

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		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	35,903	149,255	529,708
	Population Est 23Q1	35,912	149,284	529,588
	Population Est 22Q4	35,913	149,076	529,527
	Population Est 22Q3	35,859	148,804	529,004
	Population Est 22Q2	35,842	148,712	528,615
	Population Est 22Q1	35,822	148,649	528,489
	Population Est 21Q4	35,808	148,587	528,545
	Population Est 21Q3	35,740	148,236	527,979
	Population Est 21Q2	35,683	148,046	527,357
	Population Fcst	35,920	151,008	532,130
	2010 Census Population	28,887	133,846	479,122
	2000 Census Population	26,677	127,536	465,536
	1990 Census Population	26,330	126,146	474,483
	Current Year Daytime Population	36,117	170,988	621,532
	Average Seasonal Population	254	1,474	5,612
	Historical Annual Growth, 1990 – 2000	0.13%	0.11%	-0.19%
	Historical Annual Growth, 2000 – 2010	0.80%	0.48%	0.29%
	Estimated Annual Growth, 2010 – CY	1.65%	0.83%	0.76%
	Projected Annual Growth, CY to Y5	0.01%	0.23%	0.09%
	Group Qtrs Est	60	1,634	12,774
Transient Est Average Last 4 Qtrs	2,864	10,290	23,274	
Households	Current Year Estimated Households	15,414	61,897	215,599
	Households Est 23Q1	15,409	61,871	215,411
	Households Est 22Q4	15,410	61,760	215,377
	Households Est 22Q3	15,384	61,598	215,081
	Households Est 22Q2	15,376	61,558	214,939
	Households Est 22Q1	15,366	61,522	214,871
	Households Est 21Q4	15,356	61,489	214,856
	Households Est 21Q3	15,327	61,325	214,603
	Households Est 21Q2	15,298	61,235	214,328
	Households Fcst	15,448	62,976	217,115
	2010 Census Households	12,219	54,580	188,717
	2000 Census Households	11,009	51,933	182,561
	1990 Census Households	10,363	49,511	180,712
	Historical Annual Growth, 1990 – 2000	0.61%	0.48%	0.10%
	Historical Annual Growth, 2000 – 2010	1.05%	0.50%	0.33%
	Estimated Annual Growth, 2010 – CY	1.77%	0.95%	1.01%
	Projected Annual Growth, CY to Y5	0.04%	0.35%	0.14%
Population per Household	2.33	2.38	2.40	

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The Manchester Collection Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	0.9%	1.1%	1.4%
	HH Income \$250,000 to \$499,999	1.1%	1.4%	1.7%
	HH Income \$200,000 to \$249,999	2.7%	3.2%	4.0%
	HH Income \$175,000 to \$199,999	4.5%	5.1%	5.5%
	HH Income \$150,000 to \$174,999	5.1%	6.0%	6.1%
	HH Income \$100,000 to 149,999	18.2%	18.4%	17.4%
	HH Income \$75,000 to 99,999	19.0%	14.8%	12.6%
	HH Income \$50,000 to 74,999	16.3%	16.8%	15.8%
	HH Income \$35,000 to 49,999	11.5%	10.5%	10.3%
	HH Income \$25,000 to 34,999	6.9%	7.7%	7.6%
	HH Income \$15,000 to 24,999	6.3%	6.6%	7.3%
	HH Income \$0 to 14,999	7.5%	8.5%	10.4%
	Average Household Income	\$90,865	\$94,434	\$96,866
	Median Household Income	\$76,885	\$74,958	\$72,515
	Per Capita Income	\$39,081	\$39,547	\$40,055
	2000 Average HH Income	\$64,610	\$61,278	\$61,305
	2000 Median HH Income	\$55,740	\$50,271	\$47,740
