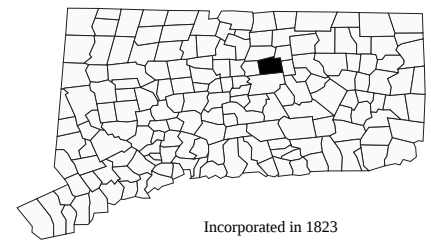


Manchester, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

Town Hall
P.O. Box 191
Manchester, CT 06045
(860) 647-3123

Belongs To
Hartford County
LMA Hartford
Capitol Region Planning Area



Incorporated in 1823

Demographics

Population

	Town	County	State
2000	54,740	857,183	3,405,565
2010	58,241	894,014	3,574,097
2012-2016	58,073	895,699	3,588,570
2020	62,697	925,492	3,604,591
'16 - '20 Growth / Yr	1.8%	0.8%	0.1%

	Town	County	State
Land Area (sq. miles)	27	735	4,842
Pop./Sq. Mile (2012-2016)	2,119	1,218	741
Median Age (2012-2016)	35	40	41
Households (2012-2016)	23,745	347,207	1,354,713
Med. HH Inc. (2012-2016)	\$65,592	\$68,027	\$71,755

	Town	State
Veterans (2012-2016)	2,791	188,759

Age Distribution (2012-2016)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	4,228 7%	7,169 12%	6,151 11%	18,330 32%	14,101 24%	8,094 14%	58,073 100%
County	48,332 5%	109,973 12%	118,066 13%	227,036 25%	252,161 28%	140,131 16%	895,699 100%
State	188,812 5%	439,100 12%	494,529 14%	878,077 24%	1,033,029 29%	555,023 15%	3,588,570 100%

Race/Ethnicity (2012-2016)

	Town	County	State
White Alone, Non-Hispanic	33,431	566,548	2,464,450
Black Alone	8,446	120,439	372,696
Asian	6,337	43,798	152,782
Native American	283	2,467	9,399
Other/Multi-Race	5,361	80,187	284,582
Hispanic or Latino	8,207	151,355	537,728

	Town	County	State
Poverty Rate (2012-2016)	12.1%	11.6%	10.4%

Educational Attainment (2012-2016)

	Town	County	State
High School Graduate	10,693 26%	673,220 27%	
Associates Degree	3,361 8%	184,426 7%	
Bachelors or Higher	15,709 39%	938,319 38%	

Economics

Business Profile (2016)

Sector	Units	Employment
Total - All Industries	1,750	27,511
23 - Construction	110	935
31-33 - Manufacturing	71	2,425
44-45 - Retail Trade	343	6,482
62 - Health Care and Social Assistance	210	5,292
72 - Accommodation and Food Services	165	3,312
Total Government	34	3,375

Top Five Grand List (2017)

	Amount
Shoppes at Buckland Hills, LLC	\$117,200,800
Eversource/CT Light and Power Co.	\$111,387,670
Northland Pavilions LLC	\$65,229,890
JC Penney Properties	\$54,280,740
Manchester Developers LLC/Buckland Developers LLC/ Aspen Woods & Highlands	\$43,311,110
Net Grand List (SFY 2015-2016)	\$3,922,977,390

Major Employers (2017)

Prospect ECHN	Town of Manchester/Board of Education
Allied Printing	Paradigm Precision
Manchester Community College	

Education

2017-2018 School Year

	Grades	Enrollment
Manchester School District	PK-12	6,228

Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	41.1%	53.1%	33.0%	50.0%	21.0%	41.8%
ELA	35.5%	51.8%	36.7%	54.1%	31.3%	53.7%

Pre-K Enrollment (PSIS)

	2016-2017
Manchester School District	272

Rate of Chronic Absenteeism (2016-2017)

Connecticut	All 9.9%
Manchester School District	16.9%

4-Year Cohort Graduation Rate (2016-2017)

