homes near the coastline, popular with vacationers and year-round residents, drive a median price of nearly $800k.
- Charlestown, RI real estate features a competitive market with rising, high-value homes, averaging roughly $664k (increasing 3.2% over the past year).
- Richmond, RI real estate is characterized by a strong demand from families seeking a residential, suburban environment.
- The median home value for Richmond is and has also experienced a steady rise in home prices and limited inventory, although the median home value is just over $435k.
- Hopkinton, which boasts the charm of small-town living and the convenience of easy access to amenities, has experienced a steady growth of median home prices that are currently between $500k and $525k.
- Inventory throughout the three towns is low and, coupled with higher interest rates, discourages some residents from moving.

HOUSING DETAIL

Important to consider is the stability of the housing in a community. The charts below highlight some of the housing details for Charlestown, Hopkinton and Richmond.

Housing Details											
	Total Housing Units	Occupied Housing Units	Owner-occupied	% units Owner-occupied	Avg. household size of owner-occupied	Renter-occupied	% units Renter-occupied	Avg. household size of renter-occupied	Vacant	For Seasonal use	Rental vacancy rate
Charlestown											
2000	4,797	3,178	2,663	83.8%	2.48	515	16.2%	2.33	1,619	1,479	7.9%
2010	5,142	3,247	2,720	83.8%	2.45	527	16.2%	2.14	1,895	1,648	12.5%
2020 *ACS	5,143	3,438	2,842	82.7%	2.23	596	17.3%	2.42	1,705	n/a	n/a
2024 *ACS	5,458	3,493	3,214	92.0%	2.30	279	8.0%	1.97	1,965	n/a	n/a
Hopkinton											
2000	3,112	2,965	2,386	80.5%	2.75	579	19.5%	2.19	147	72	4.3%
2010	3,458	3,196	2,551	79.8%	2.67	645	20.2%	2.11	262	88	5.5%
2020 *ACS	3,684	3,203	2,620	81.8%	2.57	583	18.2%	2.36	481	n/a	n/a
2024 *ACS	3,715	3,416	2,720	79.6%	2.69	696	20.4%	1.56	299	n/a	n/a
Richmond											
2000	2,620	2,537	2,296	90.5%	2.87	241	9.5%	2.55	83	28	4.4%
2010	2,952	2,779	2,499	89.9%	2.77	280	10.1%	2.61	173	41	5.3%
2020 *ACS	3,125	2,917	2,754	94.4%	2.63	163	5.6%	2.64	208	n/a	n/a
2024 *ACS	3,214	2,997	2,895	96.6%	2.69	102	3.4%	2.58	217	n/a	n/a

Source: U.S. Census 2000, 2010 Summary Population and Housing Characteristics, Table 11

2020, 2024 U.S. Census American Community Survey, 5-Year Estimate data, DP04

* 2020, 2024 data is estimated and limited. 2.18.26

In Charlestown, the total number of housing units has increased 7% over the past twenty years. In Hopkinton, the total number of housing units has increased 18%, and in Richmond, the total number of housing units has increased 19% (2024 is noted for comparison.)

From 2000-2020, the percentage of owner-occupied housing in the three towns increased from 84.6% to 86.0% of the total housing units. The stability of owner-occupied housing could indicate a stable housing market.

Household Characteristics								
	Occupied Housing Units	Family Households	% Family Households	Non-Family Households	% Non-Family Households	Persons Living Alone 65+	% Persons Living Alone 65+	Average Household size
Charlestown								
2000	3,178	2,279	71.7%	899	28.3%	257	8.1%	2.46
2010	3,247	2,248	69.2%	999	30.8%	306	9.4%	2.85
2020 *ACS	3,438	2,378	69.2%	1,060	30.8%	406	11.8%	n/a
2024 *ACS	3,493	2,569	73.5%	924	26.5%	435	12.5%	n/a
Hopkinton								
2000	2,965	2,181	73.6%	784	26.4%	280	9.4%	3.02
2010	3,196	2,244	70.2%	952	29.8%	330	10.3%	3.03
2020 *ACS	3,203	2,543	79.4%	660	20.6%	409	12.8%	n/a
2024 *ACS	3,416	2,455	71.9%	961	28.1%	593	17.4%	n/a
Richmond								
2000	2,537	2,035	80.2%	502	19.8%	112	4.4%	3.14
2010	2,779	2,162	77.8%	617	22.2%	152	5.5%	3.09
2020 *ACS	2,917	2,215	75.9%	702	24.1%	157	5.4%	n/a
2024 *ACS	2,997	2,153	71.8%	844	28.2%	246	8.2%	n/a

Source: U.S. Census 2000, 2010 Housing Occupancy and Tenure, Table 7

2020, 2024 U.S. Census American Community Survey, 5-Year estimated data, S2501

* 2020, 2024 data is estimated and limited. 2.18.26

From 2000-2020, the percentage of family households in Charlestown and Richmond decreased, while the percentage of family households in Hopkinton increased. Of note, the percentage of persons living alone 65+ increased in each of the three towns over this same time period, possibly indicating an aging population.

BEDROOMS PER HOUSEHOLD

Reviewing the number of bedrooms per household can highlight homes that could house families with children. In Charlestown, 62.1% percent of the housing stock consists of 3-5+ bedroom homes, in Hopkinton, 63.9% percent of the housing stock consists of 3-5+ bedroom homes, and in Richmond, 71% percent of the housing stock consists of 3-5+ bedroom homes.

2024 Bedrooms Per Household

	Total housing Units	No Bedrooms	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedrooms	5 or More Bedrooms
Charlestown							
Count	5,458	0	311	1,761	2,662	685	39
Percentage		0.0%	5.7%	32.3%	48.8%	12.6%	0.7%
Hopkinton							
Count	3,715	75	351	914	1,892	463	20
Percentage		2.0%	9.4%	24.6%	50.9%	12.5%	0.5%
Richmond							
Count	3,214	0	66	866	1,750	430	102
Percentage		0.0%	2.1%	26.9%	54.4%	13.4%	3.2%

Source: U.S. Census, 2024 U.S. Census American Community Survey, 5-Year estimated data, DP04, 2.18.26

RESIDENTIAL CONSTRUCTION PROJECTS

Analyzing New Residential Construction
NESDEC reviewed information submitted by the DISTRICT Town Planner to determine the impact to enrollment from residential construction.

The following categories were reviewed:
- Approved Projects Currently Under Construction
- Approved Projects Not Currently Under Construction
- Projects in the Approval Pipeline

Important to note, *Projected* Student Yield is calculated for *Approved Projects Currently Under Construction*. *Potential* Student Yield is calculated for *Approved Projects Not Currently Under Construction and Projects in the Approval Pipeline* as our experience has shown that sometimes these projects are not built or are delayed.