	Average Disposable Income	71,587	73,094	73,777
	Median Disposable Income	63,924	62,273	60,381
	Discretionary HH Income Over \$150,000	0.7%	1.7%	2.3%
	Discretionary HH Income \$125,000 to \$149,999	3.0%	2.9%	3.7%
	Discretionary HH Income \$100,000 to \$124,999	5.3%	6.4%	6.8%
	Discretionary HH Income \$75,000 to \$99,999	9.9%	11.0%	10.8%
	Discretionary HH Income \$50,000 to \$74,999	22.8%	19.5%	17.5%
	Discretionary HH Income \$25,000 to \$49,999	30.0%	28.7%	25.3%
	Discretionary HH Income Under \$25,000	28.3%	29.7%	33.5%
	Average Discretionary HH Income	48,736	49,920	49,847
	Median Discretionary HH Income	43,947	42,237	40,305
	Householder White – Count	8,933	36,032	119,562
	Median HH Income	\$77,896	\$82,488	\$90,520
	Average HH Income	\$86,401	\$90,833	\$97,534
	Householder Black or African-American – Count	1,823	9,002	35,999
	Median HH Income	\$58,878	\$58,640	\$53,074
	Average HH Income	\$66,157	\$71,593	\$66,052
	Householder Hispanic – Count	1,772	9,042	36,204
Median HH Income	\$53,441	\$51,450	\$44,050	
Average HH Income	\$64,842	\$62,930	\$57,649	
Householder Asian or Pacific Islander – Count	1,937	4,238	10,542	
Median HH Income	\$95,352	\$98,322	\$94,244	
Average HH Income	\$101,482	\$104,816	\$100,227	
Householder Other or Pacific Islander – Count	948	3,582	13,292	
Median HH Income	\$61,221	\$64,766	\$56,280	
Average HH Income	\$74,441	\$75,699	\$69,616	
Gender	Male Population	17,216	71,935	254,202
	Female Population	18,687	77,321	275,506

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Total Population by Age	Count of Pop 0 to 4 years	2,329	8,508	28,435
	Count of Pop 0 to 7 years	3,234	11,653	39,158
	Count of Pop 5 - 13	3,816	15,087	52,538
	Count of Pop 14 - 18	1,564	6,850	26,483
	Count of Pop 19 - 22	1,509	6,765	27,173
	Count of Pop 22 - 25	1,122	5,041	20,404
	Count of Pop 25 - 29	2,465	9,737	33,773
	Count of Pop 30 - 34	3,222	11,449	36,919
	Count of Pop 35 - 39	3,205	11,168	35,975
	Count of Pop 40 - 44	2,577	9,770	32,743
	Count of Pop 45 - 59	5,998	27,092	97,712
	Count of Pop 60 - 74	5,391	25,873	93,346
	Count of Pop 75 - 84	1,835	8,458	31,147
	Count of Pop 85+	870	3,459	13,061
	% of Pop 0 to 4 years	6.5%	5.7%	5.4%
	% of Pop 0 to 7 years	9.0%	7.8%	7.4%
	% of Pop 5 - 13	10.6%	10.1%	9.9%
	% of Pop 14 - 18	4.4%	4.6%	5.0%
	% of Pop 19 - 22	4.2%	4.5%	5.1%
	% of Pop 22 - 25	3.1%	3.4%	3.9%
	% of Pop 25 - 29	6.9%	6.5%	6.4%
	% of Pop 30 - 34	9.0%	7.7%	7.0%
	% of Pop 35 - 39	8.9%	7.5%	6.8%
	% of Pop 40 - 44	7.2%	6.5%	6.2%
% of Pop 45 - 59	16.7%	18.2%	18.4%	
% of Pop 60 - 74	15.0%	17.3%	17.6%	
% of Pop 75 - 84	5.1%	5.7%	5.9%	
% of Pop 85+	2.4%	2.3%	2.5%	
Median Age	38.0	40.0	40.5	
Average Age	39.7	41.1	41.4	
Male Population by Age	% of Pop 0 to 4 years	6.9%	6.1%	5.7%
	% of Pop 5 - 13	11.6%	10.8%	10.5%
	% of Pop 14 - 18	4.7%	4.9%	5.3%
	% of Pop 19 - 22	4.5%	4.8%	5.4%
	% of Pop 22 - 25	3.3%	3.6%	4.1%
