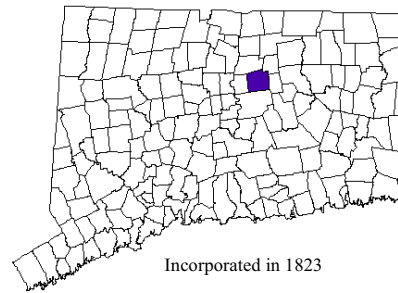


# Manchester, Connecticut

## CERC Town Profile 2009

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 (2008)</i>				<i>Race/Ethnicity (2008)</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	45,626	663,268	2,807,439	
2000	54,740	857,183	3,405,565	Black	5,241	109,188	340,407	
2008	56,875	881,915	3,540,846	Asian Pacific	2,700	31,976	128,690	
2013	57,931	896,561	3,621,281	Native American	92	1,617	6,679	
'08-'13 Growth / Yr	0.4%	0.3%	0.5%	Other/Multi-Race	3,216	75,866	257,631	
				Hispanic (any race)	4,559	118,668	415,806	
Land Area (sq. miles)	27	735	5,009	<i>Poverty Rate (1999)</i>	8.0%	9.3%	7.9%	
Pop./ Sq. Mile (2008)	2,086	1,199	707	<i>Educational Attainment (2008)</i>				
Median Age (2008)	38	40	40	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>	<i>%</i>
Households (2008)	23,698	338,086	1,333,050	High School Graduate	12,016	30%	723,175	30%
Med HH Inc. (2008)	\$61,633	\$63,239	\$67,236	Some College	11,989	30%	592,297	25%
				Bachelors or More	12,116	31%	824,309	34%
<i>Age Distribution (2008)</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	1,744 3%	4,345 8%	2,667 5%	10,270 18%	5,049 9%	3,219 6%	27,294	
Female	1,665 3%	4,225 7%	2,774 5%	10,461 18%	5,708 10%	4,748 8%	29,581	
County Total	53,268 6%	146,496 17%	82,005 9%	299,754 34%	173,539 20%	126,853 14%	881,915	
State Total	209,662 6%	597,403 17%	332,316 9%	1,219,043 34%	692,305 20%	490,117 14%	3,540,846	

### Economics

<i>Business Profile (2005)</i>			<i>Top Five Grand List (2006)</i>		
<i>Sector</i>	<i>Establishments</i>	<i>Employment</i>		<i>Amount</i>	<i>% of Net</i>
Agriculture	1.7%	0.7%	Pavilion At Buckland Hill	\$74,480,000	3.1%
Const. and Mining	10.2%	4.4%	J C Penney Prop Inc	\$30,100,000	1.3%
Manufacturing	5.1%	12.2%	Northland Pavilions LLC	\$24,934,900	1.0%
Trans. and Utilities	3.0%	2.7%	Plaza At Buckland Hills	\$22,783,500	1.0%
Trade	28.3%	33.5%	Northland Pavilions LLC	\$22,218,200	0.9%
Finance, Ins. and Real Estate	8.1%	3.4%	Net Grand List (2006)	\$2,388,368,660	
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 (2006)</i>	\$3,595,688,130	\$131,862,299,674
			<i>All Outlets</i>		

### Education

<i>2005-2006 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	7,906	566,606	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	
			<i>Average Class Size</i>			<i>Average SAT Score</i>			
<b>For more education data please see:</b>	<i>Students per Computer</i>	<i>Town</i>	<i>State</i>	Grade K	Grade 2	Grade 7	<i>Town State</i>		
<b>http://www.state.ct.us/sde/</b>	Elementary:	5.0	4.0	17.0	20.0	17.0	Verbal	494	508
	Middle:	3.0	3.0	20.0	23.9		Math	477	508
	Secondary:	2.5	3.2						