NOTE: The "student yield" is calculated by considering the potential number of school-aged children who might occupy any new housing currently under construction. It is distributed over a three- to five-year period, based on anticipated occupancy. NESDEC uses a proprietary algorithm based on U.S. Census and architectural firm ratios to calculate the impact to student enrollment based on the number of bedrooms per unit. We assign the "student yield" to grade level spans without certainty of the actual age of the potential students. Of note, the smaller the number of the "student yield," the more difficult it is to forecast the enrollments. (Forecast is based on currently available new residential construction included in this report.)

When reviewing new residential projects for Projected and Potential Student Yield, it is important to consider:
- Number of bedrooms per unit:
    - 1-bedroom units do not have an impact on student enrollment
    - 2-bedroom units have a minimal impact on student enrollment
    - 3-bedroom units will have an impact on student enrollment, as these are typically purchased by families with children
- Density of the area: the higher the density (close to highway, industrial areas, etc.), there is a likelihood of fewer children.
- Housing costs**:** the higher the rent/mortgage, the less likely the unit will have school-aged children.
- Our past experience indicates that approximately 70% of any potential student yield could be elementary-school aged students, 20% middle-school aged students, and 10% high-school aged students.

INFORMATION GAINED FROM THE DISTRICT BUILDING DEPARTMENT

This report contains currently available information regarding new residential construction, as of March 10, 2026. It includes construction timelines and the number of bedrooms per unit, where available. NESDEC only includes projects with 5 or more units when calculating any impact to school enrollment.

Thank you to the town planning departments for Charlestown, Richmond, and Hopkinton, for their review and submission of this data.

It was noted that state legislative changes may allow for greater density than zoning allows for, although the impact of these changes on enrollment projections is unknown.

Approved Projects Currently Under Construction

CHARLESTOWN

None

RICHMOND

Gardiner, apartments
- 4 two-bedroom units

Tug Hollow Conservation Subdivision, mixed use, duplexes and townhouses, 4 affordable units
- 4 three- (or more) bedroom units

HOPKINTON

None

Pre-Construction Projects, permitting complete

CHARLESTOWN

Summer Winds Subdivision, single-family
- 28 three-bedroom units

RICHMOND

No projects greater than 5 units

HOPKINTON

Brushy Brook, single-family
- 140 three-bedroom units, 35 of which are affordable

Projects in the Approval Pipeline, concept phase, no permits issued

CHARLESTOWN

Coastal Woods Subdivision, single-family
- 5 four-bedroom units

Carolina Farms Subdivision, single-family
- 24 three-bedroom units

RICHMOND

Richmond Place, condos
- 69 two-bedroom units, 18 of which are affordable

Country Estates, condos
- 8 three-bedroom units, 2 of which are affordable

0 West Shannock Road, single-family
- 13 four-bedroom units, 4 of which are affordable

HOPKINTON

Clarks Falls, townhouses
- 80 three-bedroom units, 20 of which are affordable

RESIDENTIAL BUILDING PERMITS

Housing and Urban Development (HUD) single-family and multi-unit residential building permits, as reported by town, are provided below. NESDEC includes this information as an additional source to review single-family and multi-unit housing as reported by the town to HUD.

Charlestown, RI								
Year	Single - Family	Multi-Units	Year	Single - Family	Multi-Units	Year	Single - Family	Multi-Units
2000	86	0	**2010**	22	0	**2020**	29	0
2001	61	0	**2011**	24	0	**2021**	40	0
2002	69	0	**2012**	20	0	**2022**	34	0
2003	59	0	**2013**	17	0	**2023**	21	0
2004	54	0	**2014**	25	0	**2024**	12	0
2005	54	0	**2015**	30	4	**2025***	11	4
2006	30	0	**2016**	43	34			
2007	19	0	**2017**	32	0			
2008	23	0	**2018**	36	9			
2009	26	0	**2019**	36	0			

Source: HUD - Does not include permits for renovations

* 2025 HUD data to October and is preliminary and dependent upon town data submission to HUD, 2.19.26

The town planning department noted that there have been 15 permits issued in 2024 and another 15 in 2025.

Hopkinton, RI								
Year	Single - Family	Multi-Units	Year	Single - Family	Multi-Units	Year	Single - Family	Multi-Units
2000	33	0	**2010**	12	0	**2020**	9	0
2001	43	0	**2011**	9	7	**2021**	16	0
2002	32	0	**2012**	11	0	**2022**	20	0
2003	33	0	**2013**	11	2	**2023**	19	0
2004	35	0	**2014**	13	4	**2024**	20	2
2005	32	0	**2015**	19	8	**2025***	15	0
2006	25	12	**2016**	14	12			
2007	22	9	**2017**	18	0			
2008	13	6	**2018**	15	0			
2009	11	9	**2019**	32	4			

Source: HUD - Does not include permits for renovations

* 2025 HUD data to October and is preliminary and dependent upon town data submission to HUD, 2.19.26

Richmond, RI								
Year	Single - Family	Multi-Units	Year	Single - Family	Multi-Units	Year	Single - Family	Multi-Units
2000	56	0	**2010**	6	0	**2020**	29	0
2001	50	0	**2011**	6	0	**2021**	22	0
2002	47	0	**2012**	9	0	**2022**	17	0
2003	44	0	**2013**	13	0	**2023**	6	6
2004	44	0	**2014**	25	0	**2024**	12	10
2005	41	0	**2015**	10	0	**2025***	6	6
2006	18	0	**2016**	23	12			
2007	20	0	**2017**	40	0			
2008	13	0	**2018**	51	0			
2009	10	0	**2019**	78	0			

Source: HUD - Does not include permits for renovations

* 2025 HUD data to October and is preliminary and dependent upon town data submission to HUD, 2.19.26

ENROLLMENT PROJECTIONS

DEMOGRAPHIC STUDY AND ENROLLMENT PROJECTION METHODOLOGY

NESDEC uses a modified cohort component (survival) technique to prepare enrollment projections, which incorporates the cumulative effect of several factors, including:

- Births as they relate to Kindergarten enrollments. Birth rates are projected based on historical data provided by Rhode Island. Birth data for 2021 to 2024 is considered provisional; for 2025-2030 we have estimated the birth rate using a rolling average of the previous five years.
- Student migration, in or out of the schools as indicated by the cohort survival ratios
- Review of the stability of Grades 1-8, in- or out-migration of students

Official grade counts are usually reported in the fall, and NESDEC uses fall reported data for our projections (publicly available at the state level.) Percentages are calculated from the historical enrollment data to determine a reliable percentage of increase or decrease in enrollment between any two grades. Ratios are calculated between each pair of grades or years in school over several recent years.