	% of Pop 25 - 29	6.9%	6.7%	6.7%
	% of Pop 30 - 34	9.0%	7.8%	7.1%
	% of Pop 35 - 39	9.2%	7.6%	6.9%
	% of Pop 40 - 44	7.5%	6.7%	6.2%
	% of Pop 45 - 59	16.6%	17.9%	18.2%
	% of Pop 75 - 84	4.2%	5.0%	5.2%
	% of Pop 60 - 74	14.0%	16.6%	17.0%
	% of Pop 85+	1.6%	1.6%	1.7%
	Median Age	36.7	38.5	38.8
Average Age	38.0	39.7	40.0	

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	% of Pop 22 - 25	2.9%	3.2%	3.6%
	% of Pop 25 - 29	6.8%	6.4%	6.1%
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	% of Pop 45 - 59	16.8%	18.3%	18.7%
	% of Pop 60 - 74	15.9%	18.0%	18.2%
	% of Pop 75 - 84	6.0%	6.3%	6.5%
	% of Pop 85+	3.2%	3.0%	3.1%
	Median Age	39.3	41.6	42.2
Average Age	41.2	42.4	42.6	
Race	Count of White	17,928	77,922	280,199
	Count of Black or African-American	5,894	28,584	105,628
	Count of Asian or Pacific Islander	6,245	15,034	36,999
	Count of Other races	5,835	27,715	106,880
	White	49.9%	52.2%	52.9%
	Black or African American	16.4%	19.2%	19.9%
	Asian	17.4%	10.1%	7.0%
	Other Races	16.3%	18.6%	20.2%
Language Spoken	Speak English at Home	68.7%	74.1%	73.8%
	Speak Spanish at Home	11.9%	12.5%	14.7%
	Speak French or French Creole at Home	0.9%	0.9%	0.8%
	Speak German at Home	0.4%	0.3%	0.2%
	Speak Other Indo-European Languages at Home	9.4%	5.9%	4.5%
	Speak Russian and Other Slavic Languages at H	1.0%	1.0%	1.6%
	Speak Chinese at Home	0.5%	0.5%	0.7%
	Speak Korean at Home	0.2%	0.1%	0.1%
	Speak Vietnamese at Home	0.5%	0.8%	0.6%
	Speak Other Asian Languages at Home	4.1%	1.7%	1.3%
	Speak Tagalog and Other Pacific Languages at H	0.0%	0.2%	0.1%
	Speak Other Language at Home	2.6%	2.0%	1.6%
Hispanic	Hispanic Population	5,852	28,242	108,699
	Hispanic Population Percent	16.3%	18.9%	20.5%
	Mexican	5.2%	5.1%	4.8%
	Puerto Rican	59.2%	65.5%	67.7%
	Cuban	4.2%	2.9%	2.1%
	Dominican	1.3%	3.2%	4.9%
	Central American	9.5%	6.3%	4.6%
	South American	15.0%	11.5%	10.8%
	Other Hispanic	5.5%	5.5%	5.1%
	2000 Hispanic Population Percent	7%	9%	14%
	1990 Hispanic Population Percent	3%	3%	10%

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Ancestry	American (percent of total population)	2.2%	2.3%	2.5%
	American	2.0%	2.1%	2.3%
	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)	17.3%	10.0%	6.9%
	Chinese	0.7%	0.8%	1.0%
	Japanese	0.1%	0.0%	0.1%
	Korean	0.3%	0.2%	0.3%
	South Central Asian (ie. Indian)	14.1%	7.3%	4.1%
	South East Asian (ie. Vietnamese)	1.3%	1.4%	1.1%
	Other Asian	0.8%	0.3%	0.3%
	European (percent of total population)	27.7%	30.9%	31.5%
	British	3.2%	3.9%	4.0%
	Dutch	0.2%	0.3%	0.3%
	French	2.6%	2.8%	2.3%
	German	2.9%	3.3%	3.3%
	Italian	5.6%	6.0%	6.3%
	Polish	2.9%	3.2%	3.3%
	Scandinavian	0.9%	1.1%	1.1%
	Scotch/Irish	6.9%	7.6%	7.3%
Other European (ie. Greek/Russian)	2.5%	2.6%	3.7%	
Middle Eastern	0.4%	0.4%	0.4%	
Other Ancestry	25.9%	27.2%	27.1%	
Unclassified Ancestry	10.2%	10.4%	11.1%	
