

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 41.8034 Longitude: -72.5513

The Manchester Collection Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	6,147	67,188	133,318
	Population Est 23Q1	6,150	67,219	133,313
	Population Est 22Q4	6,150	67,211	133,257
	Population Est 22Q3	6,137	67,123	133,115
	Population Est 22Q2	6,130	67,089	133,037
	Population Est 22Q1	6,126	67,070	132,992
	Population Est 21Q4	6,175	67,110	132,940
	Population Est 21Q3	6,165	67,011	132,670
	Population Est 21Q2	6,148	66,949	132,525
	Population Fcst	6,077	66,906	133,782
	2010 Census Population	2,500	57,749	117,464
	2000 Census Population	2,222	55,491	112,378
	1990 Census Population	2,086	54,471	109,726
	Current Year Daytime Population	5,089	68,240	128,503
	Average Seasonal Population	33	472	1,271
	Historical Annual Growth, 1990 – 2000	0.63%	0.19%	0.24%
	Historical Annual Growth, 2000 – 2010	1.19%	0.40%	0.44%
	Estimated Annual Growth, 2010 – CY	7.02%	1.15%	0.96%
	Projected Annual Growth, CY to Y5	-0.23%	-0.08%	0.07%
	Group Qtrs Est	12	608	1,095
Transient Est Average Last 4 Qtrs	694	3,083	4,515	
Households	Current Year Estimated Households	2,858	28,173	54,129
	Households Est 23Q1	2,859	28,174	54,095
	Households Est 22Q4	2,858	28,171	54,069
	Households Est 22Q3	2,852	28,128	54,006
	Households Est 22Q2	2,849	28,113	53,972
	Households Est 22Q1	2,846	28,103	53,949
	Households Est 21Q4	2,868	28,119	53,923
	Households Est 21Q3	2,865	28,075	53,811
	Households Est 21Q2	2,856	28,047	53,746
	Households Fcst	2,830	28,070	54,363
	2010 Census Households	1,174	23,839	47,265
	2000 Census Households	1,019	22,679	45,108
	1990 Census Households	918	21,418	42,516
	Historical Annual Growth, 1990 – 2000	1.05%	0.57%	0.59%
	Historical Annual Growth, 2000 – 2010	1.42%	0.50%	0.47%
	Estimated Annual Growth, 2010 – CY	6.95%	1.27%	1.03%
	Projected Annual Growth, CY to Y5	-0.20%	-0.07%	0.09%
Population per Household	2.15	2.36	2.44	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 41.8034 Longitude: -72.5513

The Manchester Collection Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.5%	1.0%	1.3%
	HH Income \$250,000 to \$499,999	1.8%	1.2%	1.6%
	HH Income \$200,000 to \$249,999	4.2%	2.7%	3.7%
	HH Income \$175,000 to \$199,999	5.0%	4.9%	5.5%
	HH Income \$150,000 to \$174,999	5.7%	5.0%	6.2%
	HH Income \$100,000 to 149,999	22.4%	18.1%	19.3%
	HH Income \$75,000 to 99,999	25.3%	16.6%	15.1%
	HH Income \$50,000 to 74,999	14.2%	16.3%	16.2%
	HH Income \$35,000 to 49,999	8.2%	11.6%	10.5%
	HH Income \$25,000 to 34,999	5.3%	7.3%	7.1%
	HH Income \$15,000 to 24,999	2.1%	6.6%	6.1%
	HH Income \$0 to 14,999	4.2%	8.8%	7.4%
	Average Household Income	\$102,888	\$90,378	\$98,983
	Median Household Income	\$89,415	\$73,994	\$78,951
	Per Capita Income	\$47,934	\$38,219	\$40,497
	2000 Average HH Income	\$64,778	\$61,906	\$64,309
	2000 Median HH Income	\$59,968	\$52,261	\$53,717
	Average Disposable Income	83,703	70,753	76,388
	Median Disposable Income	74,499	61,440	65,787
	Discretionary HH Income Over \$150,000	0.8%	0.9%	2.1%
	Discretionary HH Income \$125,000 to \$149,999	5.4%	2.9%	3.4%
	Discretionary HH Income \$100,000 to \$124,999	6.6%	5.7%	7.0%
	Discretionary HH Income \$75,000 to \$99,999	12.8%	9.8%	11.4%
	Discretionary HH Income \$50,000 to \$74,999	31.4%	20.5%	20.3%
	Discretionary HH Income \$25,000 to \$49,999	28.4%	29.8%	28.3%
	Discretionary HH Income Under \$25,000	14.6%	30.5%	27.6%
	Average Discretionary HH Income	59,250	47,879	52,379
	Median Discretionary HH Income	53,930	41,414	44,844
	Householder White – Count	1,411	17,444	33,519
	Median HH Income	\$83,097	\$78,286	\$85,715
	Average HH Income	\$91,978	\$86,509	\$93,849
	Householder Black or African-American – Count	267	3,439	6,388
	Median HH Income	\$65,695	\$54,335	\$58,830
	Average HH Income	\$66,252	\$65,624	\$70,288
	Householder Hispanic – Count	199	3,137	7,239
Median HH Income	\$82,183	\$49,241	\$54,003	
Average HH Income	\$66,156	\$61,448	\$66,065	
Householder Asian or Pacific Islander – Count	806	2,491	3,909	
Median HH Income	\$112,679	\$94,324	\$101,549	
Average HH Income	\$121,641	\$100,458	\$108,502	
Householder Other or Pacific Islander – Count	176	1,663	3,075	
Median HH Income	\$101,716	\$58,815	\$68,046	
Average HH Income	\$91,868	\$71,646	\$77,891	
Gender	Male Population	3,032	32,287	64,470
	Female Population	3,115	34,901	68,848