After study and analysis of the historical ratios and based upon a reasonable set of assumptions regarding births, migration rates, retention rates, etc., ratios most indicative of future growth patterns are determined for each pair of grades.

The ratios thus selected are applied to the present enrollment statistics to project into future years. The ratios are the key factors in the reliability of the projections, assuming validity of the data at the starting point.

Enrollment projections are more reliable in Years #1-3 in the future, and less reliable in the “out years.” Projections four to ten years out may serve as a guide to future enrollments and are useful for planning purposes. Projections are based on current economic trends. Annual updates of enrollment projections assure accuracy and reliability.

It is important to note that this analysis is based on existing data and trends. The data used in this report was accurate as of this writing and could be subject to change.

ENROLLMENT PROJECTIONS

Charlestown, RI Historical Enrollment

School District: Charlestown, RI **10/22/2025**

Historical Enrollment By Grade

Birth Year	Births*	School Year	PK	K	1	2	3	4										K-4	PK-4
2013	41	2018-19	0	43	45	57	44	57										246	246
2014	49	2019-20	0	50	44	47	57	42										240	240
2015	40	2020-21	0	32	48	45	49	60										234	234
2016	59	2021-22	0	66	33	52	47	48										246	246
2017	45	2022-23	0	43	60	35	51	48										237	237
2018	59	2023-24	0	50	43	64	37	57										251	251
2019	49	2024-25	18	40	37	41	64	32										214	232
2020	53	2025-26	19	34	35	39	45	63										216	235

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Historical Enrollment in Grade Combinations

School Year	PK-4	K-4	PK-K	1-2	K-2	3-4				
2018-19	246	246	43	102	145	101				
2019-20	240	240	50	91	141	99				
2020-21	234	234	32	93	125	109				
2021-22	246	246	66	85	151	95				
2022-23	237	237	43	95	138	99				
2023-24	251	251	50	107	157	94				
2024-25	232	214	58	78	118	96				
2025-26	235	216	53	74	108	108				

Historical Percentage Changes

School Year	K-4	Diff.	%
2018-19	246		
2019-20	240	-6	-2.4%
2020-21	234	-6	-2.5%
2021-22	246	12	5.1%
2022-23	237	-9	-3.7%
2023-24	251	14	5.9%
2024-25	214	-37	-14.7%
2025-26	216	2	0.9%
Change		-30	-12.2%

Over the past eight years, Charlestown Grades K-4 enrollments have declined by 12%.

Charlestown, RI Projected Enrollment

School District: Charlestown, RI **10/22/2025**

Enrollment Projections By Grade*

Birth Year	Births*		School Year	PK	K	1	2	3	4										K-4	PK-4
2020	53		2025-26	19	34	35	39	45	63										216	235
2021	64	(prov.)	2026-27	19	49	30	36	40	45										200	219
2022	56	(prov.)	2027-28	19	43	43	31	37	40										194	213
2023	47	(prov.)	2028-29	19	36	37	44	32	37										186	205
2024	43	(prov.)	2029-30	19	33	31	38	45	32										179	198
2025	53	(est.)	2030-31	19	40	29	32	39	45										185	204
2026	53	(est.)	2031-32	20	40	35	30	33	39										177	197
2027	50	(est.)	2032-33	20	39	35	36	31	33										174	194
2028	49	(est.)	2033-34	20	38	34	36	37	31										176	196
2029	49	(est.)	2034-35	20	38	33	35	37	37										180	200
2030	51	(est.)	2035-36	20	39	33	34	36	37										179	199

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births Based on children already born Based on students already enrolled

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Projected Enrollment in Grade Combinations*

School Year	PK-4	K-4	PK-K	1-2	K-2	3-4				
2025-26	235	216	53	74	108	108				
2026-27	219	200	68	66	115	85				
2027-28	213	194	62	74	117	77				
2028-29	205	186	55	81	117	69				
2029-30	198	179	52	69	102	77				
2030-31	204	185	59	61	101	84				
2031-32	197	177	60	65	105	72				
2032-33	194	174	59	71	110	64				
2033-34	196	176	58	70	108	68				
2034-35	200	180	58	68	106	74				
2035-36	199	179	59	67	106	73				

*Projections should be updated annually to reflect changes in in/out-migration of families, births, and similar factors.

Projected Percentage Changes

School Year	K-4	Diff.	%
2025-26	216		
2026-27	200	-16	-7.4%
2027-28	194	-6	-3.0%
2028-29	186	-8	-4.1%
2029-30	179	-7	-3.8%
2030-31	185	6	3.4%
2031-32	177	-8	-4.3%
2032-33	174	-3	-1.7%
2033-34	176	2	1.1%
2034-35	180	4	2.3%
2035-36	179	-1	-0.6%
Change		-37	-17.1%

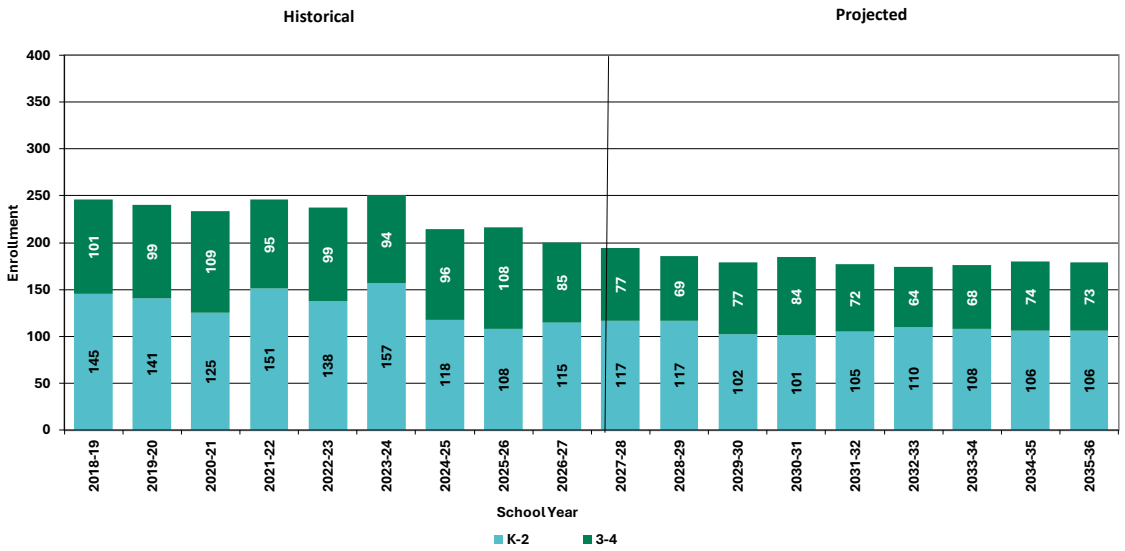
Over the next three years, Grades K-4 enrollments are projected to decrease by 30 students, as students move through the grades.

