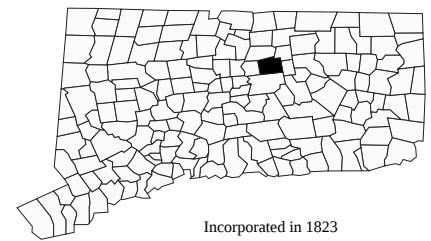


# Manchester, Connecticut

CERC Town Profile 2019 *Produced by Connecticut 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
2013-2017	58,172	897,417	3,594,478
2020	62,697	925,492	3,604,591
'17 - '20 Growth / Yr	2.4%	1.0%	0.1%

	Town	County	State
Land Area (sq. miles)	27	735	4,842
Pop./Sq. Mile (2013-2017)	2,123	1,221	742
Median Age (2013-2017)	35	40	41
Households (2013-2017)	23,728	348,871	1,361,755
Med. HH Inc. (2013-2017)	\$67,325	\$69,936	\$73,781

	Town	State
Veterans (2013-2017)	2,674	180,111

### Age Distribution (2013-2017)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	4,078 7%	6,956 12%	6,487 11%	18,006 31%	14,426 25%	8,219 14%	58,172 100%
County	47,813 5%	108,578 12%	118,163 13%	226,627 25%	251,235 28%	145,001 16%	897,417 100%
State	186,188 5%	432,367 12%	495,626 14%	872,640 24%	1,031,900 29%	575,757 16%	3,594,478 100%

### Race/Ethnicity (2013-2017)

	Town	County	State
White Non-Hisp	33,602	560,997	2,446,049
Black Non-Hisp	7,999	114,711	350,820
Asian Non-Hisp	6,486	45,178	154,910
Native American Non-Hisp	137	1,338	5,201
Other/Multi-Race Non-Hisp	2,056	20,021	84,917
Hispanic or Latino	7,892	154,977	551,916

	Town	County	State
Poverty Rate (2013-2017)	11.1%	11.2%	10.1%

### Educational Attainment (2013-2017)

	Town	County	State
High School Graduate	10,555 26%	673,582 27%	
Associates Degree	3,497 9%	188,481 8%	
Bachelors or Higher	15,834 39%	953,199 38%	

## Economics

### Business Profile (2018)

Sector	Units	Employment
Total - All Industries	1,789	27,667
23 - Construction	106	914
31-33 - Manufacturing	74	2,645
44-45 - Retail Trade	322	6,196
62 - Health Care and Social Assistance	212	5,555
72 - Accommodation and Food Services	170	3,314
Total Government	34	3,306

### Top Five Grand List (2018)

	Amount
Eversource/CT Light and Power Co.	\$125,870,140
Shoppes at Buckland Hills, LLC	\$117,494,210
Northland Pavilions LLC	\$65,343,200
Manchester Developers LLC/Buckland Developers LLC/ Aspen Woods & Highlands	\$43,334,210
Prospect ECHN/Prospect Manchester Hospital	\$42,607,921
Net Grand List (SFY 2016-2017)	\$3,944,803,409

### Major Employers (2018)

ECHN Prospect	Manchester Board of Education
Town of Manchester	Allied Printing
Paradigm	

## Education

### 2018-2019 School Year

	Grades	Enrollment
Manchester School District	PK-12	6251

### Smarter Balanced Test Percent Above Goal (2017-2018)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	38.3%	53.8%	32.0%	51.3%	21.5%	43.0%
ELA	39.5%	53.1%	39.1%	54.9%	33.1%	56.1%

### Pre-K Enrollment (PSIS)

	2018-2019
Manchester School District	287

### Rate of Chronic Absenteeism (2017-2018)

Connecticut	All 10.7%
Manchester School District	19.2%

### 4-Year Cohort Graduation Rate (2017-2018)

	All	Female	Male
Connecticut	88.3%	91.8%	85.1%
Manchester School District	82.2%	87.8%	77.8%

### Public vs Private Enrollment (2013-2017)

	Town	County	State
Public	86.7%	89.4%	86.8%
Private	13.3%	10.6%	13.2%

# Manchester, Connecticut

CERC Town Profile 2019



Connecticut  
Economic  
Resource Center

## Government

Government Form: General Manager - Board of Directors

Total Revenue (2017)	\$202,901,000	Total Expenditures (2017)	\$198,524,000	Annual Debt Service (2017)	\$11,650,000
Tax Revenue	\$139,728,000	Education	\$133,514,000	As % of Expenditures	5.9%
Non-tax Revenue	\$63,173,000	Other	\$65,010,000	Eq. Net Grand List (2017)	\$5,549,612,279
Intergovernmental	\$57,402,000	Total Indebtedness (2017)	\$98,680,000	Per Capita	\$95,795
Per Capita Tax (2017)	\$2,474	As % of Expenditures	49.7%	As % of State Average	63.5%
As % of State Average	84.4%	Per Capita	\$1,703	Moody's Bond Rating (2017)	Aa1
		As % of State Average	67.7%	Actual Mill Rate (2017)	39.68
				Equalized Mill Rate (2017)	25.83
				% of Net Grand List Com/Ind (2017)	21.6%

## Housing/Real Estate

### Housing Stock (2013-2017)

	Town	County	State
Total Units	25,293	377,840	1,507,711
% Single Unit (2013-2017)	46.9%	55.6%	59.2%
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 (2017)	493	4,581	21,880
Median Price	\$182,100	\$235,300	\$270,100
Built Pre-1950 share	32.9%	27.8%	29.3%
Owner Occupied Dwellings	13,478	225,378	906,798
As % Total Dwellings	56.8%	64.6%	66.6%
Subsidized Housing (2018)	3,691	52,368	167,879

### Distribution of House Sales (2017)

	Town	County	State
Less than \$100,000	7	59	536
\$100,000-\$199,999	274	1,524	5,237
\$200,000-\$299,999	156	1,642	6,681
\$300,000-\$399,999	43	721	3,863
\$400,000 or More	13	635	5,563

### Rental (2013-2017)

	Town	County	State
Median Rent	\$1,181	\$1,044	\$1,123
Cost-burdened Renters	45.0%	50.1%	52.3%

## Labor Force

	Town	County	State
Residents Employed	31,829	459,939	1,827,070
Residents Unemployed	1,359	20,380	78,242
Unemployment Rate	4.1%	4.2%	4.1%
Self-Employed Rate	6.0%	7.7%	10.0%
Total Employers	1,789	28,871	122,067
Total Employed	27,667	510,814	1,673,867

### Connecticut Commuters (2015)

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

## Quality of Life

### Crime Rates (per 100,000 residents) (2017)

	Town	State
Property	2,584	1,777
Violent	187	228

### Disengaged Youth (2013-2017)

	Town	State
Female	7.9%	4.2%
Male	7.2%	5.6%

	Town
Library circulation per capita	11.38

### Distance to Major Cities

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

### Residential Utilities

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