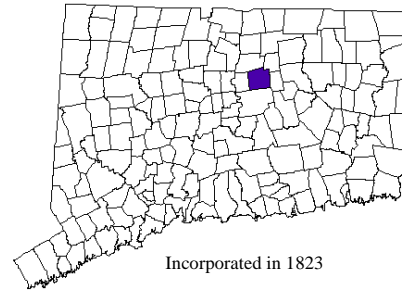


# Manchester, Connecticut

## CERC Town Profile 2012

Town Hall  
P.O. Box 191  
Manchester, CT 06045-0191  
(860) 647-3123

*Belongs to*  
Hartford County  
LMA Hartford  
Capitol Area Economic Dev. Region  
Capitol Region Planning Area



Incorporated in 1823

### Demographics

<i>Population (2011)</i>				<i>Race/Ethnicity (2011)</i>			
	<i>Town</i>	<i>County</i>	<i>State</i>		<i>Town</i>	<i>County</i>	<i>State</i>
1990	51,618	851,783	3,287,116	White	42,218	653,778	2,800,328
2000	54,740	857,183	3,405,565	Black	7,251	120,335	365,949
2011	59,175	902,919	3,610,073	Asian Pacific	4,812	38,609	138,364
2016	62,491	938,438	3,754,486	Native American	185	2,410	11,369
'11-'16 Growth / Yr	1.1%	0.8%	0.8%	Other/Multi-Race	4,709	87,787	294,063
				Hispanic (any race)	7,404	144,997	512,039
Land Area (sq. miles)	27	735	5,009	<i>Poverty Rate (2010)</i>	8.1%	10.7%	9.2%
Pop./ Sq. Mile (2011)	2,171	1,228	721	<i>Educational Attainment (2011)</i>			
Median Age (2011)	41	40	40	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>
Households (2011)	25,194	355,517	1,391,975	High School Graduate	12,165	30%	702,670
Med HH Inc. (2011)	\$60,795	\$65,589	\$70,705	Some College	10,803	27%	594,209
				Bachelors or More	14,316	35%	883,658
<i>Age Distribution (2011)</i>							
	<i>0-4</i>	<i>5-17</i>	<i>18-24</i>	<i>25-49</i>	<i>50-64</i>	<i>65+</i>	<i>Total</i>
Male	1,784 3%	4,930 8%	2,837 5%	9,814 17%	5,772 10%	3,501 6%	28,638
Female	1,861 3%	4,700 8%	2,580 4%	9,744 16%	6,638 11%	5,014 8%	30,537
County Total	54,590 6%	151,809 17%	84,003 9%	302,470 33%	177,175 20%	132,872 15%	902,919
State Total	217,641 6%	611,932 17%	343,959 10%	1,213,300 34%	711,463 20%	511,778 14%	3,610,073

### Economics

<i>Business Profile (2005)</i>			<i>Top Five Grand List (2009)</i>		
<i>Sector</i>	<i>Establishments</i>	<i>Employment</i>		<i>Amount</i>	<i>% of Net</i>
Agriculture	1.7%	0.7%	Pavilions at Buckland Hill, LLC	\$135,925,850	3.2%
Const. and Mining	10.2%	4.4%	Northland Pavilions, LLC	\$65,849,860	1.5%
Manufacturing	5.1%	12.2%	JC Penny Properties	\$58,401,850	1.4%
Trans. and Utilities	3.0%	2.7%	Connecticut Light & Power	\$52,260,050	1.2%
Trade	28.3%	33.5%	Manchester Developers	\$40,867,060	1.0%
Finance, Ins. and Real Estate	8.1%	3.4%	Net Grand List (2009)	\$4,257,908,344	
Services	40.0%	39.3%	<i>Top Five Major Employers (2006)</i>		
Government	3.6%	3.8%	Smiths Aerospace Components	Town of Manchester	
			J.C. Penny Catalog Logistics Cent	Manchester Health Care, Inc.	
			The Manchester Memorial Hospit		
				<i>Town</i>	<i>State</i>
			<i>Retail Sales (2007)</i>	\$3,701,622,527	\$136,936,194,241
			<i>All Outlets</i>		