Note: Enrollment projections are more reliable in years #1-3, and less reliable in the “out years.” Projections four to ten years out may serve as a guide to future enrollments and are useful for planning purposes.

Birth rates are projected based on historical data provided by State. Birth data for 2021 to 2024 is considered provisional. From 2025-2030 we have estimated the birth rate using a rolling average of the previous five years, and could be subject to change, which could have an impact on Kindergarten enrollment.

Pre-Kindergarten enrollments are projected based on previous trends, as the Pre-Kindergarten capacity is presumably limited.

Charlestown, RI Grades K-12 Historical & Projected Enrollment in Grade Combinations



Hopkinton, RI Historical Enrollment

School District: Hopkinton, RI **10/22/2025**

Historical Enrollment By Grade

Birth Year	Births*	School Year	PK	K	1	2	3	4										K-4	PK-4
2013	62	2018-19	49	77	74	77	78	82										388	437
2014	74	2019-20	48	87	78	75	80	87										407	455
2015	34	2020-21	46	71	84	72	74	78										379	425
2016	49	2021-22	47	83	81	80	73	81										398	445
2017	64	2022-23	60	78	91	75	75	75										394	454
2018	51	2023-24	59	71	78	87	78	75										389	448
2019	62	2024-25	34	70	78	79	87	79										393	427
2020	66	2025-26	30	66	78	76	83	92										395	425

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Historical Enrollment in Grade Combinations

School Year	PK-4	K-4	PK-K	1-2	K-2	3-4				
2018-19	437	388	126	151	228	160				
2019-20	455	407	135	153	240	167				
2020-21	425	379	117	156	227	152				
2021-22	445	398	130	161	244	154				
2022-23	454	394	138	166	244	150				
2023-24	448	389	130	165	236	153				
2024-25	427	393	104	157	227	166				
2025-26	425	395	96	154	220	175				

Historical Percentage Changes

School Year	K-4	Diff.	%
2018-19	388		
2019-20	407	19	4.9%
2020-21	379	-28	-6.9%
2021-22	398	19	5.0%
2022-23	394	-4	-1.0%
2023-24	389	-5	-1.3%
2024-25	393	4	1.0%
2025-26	395	2	0.5%
Change		7	1.8%

Over the past eight years, Hopkinton Grades K-4 enrollments have increased by 2%.

Hopkinton, RI Projected Enrollment

School District: Hopkinton, RI **10/22/2025**

Enrollment Projections By Grade*

Birth Year	Births*		School Year	PK	K	1	2	3	4									K-4	PK-4
2020	66		2025-26	30	66	78	76	83	92									395	425
2021	55		2026-27	30	55	71	75	77	85									363	393
2022	48	(prov.)	2027-28	30	48	59	69	76	79									331	361
2023	66	(prov.)	2028-29	30	66	51	57	70	78									322	352
2024	69	(prov.)	2029-30	30	69	71	49	58	72									319	349
2025	61	(est.)	2030-31	31	61	74	69	49	59									312	343
2026	60	(est.)	2031-32	31	60	65	72	70	50									317	348
2027	61	(est.)	2032-33	31	61	64	63	73	72									333	364
2028	63	(est.)	2033-34	31	63	65	62	64	75									329	360
2029	63	(est.)	2034-35	31	63	67	63	63	65									321	352
2030	61	(est.)	2035-36	32	61	67	65	64	64									321	353

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births Based on children already born Based on students already enrolled

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Projected Enrollment in Grade Combinations*

School Year	PK-4	K-4	PK-K	1-2	K-2	3-4				
2025-26	425	395	96	154	220	175				
2026-27	393	363	85	146	201	162				
2027-28	361	331	78	128	176	155				
2028-29	352	322	96	108	174	148				
2029-30	349	319	99	120	189	130				
2030-31	343	312	92	143	204	108				
2031-32	348	317	91	137	197	120				
2032-33	364	333	92	127	188	145				
2033-34	360	329	94	127	190	139				
2034-35	352	321	94	130	193	128				
2035-36	353	321	93	132	193	128				

*Projections should be updated annually to reflect changes in in/out-migration of families, births, and similar factors.

Projected Percentage Changes

School Year	K-4	Diff.	%
2025-26	395		
2026-27	363	-32	-8.1%
2027-28	331	-32	-8.8%
2028-29	322	-9	-2.7%
2029-30	319	-3	-0.9%
2030-31	312	-7	-2.2%
2031-32	317	5	1.6%
2032-33	333	16	5.0%
2033-34	329	-4	-1.2%
2034-35	321	-8	-2.4%
2035-36	321	0	0.0%
Change		-74	-18.7%

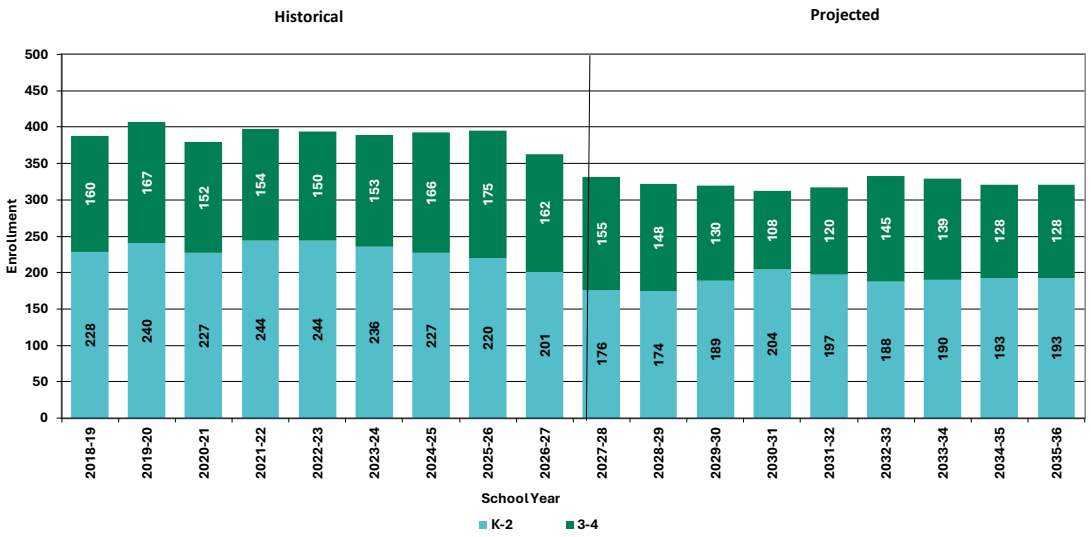
Over the next three years, Grades K-4 enrollments are projected to decrease by 73 students, as students move through the grades.