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 41.8034 Longitude: -72.5513

The Manchester Collection Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Total Population by Age	Count of Pop 0 to 4 years	501	4,121	7,484
	Count of Pop 0 to 7 years	647	5,763	10,444
	Count of Pop 5 - 13	583	7,144	13,692
	Count of Pop 14 - 18	184	3,067	6,233
	Count of Pop 19 - 22	198	2,972	6,089
	Count of Pop 22 - 25	169	2,203	4,491
	Count of Pop 25 - 29	585	4,473	8,286
	Count of Pop 30 - 34	849	5,535	9,704
	Count of Pop 35 - 39	793	5,584	9,804
	Count of Pop 40 - 44	510	4,746	8,792
	Count of Pop 45 - 59	780	11,675	24,529
	Count of Pop 60 - 74	658	10,587	23,352
	Count of Pop 75 - 84	223	3,466	7,674
	Count of Pop 85+	115	1,616	3,187
	% of Pop 0 to 4 years	8.1%	6.1%	5.6%
	% of Pop 0 to 7 years	10.5%	8.6%	7.8%
	% of Pop 5 - 13	9.5%	10.6%	10.3%
	% of Pop 14 - 18	3.0%	4.6%	4.7%
	% of Pop 19 - 22	3.2%	4.4%	4.6%
	% of Pop 22 - 25	2.7%	3.3%	3.4%
% of Pop 25 - 29	9.5%	6.7%	6.2%	
% of Pop 30 - 34	13.8%	8.2%	7.3%	
% of Pop 35 - 39	12.9%	8.3%	7.4%	
% of Pop 40 - 44	8.3%	7.1%	6.6%	
% of Pop 45 - 59	12.7%	17.4%	18.4%	
% of Pop 60 - 74	10.7%	15.8%	17.5%	
% of Pop 75 - 84	3.6%	5.2%	5.8%	
% of Pop 85+	1.9%	2.4%	2.4%	
Median Age	35.0	38.7	40.5	
Average Age	36.7	40.1	41.3	
Male Population by Age	% of Pop 0 to 4 years	8.3%	6.5%	5.9%
	% of Pop 5 - 13	9.7%	11.5%	10.9%
	% of Pop 14 - 18	3.1%	4.9%	5.0%
	% of Pop 19 - 22	3.3%	4.7%	4.9%
	% of Pop 22 - 25	2.8%	3.5%	3.6%
	% of Pop 25 - 29	9.4%	6.8%	6.4%
	% of Pop 30 - 34	13.8%	8.3%	7.3%
	% of Pop 35 - 39	13.9%	8.5%	7.4%
	% of Pop 40 - 44	9.4%	7.2%	6.7%
	% of Pop 45 - 59	12.5%	17.3%	18.3%
	% of Pop 75 - 84	2.7%	4.4%	5.1%
	% of Pop 60 - 74	9.8%	14.9%	16.8%
	% of Pop 85+	1.2%	1.6%	1.7%
	Median Age	34.8	37.3	39.0
Average Age	35.5	38.5	39.9	

