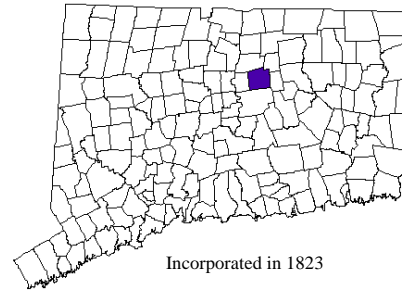


# Manchester, Connecticut

## CERC Town Profile 2007

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

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



Incorporated in 1823

### Demographics

<i>Population (2006)</i>				<i>Race/Ethnicity (2006)</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	45,340	652,661	2,817,144	
2000	54,740	857,183	3,405,565	Black	5,296	107,127	336,250	
2006	57,079	881,556	3,551,413	Asian Pacific	2,388	29,164	117,614	
2011	58,930	900,748	3,667,369	Native American	65	1,149	5,713	
'06-'11 Growth / Yr	0.6%	0.4%	0.6%	Other/Multi-Race	3,990	91,455	274,692	
				Hispanic (any race)	4,400	117,359	403,194	
Land Area (sq. miles)	27	735	5,009	<i>Poverty Rate (1999)</i>	8.0%	9.3%	7.9%	
Pop./ Sq. Mile (2006)	2,094	1,199	709	<i>Educational Attainment (2000)</i>				
Median Age (2006)	38	40	39	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>	<i>%</i>
Households (2006)	24,176	344,087	1,343,258	High School Graduate	11,071	29%	653,300	28%
Med HH Inc. (2006)	\$55,942	\$57,927	\$61,879	Some College	11,016	29%	553,667	24%
				Bachelors or More	11,190	30%	720,994	31%
<i>Age Distribution (2006)</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	1,711 3%	4,576 8%	2,646 5%	10,285 18%	4,805 8%	3,238 6%	27,261	
Female	1,643 3%	4,417 8%	2,704 5%	10,670 19%	5,500 10%	4,884 9%	29,818	
County Total	52,347 6%	151,465 17%	80,615 9%	303,026 34%	166,333 19%	127,770 14%	881,556	
State Total	212,473 6%	615,114 17%	327,812 9%	1,240,233 35%	666,797 19%	488,984 14%	3,551,413	

### Economics

<i>Business Profile (2005)</i>			<i>Top Five Grand List (2004)</i>		
<i>Sector</i>	<i>Firms</i>	<i>Employment</i>		<i>Amount</i>	<i>% of Net</i>
Agriculture	1.7%	0.7%	Pavilions at Buckland Hills LLC	\$96,261,280	3.3%
Const. and Mining	10.2%	4.4%	JC Penney Properties	\$60,058,700	2.1%
Manufacturing	5.1%	12.2%	Northland Pavilions LLC	\$48,808,510	1.7%
Trans. and Utilities	3.0%	2.7%	Connecticut Light & Power Co.	\$34,150,160	1.2%
Trade	28.3%	33.5%	Manchester Developers LLC	\$26,431,860	0.9%
Finance, Ins. and Real Estate	8.1%	3.4%	Net Grand List (2004)	\$2,877,929,170	
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 (2002)</i>	\$3,175,833,634	\$105,014,859,890
			<i>All Outlets</i>		

### Education

<i>2004-2005 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	7,998	563,216	52	53	53	60	58	65	
Most public school students in Manchester attend Manchester School District, which has 7,475 students.			56	57	53	61	45	56	
			68	63	58	61	52	61	
<b>For more education data please see:</b>	<i>Students per Computer</i>	<i>Town</i>	<i>State</i>	<i>Average Class Size</i>			<i>Average SAT Score</i>		
<a href="http://www.state.ct.us/sde/">http://www.state.ct.us/sde/</a>	Elementary:	5.0	4.0	Grade K	17.0	Grade 2	20.0	<i>Town</i>	<i>State</i>
	Middle:	3.0	3.0	Grade 5	20.0	Grade 7	17.0	Verbal	494
	Secondary:	2.5	3.2	High School	23.9	Math	477	508	