Note: Enrollment projections are more reliable in years #1-3, and less reliable in the “out years.” Projections four to ten years out may serve as a guide to future enrollments and are useful for planning purposes.

Birth rates are projected based on historical data provided by State. Birth data for 2021 to 2024 is considered provisional. From 2025-2030 we have estimated the birth rate using a rolling average of the previous five years, and could be subject to change, which could have an impact on Kindergarten enrollment.

Pre-Kindergarten enrollments are projected based on previous trends, as the Pre-Kindergarten capacity is presumably limited.

Hopkinton, RI Grades K-12 Historical & Projected Enrollment in Grade Combinations



Richmond, RI Historical Enrollment

School District: Richmond, RI **10/22/2025**

Historical Enrollment By Grade

Birth Year	Births*	School Year	PK	K	1	2	3	4										K-4	PK-4
2013	77	**2018-19**	0	82	63	96	68	83										392	392
2014	59	**2019-20**	0	84	81	65	91	69										390	390
2015	47	**2020-21**	0	69	81	81	68	88										387	387
2016	53	**2021-22**	0	82	77	89	86	72										406	406
2017	47	**2022-23**	0	72	83	71	95	84										405	405
2018	71	**2023-24**	0	67	74	78	63	89										371	371
2019	63	**2024-25**	49	72	76	70	80	63										361	410
2020	65	**2025-26**	42	76	74	77	70	76										373	415

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Historical Enrollment in Grade Combinations

School Year	PK-4	K-4	PK-K	1-2	K-2	3-4				
2018-19	392	392	82	159	241	151				
2019-20	390	390	84	146	230	160				
2020-21	387	387	69	162	231	156				
2021-22	406	406	82	166	248	158				
2022-23	405	405	72	154	226	179				
2023-24	371	371	67	152	219	152				
2024-25	410	361	121	146	218	143				
2025-26	415	373	118	151	227	146				

Historical Percentage Changes

School Year	K-4	Diff.	%
2018-19	392		
2019-20	390	-2	-0.5%
2020-21	387	-3	-0.8%
2021-22	406	19	4.9%
2022-23	405	-1	-0.2%
2023-24	371	-34	-8.4%
2024-25	361	-10	-2.7%
2025-26	373	12	3.3%
Change		**-19**	**-4.8%**

Over the past eight years, Richmond Grades K-4 enrollments have declined by 5%.

Richmond, RI Projected Enrollment

School District: Richmond, RI **10/22/2025**

Enrollment Projections By Grade*

Birth Year	Births*		School Year	PK	K	1	2	3	4										K-4	PK-4
2020	65		2025-26	42	76	74	77	70	76										373	415
2021	83		2026-27	42	90	80	72	77	67										386	428
2022	98	(prov.)	2027-28	42	106	95	77	72	74										424	466
2023	63	(prov.)	2028-29	42	68	111	92	77	69										417	459
2024	72	(prov.)	2029-30	42	78	71	107	92	74										422	464
2025	76	(est.)	2030-31	42	83	82	69	106	89										429	471
2026	78	(est.)	2031-32	43	85	87	79	69	102										422	465
2027	78	(est.)	2032-33	43	84	89	84	79	66										402	445
2028	73	(est.)	2033-34	43	80	88	86	84	76										414	457
2029	76	(est.)	2034-35	43	82	84	85	86	81										418	461
2030	76	(est.)	2035-36	44	83	86	81	85	83										418	462

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births Based on children already born Based on students already enrolled

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Projected Enrollment in Grade Combinations*

School Year	PK-4	K-4	PK-K	1-2	K-2	3-4				
2025-26	415	373	118	151	227	146				
2026-27	428	386	132	152	242	144				
2027-28	466	424	148	172	278	146				
2028-29	459	417	110	203	271	146				
2029-30	464	422	120	178	256	166				
2030-31	471	429	125	151	234	195				
2031-32	465	422	128	166	251	171				
2032-33	445	402	127	173	257	145				
2033-34	457	414	123	174	254	160				
2034-35	461	418	125	169	251	167				
2035-36	462	418	127	167	250	168				

*Projections should be updated annually to reflect changes in in/out-migration of families, births, and similar factors.

Projected Percentage Changes

School Year	K-4	Diff.	%
2025-26	373		
2026-27	386	13	3.5%
2027-28	424	38	9.8%
2028-29	417	-7	-1.7%
2029-30	422	5	1.2%
2030-31	429	7	1.7%
2031-32	422	-7	-1.6%
2032-33	402	-20	-4.7%
2033-34	414	12	3.0%
2034-35	418	4	1.0%
2035-36	418	0	0.0%
Change		45	12.1%

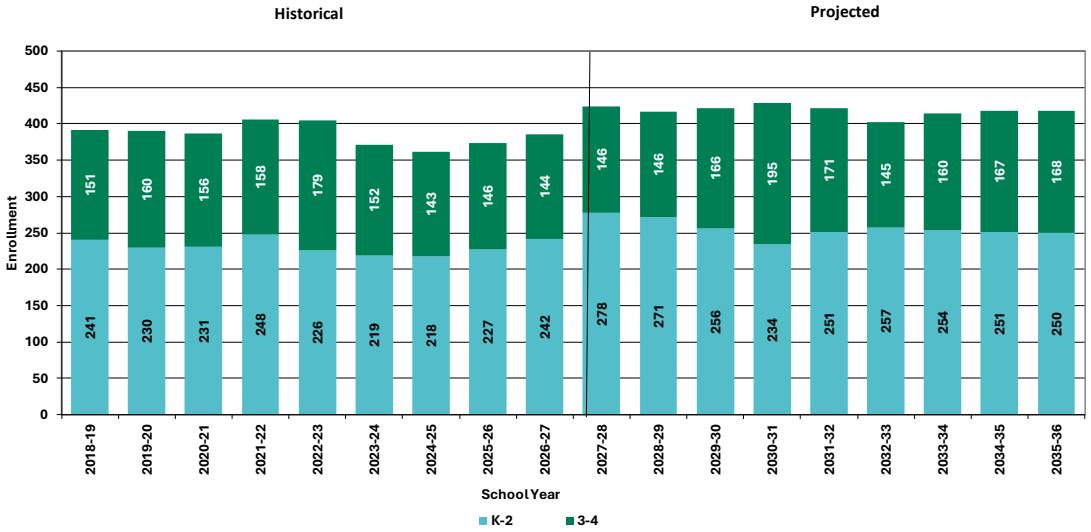
Over the next three years, Grades K-4 enrollments are projected to increase by 44 students, as students move through the grades.