	All	Female	Male
Connecticut	87.9%	90.9%	85.1%
Manchester School District	86.2%	90.4%	81.5%

Public vs Private Enrollment (2012-2016)

	Town	County	State
Public	87.1%	89.7%	86.8%
Private	12.9%	10.3%	13.2%

Manchester, Connecticut

CERC Town Profile 2018



Connecticut
Economic
Resource Center

Government

Government Form: General Manager - Board of Directors

Total Revenue (2016)	\$190,982,000	Total Expenditures (2016)	\$184,716,000	Annual Debt Service (2016)	\$10,754,000
Tax Revenue	\$138,988,000	Education	\$122,400,000	As % of Expenditures	5.8%
Non-tax Revenue	\$51,994,000	Other	\$62,316,000	Eq. Net Grand List (2016)	\$5,623,494,750
Intergovernmental	\$47,039,000	Total Indebtedness (2016)	\$92,090,000	Per Capita	\$97,170
Per Capita Tax (2016)	\$2,470	As % of Expenditures	49.9%	As % of State Average	64.2%
As % of State Average	86.0%	Per Capita	\$1,591	Moody's Bond Rating (2016)	Aa1
		As % of State Average	64.1%	Actual Mill Rate (2016)	39.40
				Equalized Mill Rate (2016)	25.42
				% of Net Grand List Com/Ind (2016)	21.8%

Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State
Total Units	25,072	374,672	1,493,798
% Single Unit (2012-2016)	46.2%	55.1%	59.1%
New Permits Auth (2017)	23	957	4,547
As % Existing Units	0.1%	0.3%	0.3%
Demolitions (2017)	0	509	1,403
Home Sales (2013)	511	6,413	26,310
Median Price	\$183,000	\$234,900	\$269,300
Built Pre-1950 share	34.5%	28.6%	29.7%
Owner Occupied Dwellings	13,346	222,638	900,223
As % Total Dwellings	56.2%	64.1%	66.5%
Subsidized Housing (2017)	3,654	52,270	168,576

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	62	804	3,417
\$100,000-\$199,999	282	2,420	7,522
\$200,000-\$299,999	113	1,548	6,031
\$300,000-\$399,999	41	810	3,380
\$400,000 or More	13	831	5,960

Rental (2012-2016)

	Town	County	State
Median Rent	\$1,165	\$1,016	\$1,094
Cost-burdened Renters	42.9%	49.9%	52.5%

Labor Force

	Town	County	State
Residents Employed	30,976	447,840	1,795,519
Residents Unemployed	1,644	25,304	96,273
Unemployment Rate	5.0%	5.3%	5.1%
Self-Employed Rate	5.1%	7.7%	9.9%
Total Employers	1,750	27,535	117,337
Total Employed	27,511	505,544	1,666,580

Connecticut Commuters (2015)

Commuters Into Town From:	Town Residents Commuting To:		
Manchester, CT	Hartford, CT	5,080	5,223
East Hartford, CT	Manchester, CT	1,945	5,080
Hartford, CT	East Hartford, CT	1,676	1,994
Vernon, CT	Windsor, CT	1,373	1,060
South Windsor, CT	Glastonbury, CT	896	1,021
Enfield, CT	South Windsor, CT	671	993
Glastonbury, CT	Vernon, CT	608	885

Quality of Life

Crime Rates (per 100,000 residents) (2016)

	Town	State
Property	2,709	1,780
Violent	186	224

Disengaged Youth (2012-2016)

	Town	State
Female	5.1%	4.5%
Male	5.7%	5.5%

	Town
Library circulation per capita	11.93

Distance to Major Cities

	Miles
Hartford	8
Providence	57
Boston	86
New York City	107
Montreal	266

Residential Utilities

Electric Provider
Eversource Energy (800) 286-2000
Gas Provider
Eversource Energy (800) 989-0900
Water Provider
Connecticut Water Company (800) 286-5700
Cable Provider
Comcast, Manchester (800) 266-2278