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 41.8034 Longitude: -72.5513

The Manchester Collection Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	8.0%	5.8%	5.3%
	% of Pop 5 - 13	9.3%	9.9%	9.7%
	% of Pop 14 - 18	2.9%	4.3%	4.4%
	% of Pop 19 - 22	3.1%	4.2%	4.3%
	% of Pop 22 - 25	2.7%	3.1%	3.2%
	% of Pop 25 - 29	9.6%	6.5%	6.1%
	% of Pop 30 - 34	13.8%	8.2%	7.2%
	% of Pop 35 - 39	11.9%	8.2%	7.3%
	% of Pop 40 - 44	7.2%	6.9%	6.5%
	% of Pop 45 - 59	12.9%	17.5%	18.5%
	% of Pop 60 - 74	11.6%	16.5%	18.2%
	% of Pop 75 - 84	4.5%	5.9%	6.4%
	% of Pop 85+	2.5%	3.2%	3.0%
	Median Age	35.3	40.0	42.0
Average Age	37.8	41.5	42.6	
Race	Count of White	2,646	35,799	74,147
	Count of Black or African-American	668	10,883	21,406
	Count of Asian or Pacific Islander	2,142	9,118	14,115
	Count of Other races	691	11,387	23,651
	White	43.1%	53.3%	55.6%
	Black or African American	10.9%	16.2%	16.1%
	Asian	34.8%	13.6%	10.6%
	Other Races	11.2%	16.9%	17.7%
Language Spoken	Speak English at Home	57.5%	75.3%	73.8%
	Speak Spanish at Home	4.6%	9.8%	12.1%
	Speak French or French Creole at Home	0.3%	0.8%	0.9%
	Speak German at Home	0.3%	0.4%	0.3%
	Speak Other Indo-European Languages at Home	18.4%	7.2%	6.5%
	Speak Russian and Other Slavic Languages at H	0.8%	0.7%	1.1%
	Speak Chinese at Home	1.1%	0.5%	0.4%
	Speak Korean at Home	0.0%	0.2%	0.1%
	Speak Vietnamese at Home	0.0%	0.4%	0.7%
	Speak Other Asian Languages at Home	11.0%	2.6%	1.8%
	Speak Tagalog and Other Pacific Languages at H	0.0%	0.1%	0.2%
	Speak Other Language at Home	6.1%	2.0%	2.0%
Hispanic	Hispanic Population	629	11,421	23,787
	Hispanic Population Percent	10.2%	17.0%	17.8%
	Mexican	1.3%	5.3%	5.4%
	Puerto Rican	55.1%	64.5%	63.9%
	Cuban	12.1%	4.8%	3.3%
	Dominican	0.6%	1.9%	3.2%
	Central American	6.1%	5.6%	5.9%
	South American	13.8%	11.6%	12.5%
	Other Hispanic	11.1%	6.2%	5.7%
	2000 Hispanic Population Percent	4%	6%	7%
	1990 Hispanic Population Percent	3%	2%	3%

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 41.8034 Longitude: -72.5513