# Manchester

## Connecticut



### Government

Government Form: Council-Manager

Total Revenue (2006)	\$141,350,000
Tax Revenue	\$98,509,000
Non-tax Revenue	\$42,841,000
Intergovernmental	\$37,293,000
Per Capita Tax (2006)	\$1,726
As % of State Average	82.6%

Total Expenditures (2006)	\$135,979,000
Education	\$88,941,000
Other	\$47,038,000
Total Indebtness (2006)	\$37,406,000
As % of Expenditures	27.5%
Per Capita	\$655
As % of State Average	32.6%

Annual Debt Service (2006)	\$5,144,000
As % of Expenditures	3.8%
Eq. Net Grand List (2004)	\$5,870,881,342
Per Capita	\$102,697
As % of State Average	73%
Date of Last Revaluation (2005)	2000
Moody's Bond Rating (2006)	Aa2
Actual Mill Rate (2006)	38.07
Equalized Mill Rate (2006)	18.14
% of Grand List Com/Ind (2003)	24.3%

### Housing/Real Estate

Housing Stock (2007)	Town	County	State
Existing Units (total)	25,621	367,078	1,445,682
% Single Unit	53.7%	61.3%	64.8%
New Permits Auth. (2007)	362	1,711	7,746
As % Existing Units	1.41%	0.47%	0.54%
Demolitions (2007)	12	181	1,285
House Sales (2007)	593	8,149	32,395
Median Price	\$218,000	\$245,000	\$295,000
Built Pre 1950 share (2000)	37.5%	30.2%	31.5%

Owner Occupied Dwellings (2000)	13,053	215,253	869,742
As % Total Dwellings	54%	61%	63%
Subsidize Housing (2007)	3,674	47,726	149,340

Distribution of House Sales (2007)	Town	County	State
Number of Sales			
Less than \$100,000	5	126	495
\$100,000-\$199,999	219	2,178	5,866
\$200,000-\$299,999	271	3,146	10,094
\$300,000-\$399,999	74	1,401	5,655
\$400,000 or More	24	1,298	10,285

### Labor Force

Place of Residence (2007)

	Town	County	State
Labor Force	32,074	454,797	1,865,499
Employed	30,662	432,296	1,780,481
Unemployed	1,412	22,501	85,018
Unemployment Rate	4.4%	4.9%	4.6%

Place of Work (2007)

	Town	County	State
# of Units	1,648	25,337	104,094
Total Employment	29,377	502,767	1,686,262
2000-'07 Growth AAGR	-0.1%	0.0%	0.1%
Mfg Employment	2,988	60,023	191,264

Commuters (2000)

Commuters into Town from:	Town Residents	Commuting to:
Manchester	8,945	Manchester 8,945
East Hartford	2,391	Hartford 5,200
Vernon	2,080	East Hartford 2,172
Hartford	1,393	Glastonbury 1,091
South Windsor	1,255	Windsor 1,018
Coventry	697	South Windsor 931
Tolland	672	Vernon 900
Glastonbury	671	West Hartford 802
Ellington	593	Bloomfield 720
West Hartford	522	Rocky Hill 527

### Quality of Life

	Town	State
Banks (2007)	12	1,029
Lodging (1998)	8	756
Day Care Facilities (1999)	27	1,721

	Town	County	State
Infant Mortality Rate			
Per 1,000 births (2001)	no calc		4.5
Crime Rate (2004)			
Per 100,000 Residents	4,373	2,981	

	Town	County
Hospitals (1999)	1	9
Total Beds	249	2,642

Library (2001)	Town
Total Volumes	170,156
Circulation Per Capita	7.6

Distance to Major Cities	Miles
Hartford	8
Boston	86
New York City	107
Providence	57

Residential Utilities

Electric Provider	Connecticut Light & Power (800) 286-2000
Gas Provider	CNG Corp (860) 727-3000
Water Provider	Connecticut Water Company (800) 286-5700
Cable Provider	Cox Communications NEW ENGLAND/MA (800) 955-9515