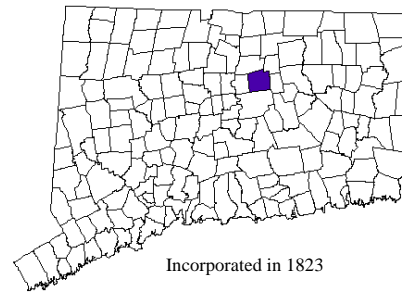


# Manchester, Connecticut

## CERC Town Profile 2005

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 (2005)</i>				<i>Race/Ethnicity (2005)</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	46,622	674,322	2,858,875	
2000	54,740	857,183	3,405,565	Black	4,724	99,809	318,835	
2005	57,079	881,552	3,534,280	Asian Pacific	2,527	30,510	117,997	
2010	59,317	904,560	3,656,299	Native American	171	3,213	14,298	
'05-'10 Growth / Yr	0.8%	0.5%	0.7%	Other/Multi-Race	3,035	73,698	224,275	
				Hispanic (any race)	4,092	110,238	370,958	
Land Area (sq. miles)	27	735	5,009	<i>Poverty Rate (1999)</i>	8.0%	9.3%	7.9%	
Pop./ Sq. Mile (2005)	2,094	1,199	706	<i>Educational Attainment (2000)</i>				
Median Age (2005)	38	39	39	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>	<i>%</i>
Households (2005)	24,319	345,956	1,336,674	High School Graduate	11,071	29%	653,300	28%
Med HH Inc. (2005)	\$53,777	\$55,606	\$59,761	Some College	11,016	29%	553,667	24%
				Bachelors or More	11,190	30%	720,994	31%
<i>Age Distribution (2005)</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	1,720 3%	4,592 8%	2,589 5%	10,466 18%	4,694 8%	3,216 6%	27,277	
Female	1,642 3%	4,445 8%	2,648 5%	10,874 19%	5,361 9%	4,832 8%	29,802	
County Total	52,537 6%	152,483 17%	78,996 9%	308,169 35%	162,352 18%	127,015 14%	881,552	
State Total	214,308 6%	614,744 17%	320,277 9%	1,251,454 35%	650,169 18%	483,328 14%	3,534,280	

### Economics

<i>Business Profile (2005)</i>					<i>Top Five Grand List (2004)</i>		
<i>Sector</i>	<i>Firms</i>	<i>% of Total</i>	<i>Emp.</i>	<i>% of Total</i>		<i>Amount</i>	<i>% of Net</i>
Agriculture	44	1.7%	187	0.7%	Pavilions at Buckland Hills LLC	\$96,261,280	3.3%
Const. and Mining	261	10.2%	1,224	4.4%	JC Penney Properties	\$60,058,700	2.1%
Manufacturing	130	5.1%	3,384	12.2%	Northland Pavilions LLC	\$48,808,510	1.7%
Trans. and Utilities	76	3.0%	740	2.7%	Connecticut Light & Power Co.	\$34,150,160	1.2%
Trade	723	28.3%	9,318	33.5%	Manchester Developers LLC	\$26,431,860	0.9%
Finance, Ins. and Real Estate	206	8.1%	945	3.4%	Net Grand List (2004)	\$2,877,929,170	
Services	1,022	40.0%	10,939	39.3%	<i>Top Five Major Employers (2002)</i>		
Government	31	1.2%	1,068	3.8%	Allied Printing Services	Gerber Scientific Products	
Total	2,554	100.0%	27,805	100.0%	W.E. Andrews	The Journal Publishing Company	
					Dynamic Gunver Technologies L		
						<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>2000-2001 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	7,855	542,193	61	58	57	64	55	66	
Most public school students in Manchester attend Manchester School District, which has 7,698 students.			59	61	50	61	43	55	
			63	61	60	60	44	59	
<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:	6.6	5.3	Grade K	16.3	Grade 2	18.5	<i>Town</i>	<i>State</i>
	Middle:	5.6	4.4	Grade 5	21.6	Grade 7	22.6	Verbal	495
	Secondary:	5.2	4.1	High School	21.6	Math	493	502	503

# Manchester Connecticut



## Government

Government Form: Council-Manager		Annual Debt Service (2002)	\$3,515,000
		As % of Expenditures	3.1%
Total Revenue (2002)	\$116,860,000	Eq. Net Grand List (2001)	\$4,486,068,345
Tax Revenue	\$76,549,000	Per Capita	\$81,580
Non-tax Revenue	\$40,311,000	As % of State Average	
Intergovernmental	\$35,555,000	Date of Last Revaluation (2001)	2000
Per Capita Tax (2002)	\$1,391	Moody's Bond Rating (2001)	Aa2
As % of State Average	81.0%	Actual Mill Rate (2002)	34.00
Total Expenditures (2002)	\$112,573,000	Equalized Mill Rate (2002)	19.00
Education	\$73,008,000	% of Grand List Com/Ind (2001)	24.6%
Other	\$36,050,000		
Total Indebtness (2002)	\$31,701,000		
As % of Expenditures	28.2%		
Per Capita	\$576		
As % of State Average	33.4%		

## Housing/Real Estate

<i>Housing Stock (2002)</i>	<b>Town</b>	<b>County</b>	<b>State</b>	Owner Occupied Dwellings (2000)	13,053	215,253	869,742
Existing Units (total)	24,533	356,601	1,401,802	As % Total Dwellings	54%	61%	63%
% Single Unit	54.3%	60.8%	64.4%	Subsidize Housing (2001)	2,393	45,714	148,930
New Permits Auth. (2002)	190	2,284	9,731	<i>Real Estate Sales Distribution (2004)</i>	<b>Town</b>	<b>County</b>	<b>State</b>
As % Existing Units	0.77%	0.69%	0.64%	Number of Sales			
Demolitions (2003)	21	216	1,275	Less than \$100,000	215	2,677	10,608
Residential Sales (2004)	1,356	19,966	83,255	\$100,001-\$200,000	692	8,313	26,425
Median Price	\$169,900	\$185,000	\$219,900	\$200,001-\$300,000	296	4,918	18,676
Built Pre 1950 share (2000)	37.5%	30.2%	31.5%	\$300,001-\$400,000	94	2,080	10,402
				\$400,001 or More	59	1,978	17,144

## Labor Force

<i>Place of Residence (2004)</i>	<b>Town</b>	<b>County</b>	<b>State</b>	<i>Commuters (2000)</i>			
Labor Force	30,926	438,419	1,797,361	Commuters into Town from:	Town Residents	Commuting to:	
Employed	29,460	414,492	1,709,849	Manchester	8,945	Manchester	8,945
Unemployed	1,466	23,927	87,512	East Hartford	2,391	Hartford	5,200
Unemployment Rate	4.7%	5.5%	4.9%	Vernon	2,080	East Hartford	2,172
<i>Place of Work (2004)</i>				Hartford	1,393	Glastonbury	1,091
Total Employment	28,705	486,160	1,631,848	South Windsor	1,255	Windsor	1,018
'92-'04 Growth	1.0%	0.0%	0.6%	Coventry	697	South Windsor	931
AAGR				Tolland	672	Vernon	900
Manufacturing				Glastonbury	671	West Hartford	802
				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
					local Contact
Hospitals (1999)	<b>Town</b>	<b>County</b>			Cable Provider
Total Beds	1	9			Cox Communications CT, Inc.
	249	2,642			800-955-9515