# Manchester Connecticut



## Government

Government Form: Council-Manager		Annual Debt Service (2005)	\$4,383,000
		As % of Expenditures	3.5%
Total Revenue (2005)	\$131,215,000	Eq. Net Grand List (2003)	\$5,303,642,498
Tax Revenue	\$91,226,000	Per Capita	\$94,961
Non-tax Revenue	\$39,989,000	As % of State Average	66%
Intergovernmental	\$34,756,000	Date of Last Revaluation (2005)	2000
Per Capita Tax (2005)	\$1,598	Moody's Bond Rating (2005)	Aa2
As % of State Average	80.4%	Actual Mill Rate (2005)	36.07
Total Expenditures (2005)	\$126,142,000	Equalized Mill Rate (2005)	18.65
Education	\$81,942,000	% of Grand List Com/Ind (2003)	24.3%
Other	\$44,200,000		
Total Indebtness (2005)	\$41,718,000		
As % of Expenditures	33.1%		
Per Capita	\$731		
As % of State Average	37.9%		

## Housing/Real Estate

<i>Housing Stock (2005)</i>	<b>Town</b>	<b>County</b>	<b>State</b>	Owner Occupied Dwellings (2000)	13,053	215,253	869,742
Existing Units (total)	25,016	363,495	1,431,569	As % Total Dwellings	54%	61%	63%
% Single Unit	54.5%	61.1%	64.7%	Subsidize Housing (2001)	2,393	45,714	148,930
New Permits Auth. (2005)	253	2,487	11,885	<i>Distribution of House Sales (2006)</i>			
As % Existing Units	1.01%	0.68%	0.83%	Number of Sales			
Demolitions (2005)	5	142	1,386	Less than \$100,000	23	360	1,332
House Sales (2006)	649	9,506	37,483	\$100,000-\$199,999	281	2,842	7,461
Median Price	\$200,000	\$234,900	\$275,000	\$200,000-\$299,999	243	3,582	11,804
Built Pre 1950 share (2000)	37.5%	30.2%	31.5%	\$300,000-\$399,999	77	1,505	6,393
				\$400,000 or More	25	1,217	10,493

## Labor Force

<i>Place of Residence (2005)</i>				<i>Commuters (2000)</i>			
	<b>Town</b>	<b>County</b>	<b>State</b>	Commuters into Town from:	Town Residents Commuting to:		
Labor Force	31,256	443,552	1,817,032	Manchester	8,945	Manchester	8,945
Employed	29,747	419,656	1,727,934	East Hartford	2,391	Hartford	5,200
Unemployed	1,509	23,896	89,098	Vernon	2,080	East Hartford	2,172
Unemployment Rate	4.8%	5.4%	4.9%	Hartford	1,393	Glastonbury	1,091
<i>Place of Work (2005)</i>				South Windsor	1,255	Windsor	1,018
Total Employment	27,996	485,691	1,643,963	Coventry	697	South Windsor	931
'92-'05 Growth	0.7%	0.0%	0.6%	Tolland	672	Vernon	900
AAGR				Glastonbury	671	West Hartford	802
Manufacturing	2,708	n.a.	195,400	Ellington	593	Bloomfield	720
				West Hartford	522	Rocky Hill	527

## Quality of Life

	<b>Town</b>	<b>State</b>	Library (2001)	<b>Town</b>	<i>Residential Utilities</i>		
Banks (2003)	16	1,226	Total Volumes	170,156	Electric Provider		
Lodging (1998)	8	756	Circulation Per Capita	7.6	Connecticut Light & Power		
Day Care Facilities (1999)	27	1,721			(800) 286-2000		
Infant Mortality Rate			<i>Distance to Major Cities</i>	<b>Miles</b>	Gas Provider		
Per 1,000 births (2001)	no calc	4.5	Hartford	8	CNG Corp		
Crime Rate (1999)			Boston	86	(860) 727-3000		
Per 1,000 Residents	49	33	New York City	107	Water Provider		
% Open Land (1990)	47.3%	68.7%	Providence	57	Municipal Provider		
	<b>Town</b>	<b>County</b>			local Contact		
Hospitals (1999)	1	9			Cable Provider		
Total Beds	249	2,642			Cox Communications CT, Inc.		
					800-955-9515		