Education (Age 25+)	Adult Population (25 Years or Older)	25,563	107,006	374,674
	Elementary (0 to 8)	1.9%	3.4%	4.9%
	Some High School (9 to 11)	4.7%	4.7%	6.0%
	High School Graduate (12)	25.9%	28.0%	26.3%
	Some College (13 to 16)	15.6%	17.8%	16.5%
	Associates Degree Only	8.0%	9.0%	8.1%
	Bachelors Degree Only	26.1%	21.6%	21.1%
	Graduate Degree	17.9%	15.6%	17.1%
	% College (4+)	44.0%	37.2%	38.2%
Household Type	Total Households – count	15,414	61,897	215,599
	One Person HHs – count	5,164	19,480	68,047
	Family HHs – count	9,074	37,733	132,259
	Married Couple – count	6,318	25,652	88,731
	w/own children – count	2,651	10,454	35,243
	w/out own children – count	3,668	15,199	53,488
	Male Householder – count	861	3,455	10,670
	Female Householder – count	1,895	8,625	32,858
	Non-Family Households – count	1,175	4,684	15,294
	1 Person Household	33.5%	31.5%	31.6%
	2 Person Household	30.4%	32.1%	31.3%
	3 Person Household	17.1%	16.2%	16.2%
	4 Person Household	12.2%	12.5%	12.7%
	5 Person Household	4.3%	5.0%	5.2%
	6 Person Household	1.6%	1.8%	1.9%
7+ Person Household	0.9%	1.0%	1.0%	
% Households With Children	25.6%	26.3%	26.0%	

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Housing	Total Housing Units	16,254	65,441	230,293
	Owner Occupied Percent	45.9%	54.4%	53.3%
	Renter Occupied Percent	49.0%	40.2%	40.3%
	Vacant Housing Percent	5.2%	5.4%	6.4%
	Total Housing Units (Census 2000)	11,292	53,923	192,593
	For Rent (Census 2000)	42%	49%	52%
	For Sale (Census 2000)	35%	18%	13%
	Rented or Sold, (Census 2000)	11%	8%	8%
	Seasonal (Census 2014)	0%	3%	5%
	Other (Census 2000)	5%	11%	18%
Homes Built By Year	Homes Built 1990 to 2000	7%	5%	6%
	Homes Built 1980 to 1989	19%	13%	12%
	Homes Built 1970 to 1979	15%	14%	13%
	Homes Built 1960 to 1969	17%	18%	16%
	Homes Built 1950 to 1959	18%	20%	20%
	Homes Built 1940 to 1949	12%	10%	11%
	Homes Built Before 1939	12%	19%	22%
Units in Structure	1 Unit	67%	60%	57%
	2 - 9 Units	23%	24%	27%
	Greater than 10 Units	9%	15%	16%
	Mobilie Trailer	1%	1%	1%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.7%	0.4%	0.9%
	Property Value \$750,000 to \$999,999	1.2%	1.5%	3.1%
	Property Value \$500,000 to \$749,999	4.9%	7.1%	12.3%
	Property Value \$400,000 to \$499,999	9.3%	9.9%	14.4%
	Property Value \$300,000, to \$399,999	18.9%	23.6%	24.0%
	Property Value \$200,000 to \$299,999	41.0%	37.8%	30.1%
	Property Value \$150,000 to \$199,999	13.1%	10.5%	7.3%
	Property Value \$100,000 to \$149,999	6.4%	5.0%	3.9%
	Property Value \$60,000 to \$99,999	1.9%	1.7%	1.4%
	Property Value \$40,000 to \$59,999	0.7%	0.5%	0.5%
	Property Value \$0 to \$39,999	1.9%	2.0%	1.4%
Median Home Value	\$248,214	\$277,051	\$320,812	
Median Rent	\$711	\$674	\$650	
Wealth per Household	\$0 and under - percent	18.3%	18.0%	18.0%
	\$1 to \$4999 - percent	9.1%	9.0%	9.1%
	\$5k to \$9999 - percent	4.9%	4.8%	4.8%
	\$10k to \$24999 - percent	6.6%	6.5%	6.5%