Note: Enrollment projections are more reliable in years #1-3, and less reliable in the “out years.” Projections four to ten years out may serve as a guide to future enrollments and are useful for planning purposes.

Birth rates are projected based on historical data provided by State. Birth data for 2021 to 2024 is considered provisional. From 2025-2030 we have estimated the birth rate using a rolling average of the previous five years, and could be subject to change, which could have an impact on Kindergarten enrollment.

Pre-Kindergarten enrollments are projected based on previous trends, as the Pre-Kindergarten capacity is presumably limited.

Richmond, RI Grades K-12 Historical & Projected Enrollment in Grade Combinations



Chariho RSD, RI Historical Enrollment

School District: Chariho RSD, RI **10/22/2025**

Historical Enrollment By Grade

Birth Year	Births*	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2013	180	**2018-19**	49	202	182	230	190	222	256	229	251	219	345	292	247	267	0	3132	3181
2014	182	**2019-20**	48	221	203	187	228	198	234	248	233	258	305	338	268	243	0	3164	3212
2015	121	**2020-21**	46	172	213	198	191	226	200	221	254	229	317	306	298	265	0	3090	3136
2016	161	**2021-22**	47	231	191	221	206	201	232	213	223	253	336	288	264	249	0	3108	3155
2017	156	**2022-23**	60	193	234	181	221	207	198	230	209	224	323	288	255	233	0	2996	3056
2018	181	**2023-24**	59	188	195	229	178	221	202	205	226	197	286	284	265	240	< 10 **	2920	2979
2019	174	**2024-25**	101	182	191	190	231	174	221	205	207	225	263	281	266	236	0	2872	2973
2020	184	**2025-26**	91	176	187	192	198	231	175	224	203	208	244	220	219	209	0	2686	2777

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Historical Enrollment in Grade Combinations

School Year	PK-4	K-4	PK-K	K-2	3-4	5-8	K-8	5-12	6-12	9-12
2018-19	1075	1026	251	614	412	955	1981	2106	1850	1151
2019-20	1085	1037	269	611	426	973	2010	2127	1893	1154
2020-21	1046	1000	218	583	417	904	1904	2090	1890	1186
2021-22	1097	1050	278	643	407	921	1971	2058	1826	1137
2022-23	1096	1036	253	608	428	861	1897	1960	1762	1099
2023-24	1070	1011	247	612	399	830	1841	1905	1703	1075
2024-25	1069	968	283	563	405	858	1826	1904	1683	1046
2025-26	1075	984	267	555	429	810	1794	1702	1527	892

Historical Percentage Changes

School Year	K-12	Diff.	%
2018-19	3132		
2019-20	3164	32	1.0%
2020-21	3090	-74	-2.3%
2021-22	3108	18	0.6%
2022-23	2996	-112	-3.6%
2023-24	2920	-76	-2.5%
2024-25	2872	-48	-1.6%
2025-26	2686	-186	-6.5%
Change		**-446**	**-14.2%**

Over the past eight years, Chariho's Grades K-4 enrollments have declined by 4%.

Chariho RSD, RI Projected Enrollment

School District: Chariho RSD, RI **10/22/2025**

Enrollment Projections By Grade*

Birth Year	Births*		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2020	184		2025-26	91	176	187	192	198	231	175	224	203	208	244	220	219	209		2686	2777
2021	202		2026-27	91	194	181	183	194	197	230	177	223	200	256	219	193	191		2638	2729
2022	202	(prov.)	2027-28	91	197	197	177	185	193	196	233	176	220	246	230	192	168		2610	2701
2023	176	(prov.)	2028-29	91	170	199	193	179	184	192	199	232	174	271	221	202	168		2584	2675
2024	184	(prov.)	2029-30	91	180	173	194	195	178	183	195	198	229	214	244	194	176		2553	2644
2025	190	(est.)	2030-31	92	184	185	170	194	193	177	186	194	195	282	192	214	169		2535	2627
2026	191	(est.)	2031-32	94	185	187	181	172	191	192	179	185	191	240	254	169	187		2513	2607
2027	188	(est.)	2032-33	94	184	188	183	183	171	190	195	178	183	235	216	223	147		2476	2570
2028	186	(est.)	2033-34	94	181	187	184	185	182	170	193	194	176	225	211	190	195		2473	2567
2029	188	(est.)	2034-35	94	183	184	183	186	183	181	172	192	191	217	202	185	166		2425	2519
2030	188	(est.)	2035-36	96	183	186	180	185	184	182	183	171	189	235	195	177	161		2411	2507

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births Based on children already born Based on students already enrolled

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Projected Enrollment in Grade Combinations*

School Year	PK-4	K-4	PK-K	K-2	3-4	5-8	K-8	5-12	6-12	9-12
2025-26	1075	984	267	555	429	810	1794	1702	1527	892
2026-27	1040	949	285	558	391	830	1779	1689	1459	859
2027-28	1040	949	288	571	378	825	1774	1661	1465	836
2028-29	1016	925	261	562	363	797	1722	1659	1467	862
2029-30	1011	920	271	547	373	805	1725	1633	1450	828
2030-31	1018	926	276	539	387	752	1678	1609	1432	857
2031-32	1010	916	279	553	363	747	1663	1597	1405	850
2032-33	1003	909	278	555	354	746	1655	1567	1377	821
2033-34	1013	919	275	552	367	733	1652	1554	1384	821
2034-35	1013	919	277	550	369	736	1655	1506	1325	770
2035-36	1014	918	279	549	369	725	1643	1493	1311	768

*Projections should be updated annually to reflect changes in in/out-migration of families, births, and similar factors.