The Manchester Collection Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	1.4%	2.4%	2.3%
	American	1.2%	2.2%	2.1%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	34.8%	13.5%	10.5%
	Chinese	1.5%	0.7%	0.6%
	Japanese	0.1%	0.1%	0.0%
	Korean	0.3%	0.2%	0.3%
	South Central Asian (ie. Indian)	31.5%	10.6%	7.9%
	South East Asian (ie. Vietnamese)	0.9%	1.4%	1.4%
	Other Asian	0.6%	0.5%	0.4%
	European (percent of total population)	18.1%	31.4%	32.9%
	British	1.6%	4.0%	4.2%
	Dutch	0.1%	0.3%	0.3%
	French	2.2%	2.8%	2.9%
	German	2.1%	3.4%	3.6%
	Italian	3.9%	6.3%	6.5%
	Polish	1.7%	3.3%	3.4%
	Scandinavian	0.6%	1.0%	1.1%
	Scotch/Irish	3.9%	7.8%	8.0%
Other European (ie. Greek/Russian)	1.9%	2.5%	2.8%	
Middle Eastern	0.7%	0.3%	0.4%	
Other Ancestry	28.6%	25.0%	25.5%	
Unclassified Ancestry	6.2%	10.4%	10.5%	
Education (Age 25+)	Adult Population (25 Years or Older)	4,512	47,681	95,329
	Elementary (0 to 8)	1.8%	1.9%	2.8%
	Some High School (9 to 11)	1.7%	4.8%	4.4%
	High School Graduate (12)	14.7%	27.4%	27.9%
	Some College (13 to 16)	7.9%	17.3%	17.5%
	Associates Degree Only	4.6%	9.1%	9.4%
	Bachelors Degree Only	40.0%	22.2%	21.8%
	Graduate Degree	29.2%	17.3%	16.3%
	% College (4+)	69.2%	39.5%	38.1%
Household Type	Total Households – count	2,858	28,173	54,129
	One Person HHs – count	1,019	9,144	15,779
	Family HHs – count	1,618	16,877	34,557
	Married Couple – count	1,285	11,511	24,157
	w/own children – count	615	4,806	10,082
	w/out own children – count	670	6,705	14,075
	Male Householder – count	150	1,445	3,192
	Female Householder – count	182	3,921	7,208
	Non-Family Households – count	222	2,152	3,793
	1 Person Household	35.6%	32.5%	29.2%
	2 Person Household	32.1%	31.0%	32.8%
	3 Person Household	17.7%	16.7%	16.8%
	4 Person Household	9.9%	12.5%	13.3%
	5 Person Household	3.1%	4.7%	5.2%
	6 Person Household	1.1%	1.7%	1.9%
7+ Person Household	0.6%	1.0%	1.0%	
% Households With Children	26.6%	26.9%	27.8%	

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 41.8034 Longitude: -72.5513

The Manchester Collection Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	3,046	29,645	56,887
	Owner Occupied Percent	23.4%	50.1%	59.0%
	Renter Occupied Percent	70.4%	45.0%	36.2%
	Vacant Housing Percent	6.2%	5.0%	4.8%
	Total Housing Units (Census 2000)	1,019	23,445	46,481
	For Rent (Census 2000)	8%	45%	46%
	For Sale (Census 2000)	44%	23%	20%
	Rented or Sold, (Census 2000)	44%	11%	9%
	Seasonal (Census 2014)	0%	0%	1%
	Other (Census 2000)	4%	8%	10%
Homes Built By Year	Homes Built 1990 to 2000	15%	6%	6%
	Homes Built 1980 to 1989	41%	14%	14%
	Homes Built 1970 to 1979	18%	12%	14%
	Homes Built 1960 to 1969	7%	15%	18%
	Homes Built 1950 to 1959	6%	18%	20%
	Homes Built 1940 to 1949	5%	13%	9%
	Homes Built Before 1939	8%	23%	18%
Units in Structure	1 Unit	63%	62%	65%
	2 - 9 Units	26%	26%	22%
	Greater than 10 Units	11%	12%	13%
	Mobilie Trailer	0%	0%	1%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	2.6%	0.4%	0.4%
	Property Value \$750,000 to \$999,999	2.5%	1.2%	1.9%
	Property Value \$500,000 to \$749,999	5.2%	6.1%	8.1%
	Property Value \$400,000 to \$499,999	12.6%	9.5%	11.5%
	Property Value \$300,000, to \$399,999	17.8%	20.0%	24.5%
	Property Value \$200,000 to \$299,999	31.7%	40.7%	36.5%
	Property Value \$150,000 to \$199,999	18.4%	12.9%	9.1%
	Property Value \$100,000 to \$149,999	9.1%	5.7%	4.2%
	Property Value \$60,000 to \$99,999	0.0%	1.2%	1.3%
	Property Value \$40,000 to \$59,999	0.1%	0.6%	0.4%
	Property Value \$0 to \$39,999	0.0%	1.7%	1.9%
	Median Home Value	\$264,394	\$257,233	\$289,068
Median Rent	\$767	\$722	\$689	
Wealth per Household	\$0 and under - percent	18.9%	18.2%	17.6%
	\$1 to \$4999 - percent	9.3%	9.1%	8.6%
	\$5k to \$9999 - percent	5.1%	4.8%	4.6%
	\$10k to \$24999 - percent	6.7%	6.5%	6.4%
	\$25k to \$49999 - percent	6.7%	6.8%	6.8%
	\$50k to \$99999 - percent	9.4%	10.0%	10.2%
	\$100k to \$249999 - percent	16.5%	17.5%	18.0%
	\$250k to \$499999 - percent	12.4%	12.7%	13.1%
	\$500k+ - percent	14.9%	14.2%	14.8%
	Median HH Wealth	\$67,482	\$72,348	\$79,641
	Avg HH Wealth	\$236,201	\$232,295	\$240,341