	\$25k to \$49999 - percent	6.8%	6.8%	6.8%
	\$50k to \$99999 - percent	10.0%	10.1%	10.1%
	\$100k to \$249999 - percent	17.4%	17.7%	17.6%
	\$250k to \$499999 - percent	12.7%	12.8%	12.8%
	\$500k+ - percent	14.3%	14.3%	14.4%
	Median HH Wealth	\$72,115	\$74,439	\$74,488
	Avg HH Wealth	\$233,076	\$234,201	\$235,030

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Economic Viability	Economic Viability Local	214	214	208
	Economic Viability Indexed	214	214	208
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	19,263	80,497	276,060
	Managerial/Executive	19.7%	17.8%	17.4%
	Professional Specialty	30.3%	26.0%	27.1%
	Healthcare Support	3.1%	3.8%	4.2%
	Sales	8.8%	10.3%	9.6%
	Office & Administrative Support	10.7%	11.8%	11.6%
	Protective Service	2.2%	2.0%	2.1%
	Food Preparation	4.3%	4.9%	4.9%
	Building Maintenance & Cleaning	2.2%	2.9%	3.4%
	Personal Care	2.6%	2.5%	2.5%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	4.4%	5.6%	5.6%
	Production & Transportation	11.7%	12.4%	11.6%
	Percent White Collar Workers	72.6%	69.6%	69.8%
	Percent Blue Collar Workers	27.4%	30.4%	30.2%
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	4.9%	5.0%	5.2%
	Manufacturing	11.1%	10.0%	9.6%
	Transportation	3.5%	4.9%	5.5%
	Information	1.5%	1.8%	1.7%
	Wholesale/Retail	11.1%	14.1%	12.9%
	Finance, Insurance, Real Estate	11.9%	11.3%	10.7%
	Professional Services	13.0%	8.2%	7.4%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	3.9%	4.1%	3.8%
	Educational Services	23.5%	24.3%	26.6%
	Entertainment Services	7.8%	7.6%	7.5%
	Other Professional Services	3.6%	4.3%	4.4%
	Public Administration	4.1%	4.3%	4.5%
Transportation To Work	Drive to Work Alone	84.4%	82.2%	79.4%
	Drive to Work Carpool	8.9%	9.7%	10.0%
	Travel to Work by Public Transportation	2.9%	3.5%	5.3%
	Drive to Work on Motorcycle	0.0%	0.1%	0.0%
	Drive to Work on Bicycle	0.2%	0.2%	0.2%
	Walked to Work	1.2%	1.9%	2.3%
	Other Means	0.2%	0.4%	0.5%
	Work at Home	2.1%	2.0%	2.3%

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	Travel to Work in Less than 5 Minutes	2.3%	2.5%	2.6%
	Travel to Work in 5 to 9 Minutes	10.5%	9.7%	10.3%
	Travel to Work in 10 to 14 Minutes	17.4%	17.8%	17.6%
	Travel to Work in 15 to 19 Minutes	20.9%	19.6%	20.0%
	Travel to Work in 20 to 29 Minutes	26.6%	26.4%	25.2%
	Travel to Work in 30 to 44 Minutes	15.2%	17.0%	16.4%
	Travel to Work in 45 to 59 Minutes	3.1%	3.2%	3.7%
	Travel to Work in 60 Minutes or more	3.7%	3.7%	4.3%
	Average Travel Time to Work	21	21	21
Vehicles per HH	No Vehicles	7.1%	8.1%	12.1%
	1 Vehicle	44.9%	38.8%	36.1%
	2 Vehicles	36.5%	36.1%	34.9%
	3 or more vehicles	11.5%	17.1%	16.9%
	Average Number of Vehicles	1.58	1.69	1.63
Change	Births (last 12 months)	485	1,828	6,201
	Deaths (last 12 months)	299	1,270	4,632
	Migration (last 12 months)	-101	97	-135
Work place	Workplace Establishments	1,403	5,492	19,495
	Workplace Employees (FTE)	15,023	75,356	279,746