Projected Percentage Changes

School Year	K-12	Diff.	%
2025-26	2686		
2026-27	2638	-48	-1.8%
2027-28	2610	-28	-1.1%
2028-29	2584	-26	-1.0%
2029-30	2553	-31	-1.2%
2030-31	2535	-18	-0.7%
2031-32	2513	-22	-0.9%
2032-33	2476	-37	-1.5%
2033-34	2473	-3	-0.1%
2034-35	2425	-48	-1.9%
2035-36	2411	-14	-0.6%
Change		-275	-10.2%

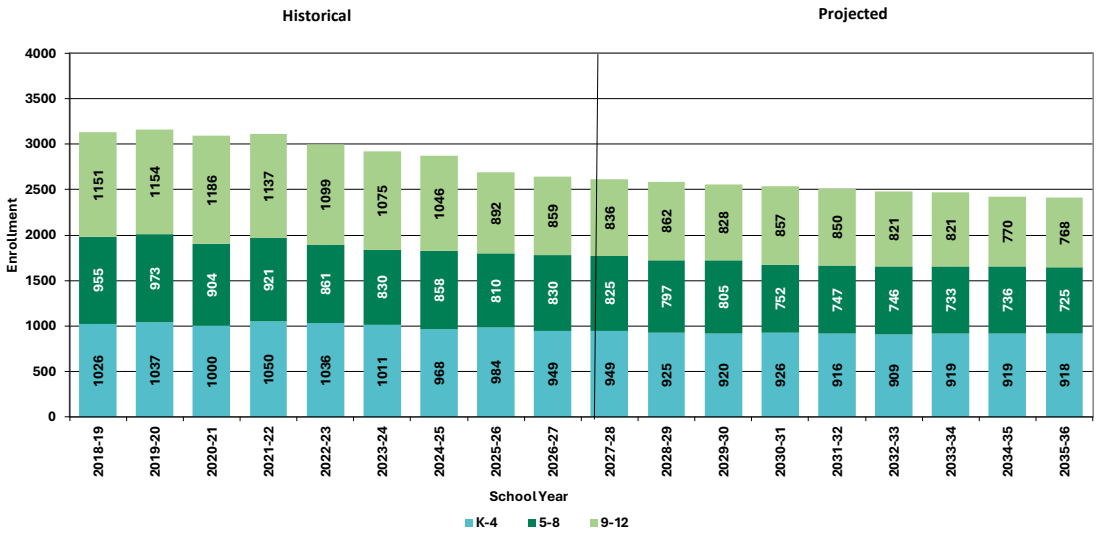
Over the next three years, District Grades K-4 enrollments are projected to decrease by 59 students, District Grades 5-8 enrollments are projected to decrease by 13 students, and District Grades 9-12 enrollments are projected to decrease by 30 students, as students move through the grades.

Note: Enrollment projections are more reliable in years #1-3, and less reliable in the “out years.” Projections four to ten years out may serve as a guide to future enrollments and are useful for planning purposes.

Birth rates are projected based on historical data provided by State. Official birth data for 2021 to 2024 is not yet available and considered provisional. From 2025-2030 we have estimated the birth rate using a rolling average of the previous five years, and could be subject to change, which could have an impact on Kindergarten enrollment.

Pre-Kindergarten enrollments are projected based on previous trends, as the Pre-Kindergarten capacity is presumably limited.

Chariho, RI Grades K-12 Historical & Projected Enrollment in Grade Combinations



REVIEW OF THE STABILITY OF GRADES 1 TO 8

Analysis of the number of students who transition from Grades 1-7 to Grades 2-8 is another factor to consider as projections are generated. Like many nearby communities, Chariho continues to experience fluctuations in enrollment and out-migration in Grades 1-8. More so than other grade levels, Grades 1-8 in most districts, taken as a group, tend to be relatively stable in numbers. Grades 9-12 are excluded from the calculation, as in many communities there tends to be additional fluctuation for reasons having little to do with students moving in/out of the community. Regarding the Grade 1-8 enrollment stability, if last year the Grade 1-7 total was 800 children, and if no one moved in or out, this fall's Grades 2-8 would equal about 800 – the same cohort of children. Because Grades 1-8 tend to be the most stable in total K-12 enrollment, these Grades 1-8 are potential places to discover "hidden trends" that otherwise might go unnoticed, and that provide a useful yardstick by which to measure a district's tendency toward in-/out-migration.
In the case of Chariho, we know that in the past the district had been experiencing an in-migration of Grades 1-8 school-age children with significant increases in 3 of the last eight years not offset by smaller decreases in the remaining years, leading to an average increase of 4 students per year.

ENROLLMENT FORECAST BASED ON INCREASED RESIDENTIAL CONSTRUCTION

Methodology
NESDEC analyzed public school enrollment data for the past ten years, with particular attention to the projected "student yield" of housing currently under construction, thus generating an *enrollment forecast*. This analysis was informed by the City Planner's outline of any new residential construction currently under construction and the current real estate market as confirmed by local realtors.

The "student yield" is calculated by considering the potential number of school-aged children who might occupy any new housing under construction. It is distributed over a three to five-year period, based on anticipated occupancy. We assign the "student yield" to grade level spans without certainty of the actual age of the potential students. Of note, the smaller the number of the "student yield," the more difficult it is to forecast the enrollments. (This Enrollment Forecast is based only on new residential units currently under construction included in this report.)

ENROLLMENT FORECAST

Approved Projects Currently Under Construction

Projected Student Yield:

Impact to Enrollment over the next 1-3 years

(dependent on timeline of project completion)
- Elementary: 2-3 students
- Middle School: 0-1 student
- High School: 0-1 student

We assign the "student yield" to grade level spans without certainty of the actual age of the potential students.

Approved Projects NOT Currently Under Construction

Potential Student Yield:

Potential Impact to Enrollment over the next 2-5 years

(dependent on timeline of project completion)
- Elementary: 73-98 students
- Middle School: 21-28 students
- High School: 10-14 students