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 41.8034 Longitude: -72.5513

The Manchester Collection Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Economic Viability	Economic Viability Local	227	216	214
	Economic Viability Indexed	227	216	214
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	3,526	35,709	71,549
	Managerial/Executive	25.6%	18.8%	18.8%
	Professional Specialty	47.2%	27.4%	26.1%
	Healthcare Support	0.9%	3.2%	3.3%
	Sales	5.7%	10.2%	10.2%
	Office & Administrative Support	7.2%	11.3%	11.5%
	Protective Service	0.6%	2.1%	2.1%
	Food Preparation	1.7%	5.3%	4.9%
	Building Maintenance & Cleaning	0.5%	2.4%	2.8%
	Personal Care	1.5%	2.6%	2.4%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.0%
	Construction	2.1%	5.1%	5.6%
	Production & Transportation	7.1%	11.5%	12.2%
	Percent White Collar Workers	86.6%	71.0%	70.0%
Percent Blue Collar Workers	13.4%	29.0%	30.0%	
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	5.3%	5.2%	5.2%
	Manufacturing	15.9%	10.4%	10.2%
	Transportation	2.0%	3.7%	4.9%
	Information	1.7%	1.5%	1.7%
	Wholesale/Retail	6.9%	13.5%	13.7%
	Finance, Insurance, Real Estate	15.7%	10.9%	11.6%
	Professional Services	25.6%	10.1%	8.7%
	Management Services	0.0%	0.0%	0.0%
	Administrative/Waste Services	1.3%	4.6%	4.1%
	Educational Services	16.4%	24.3%	24.5%
	Entertainment Services	5.3%	7.8%	7.3%
	Other Professional Services	2.3%	4.1%	3.9%
	Public Administration	1.6%	3.9%	4.2%
Transportation To Work	Drive to Work Alone	86.0%	83.0%	83.4%
	Drive to Work Carpool	7.9%	9.5%	9.3%
	Travel to Work by Public Transportation	1.9%	2.9%	3.0%
	Drive to Work on Motorcycle	0.1%	0.0%	0.0%
	Drive to Work on Bicycle	0.5%	0.3%	0.3%
	Walked to Work	0.8%	1.7%	1.5%
	Other Means	0.6%	0.4%	0.4%
	Work at Home	2.2%	2.2%	2.1%

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 41.8034 Longitude: -72.5513

The Manchester Collection Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Travel to Work in Less than 5 Minutes	1.8%	3.0%	2.6%
	Travel to Work in 5 to 9 Minutes	10.5%	10.2%	9.7%
	Travel to Work in 10 to 14 Minutes	14.6%	17.5%	17.8%
	Travel to Work in 15 to 19 Minutes	20.7%	19.6%	19.2%
	Travel to Work in 20 to 29 Minutes	33.1%	26.9%	26.3%
	Travel to Work in 30 to 44 Minutes	13.1%	16.5%	17.5%
	Travel to Work in 45 to 59 Minutes	3.5%	2.9%	3.3%
	Travel to Work in 60 Minutes or more	2.8%	3.5%	3.7%
	Average Travel Time to Work	20	21	21
Vehicles per HH	No Vehicles	3.1%	7.6%	6.9%
	1 Vehicle	58.9%	43.1%	36.7%
	2 Vehicles	34.6%	35.3%	37.9%
	3 or more vehicles	3.4%	14.0%	18.4%
		Average Number of Vehicles	1.41	1.61
Change	Births (last 12 months)	108	868	1,583
	Deaths (last 12 months)	39	551	1,169
	Migration (last 12 months)	-49	-175	-27
Work place	Workplace Establishments	247	2,335	3,993
	Workplace Employees (FTE)	2,852	25,415	45,781