### Education

<i>2009-2010 School Year</i>			<i>Connecticut Mastery Test Percent Above Goal</i>						
	<i>Town</i>	<i>State</i>	<i>Grade 4</i>		<i>Grade 6</i>		<i>Grade 8</i>		
			<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	
Total Town School Enrollment	7,480	552,782	Reading	59	61	59	69	55	69
Most public school students in Manchester attend Manchester School District, which has 6,949 students.			Math	57	64	56	69	39	65
			Writing	64	64	52	62	55	67
			<i>Average SAT Score</i>						
			<i>Average Class Size</i>			<i>Town</i>			<i>State</i>
<b>For more education data please see:</b>	<i>Students per Computer</i>	<i>Town</i>	<i>State</i>	Grade K	18.9	Grade 2	18.9	Reading	494
<b>http://www.state.ct.us/sde/</b>	Elementary:	2.9	4.1	Grade 5	19.8	Grade 7	17.7	Writing	493
	Middle:	3.9	2.8	High School	20.9	Math	479	508	
	Secondary:	3.2	2.7						

# Manchester

## Connecticut



### Government

Government Form: Council-Manager		Annual Debt Service (2010)	\$8,941,000
Total Revenue (2010)	\$159,424,000	As % of Expenditures	5.6%
Tax Revenue	\$114,544,000	Eq. Net Grand List (2008)	\$6,155,739,358
Non-tax Revenue	\$44,880,000	Per Capita	\$108,233
Intergovernmental	\$40,373,000	As % of State Average	65%
Per Capita Tax (2010)	\$1,977	Date of Last Revaluation (2009)	2006
As % of State Average	79.8%	Moody's Bond Rating (2009)	Aa2
Total Expenditures (2010)	\$158,275,000	Actual Mill Rate (2010)	30.32
Education	\$101,255,000	Equalized Mill Rate (2010)	20.12
Other	\$57,020,000	% of Grand List Com/Ind (2007)	23.2%
Total Indebtness (2010)	\$83,909,000		
As % of Expenditures	53.0%		
Per Capita	\$1,449		
As % of State Average	65.0%		

### Housing/Real Estate

<i>Housing Stock (2009)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	Owner Occupied Dwellings (2009)	12,715	199,099	812,964
Existing Units (total)	25,631	368,391	1,452,007	As % Total Dwellings	51%	55%	57%
% Single Unit	53.7%	61.3%	64.8%	Subsidize Housing (2008)	3,670	48,156	149,355
New Permits Auth. (2009)	10	810	3,786	<i>Distribution of House Sales (2009)</i>			
As % Existing Units	0.04%	0.22%	0.26%	<i>Number of Sales</i>			
Demolitions (2009)	9	407	1,219	Less than \$100,000	1	69	346
House Sales (2009)	381	4,004	14,696	\$100,000-\$199,999	217	1,325	3,539
Median Price	\$190,000	\$232,250	\$265,000	\$200,000-\$299,999	129	1,494	4,847
Built Pre 1950 share (2000)	37.5%	30.2%	31.5%	\$300,000-\$399,999	30	631	2,510
				\$400,000 or More	4	485	3,454

### Labor Force

<i>Place of Residence (2011)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Commuters (2000)</i>			
Labor Force	34,036	472,553	1,918,145	Commuters into Town from:	Town Residents Commuting to:		
Employed	31,188	429,026	1,749,489	Manchester	8,945	Manchester	8,945
Unemployed	2,848	43,527	170,828	East Hartford	2,391	Hartford	5,200
Unemployment Rate	8.4%	9.2%	8.9%	Vernon	2,080	East Hartford	2,172
<i>Place of Work (2011)</i>				Hartford	1,393	Glastonbury	1,091
# of Units	1,647	25,443	103,381	South Windsor	1,255	Windsor	1,018
Total Employment	27,703	417,831	1,612,373	Coventry	697	South Windsor	931
2000-'11 Growth AAGR	-0.6%	-1.6%	-0.3%	Tolland	672	Vernon	900
Mfg Employment	2,451	53,577	166,279	Glastonbury	671	West Hartford	802
				Ellington	593	Bloomfield	720
				West Hartford	522	Rocky Hill	527

### Other Information

	<i>Town</i>	<i>State</i>	<i>Residential Utilities</i>			
Banks (2007)	12	1,029	Electric Provider			
Crime Rate (2009)			Connecticut Light & Power			
Per 100,000 Residents	272	298	(800) 286-2000			
Library (2010)			Gas Provider			
Total Volumes	242,289		CNG Corp			
Circulation Per Capita	14.8		(860) 727-3000			
			Water Provider			
			Connecticut Water Company			
			(800) 286-5700			
			Cable Provider			
			Cox Communications NEW ENGLAND/MA			
			(800) 955-9515			