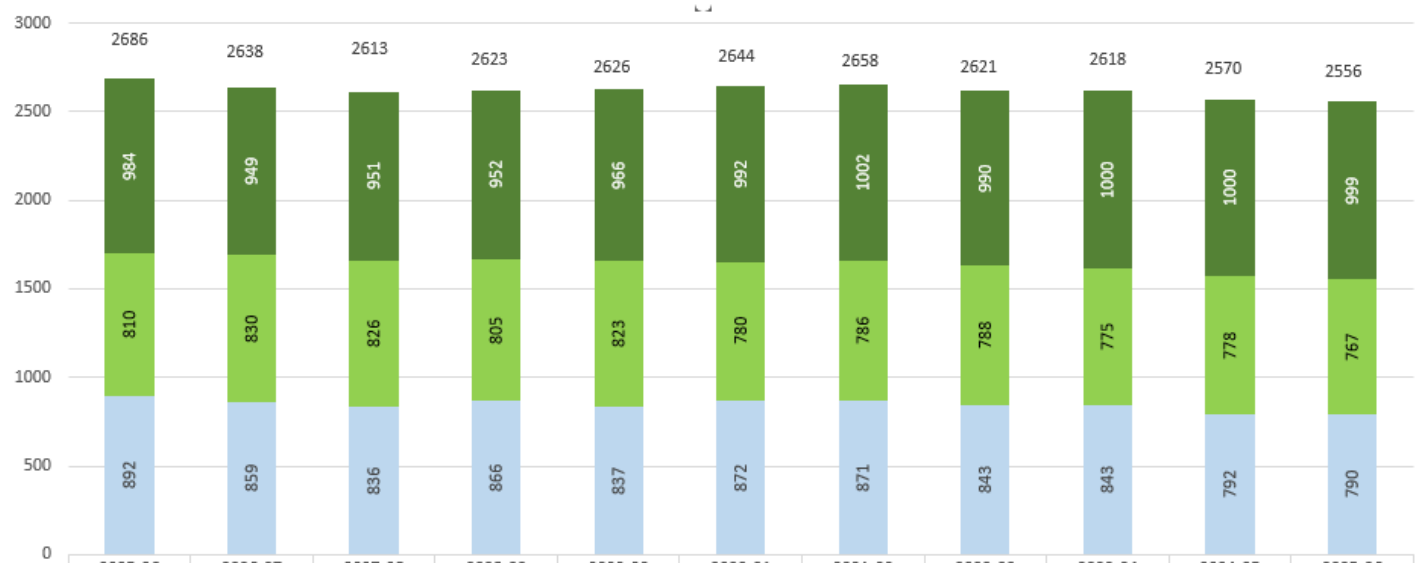
We assign the "student yield" to grade level spans without certainty of the actual age of the potential students. For approved projects not currently under construction, we provide a potential impact to enrollment, since some projects may not be completed or may be put off to a later date.

NOTE: Projects in the Approval Pipeline are not included in the Enrollment Forecast as our experience has shown that sometimes these projects are not built, are delayed, or not approved. Chariho Public Schools should continue to monitor these projects going forward.

UPDATED PROJECTED ENROLLMENT IN GRADE COMBINATIONS

Projected Enrollment Considering Projected and *Potential* Student Yield From Residential Construction Projects

For these tables, we have added the projected student yield from projects currently under construction and the *potential* student yield from approved projects in the pre-construction phase to the enrollment projections. The district is advised to monitor these projects moving forward, since our experience has shown that such projects are not always completed or completed as scheduled.



	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
K-4	984	949	951	952	966	992	1002	990	1000	1000	999
5-8	810	830	826	805	823	780	786	788	775	778	767
9-12	892	859	836	866	837	872	871	843	843	792	790
Total	2686	2638	2613	2623	2626	2644	2658	2621	2618	2570	2556

DEMOGRAPHIC ANALYSIS SUMMARY AND ASSUMPTIONS

The Chariho School District deserves to be commended for commissioning this study. The town engaged in thoughtful, data-based planning and prudent use of available resources. Planning for municipal and school needs begins with a firm grounding in community data and accurate forecasting of future population and school enrollments. Below is a summary of finds of this demographic study:

I. Enrollment Projections Based on Cohort Analysis

a. Over the next three years, District Grades K-4 enrollments are projected to decrease by 59 students, District Grades 5-8 enrollments are projected to decrease by 13 students, and District Grades 9-12 enrollments are projected to decrease by 30 students, as students move through the grades.

II. Additional Enrollment Based Upon New Residential Construction

a. There is a minimal impact on enrollments due to new residential construction currently under construction in the three towns (as of March 2026), projects that have been approved but have not started construction are larger and have a greater potential impact on future student enrollment. We estimate additional 73-98 elementary students (85% in Hopkinton and 15% in Charlestown), 21-28 middle school students, and 10-14 high school students resulting from the completion of these projects. Chariho Public Schools should continue to monitor these projects going forward.

b. Projected enrollment considering projected and *potential* student yield from residential construction projects are as follows:

	K-4	5-8	9-12	K-12
2025-26	984	810	892	2686
2026-27	949	830	859	2638
2027-28	951	826	836	2613
2028-29	952	805	866	2623
2029-30	966	823	837	2626
2030-31	992	780	872	2644
2031-32	1002	786	871	2658
2032-33	990	788	843	2621
2033-34	1000	775	843	2618
2034-35	1000	778	792	2570
2035-36	999	767	790	2556

c. The district is advised to monitor these projects moving forward, since our experience has shown that such projects are not always completed or completed as scheduled.

III. Housing and Census Data That Have Affected and May Further Affect Future Enrollments

a. U.S. Census figures from 1990-2000 indicate a 22.5% increase in the total population of Charlestown, Richmond, and Hopkinton. From 2000-2010, this total population increased by 3.5%. From 2010-2020, the total population increased 2.9% and ranged from a low of 23,482 in 2017 to a high of 24,415 in 2020. Population estimates for 2021-2024 range in the mid- 24,000s, indicating a stabilization in growth during that timeframe.
b. Charlestown's 2020 median age of 49.8, Hopkinton's 2020 median age of 47.9, and Richmond's 2020 median age of 42.7 are older than the states' median age of 40.0.
c. Over the past 10 years, the total population of Charlestown, Richmond, and Hopkinton under 5 has decreased by 4.5% (This population is future Kindergarteners). The population under 18 has decreased by 9.5%, indicating a decrease in the overall school-aged population. Additionally, the population between 18-64 has decreased by 0.6%, while the population over 65 has increased by 44.3%, an indicator of an aging population. To note, the 2024 K-12 population comprised 15.8% of the overall population.
d. The percentage of the three towns' K-12 students per household has declined by 14.5% from 2010 to 2020 coupled with a 11.5% decline in K-12 enrollment over this same time period, which could indicate a trending decline for the Chariho Regional School District over the next few years. This decrease is significantly larger than Rhode Island trends.
e. Between 2010-2020, births in the three towns declined by 15.2% and averaged 176 per year. From 2021-2024, provisional births averaged 190 per year.
f. The real estate market throughout all three towns is competitive. Charlestown's coastal location and the suburban, small-town charm of Hopkinton and Richmond result in high demand for real estate and steady price growth.
g. Real estate inventory throughout the three towns is low and, coupled with higher interest rates, discourages some residents from moving.

IV. Final Notes

a. It is important to note that this analysis is based on existing data and trends. The data used in this report was accurate as of this writing and could be subject to change.
b. We have utilized the most recent information available and cannot predict if current economic, political, social and environmental factors will change.