

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Jun 27, 2024



Latitude: 41.805982 Longitude: -72.553051

<b>Crossroads I</b>		<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>
<b>Manchester, CT</b>				
<b>Population</b>	Current Year Estimated Population	6,241	64,059	132,834
	Population Est 23Q1	6,244	64,083	132,840
	Population Est 22Q4	6,243	64,074	132,765
	Population Est 22Q3	6,227	63,986	132,623
	Population Est 22Q2	6,223	63,954	132,545
	Population Est 22Q1	6,217	63,935	132,501
	Population Est 21Q4	6,265	63,944	132,443
	Population Est 21Q3	6,252	63,846	132,172
	Population Est 21Q2	6,231	63,781	132,024
	Population Fcst	6,210	63,949	133,386
	2010 Census Population	2,939	53,857	117,218
	2000 Census Population	2,559	51,595	112,102
	1990 Census Population	2,387	50,342	109,438
	Current Year Daytime Population	4,741	66,306	128,662
	Average Seasonal Population	35	463	1,251
	Historical Annual Growth, 1990 – 2000	0.70%	0.25%	0.24%
	Historical Annual Growth, 2000 – 2010	1.40%	0.43%	0.45%
	Estimated Annual Growth, 2010 – CY	5.85%	1.32%	0.95%
	Projected Annual Growth, CY to Y5	-0.10%	-0.03%	0.08%
	Group Qtrs Est	11	498	1,098
Transient Est Average Last 4 Qtrs	667	3,043	4,510	
<b>Households</b>	Current Year Estimated Households	2,912	26,790	53,997
	Households Est 23Q1	2,912	26,789	53,967
	Households Est 22Q4	2,911	26,786	53,931
	Households Est 22Q3	2,903	26,743	53,868
	Households Est 22Q2	2,901	26,729	53,834
	Households Est 22Q1	2,898	26,718	53,811
	Households Est 21Q4	2,919	26,721	53,783
	Households Est 21Q3	2,915	26,678	53,670
	Households Est 21Q2	2,903	26,648	53,603
	Households Fcst	2,902	26,759	54,276
	2010 Census Households	1,390	22,184	47,254
	2000 Census Households	1,166	21,018	45,095
	1990 Census Households	1,049	19,716	42,524
	Historical Annual Growth, 1990 – 2000	1.07%	0.64%	0.59%
	Historical Annual Growth, 2000 – 2010	1.77%	0.54%	0.47%
	Estimated Annual Growth, 2010 – CY	5.74%	1.43%	1.01%
	Projected Annual Growth, CY to Y5	-0.07%	-0.02%	0.10%
	Population per Household	2.14	2.37	2.44

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Crossroads I		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Manchester, CT				
Income	HH Income \$500,000 or more	1.5%	1.0%	1.3%
	HH Income \$250,000 to \$499,999	1.9%	1.2%	1.6%
	HH Income \$200,000 to \$249,999	4.4%	2.9%	3.7%
	HH Income \$175,000 to \$199,999	5.0%	5.0%	5.5%
	HH Income \$150,000 to \$174,999	5.9%	5.1%	6.2%
	HH Income \$100,000 to 149,999	22.1%	18.2%	19.2%
	HH Income \$75,000 to 99,999	24.7%	16.8%	15.1%
	HH Income \$50,000 to 74,999	13.7%	16.2%	16.2%
	HH Income \$35,000 to 49,999	8.7%	11.6%	10.5%
	HH Income \$25,000 to 34,999	5.6%	7.1%	7.2%
	HH Income \$15,000 to 24,999	2.1%	6.3%	6.2%
	HH Income \$0 to 14,999	4.4%	8.4%	7.4%
	Average Household Income	\$103,480	\$92,031	\$98,532
	Median Household Income	\$89,501	\$75,420	\$78,664
	Per Capita Income	\$48,364	\$38,771	\$40,360
	2000 Average HH Income	\$67,105	\$62,861	\$63,895
	2000 Median HH Income	\$62,420	\$53,119	\$53,357
	Average Disposable Income	84,002	71,820	76,151
	Median Disposable Income	74,574	62,532	65,532
	Discretionary HH Income Over \$150,000	0.9%	1.0%	2.0%
	Discretionary HH Income \$125,000 to \$149,999	5.4%	3.0%	3.4%
	Discretionary HH Income \$100,000 to \$124,999	6.8%	5.9%	6.9%
	Discretionary HH Income \$75,000 to \$99,999	13.0%	10.0%	11.3%
	Discretionary HH Income \$50,000 to \$74,999	30.9%	20.7%	20.3%
	Discretionary HH Income \$25,000 to \$49,999	27.6%	29.9%	28.3%
	Discretionary HH Income Under \$25,000	15.4%	29.5%	27.7%
	Average Discretionary HH Income	59,478	48,794	52,174
	Median Discretionary HH Income	54,042	42,287	44,659
	Householder White – Count	1,469	16,624	33,425
	Median HH Income	\$83,051	\$79,168	\$85,429
	Average HH Income	\$92,356	\$87,409	\$93,612
	Householder Black or African-American – Count	258	3,216	6,394
	Median HH Income	\$69,128	\$55,919	\$58,371
Average HH Income	\$68,060	\$67,070	\$70,052	
Householder Hispanic – Count	197	2,909	7,221	
Median HH Income	\$81,581	\$51,338	\$53,760	
Average HH Income	\$64,946	\$62,451	\$65,712	
Householder Asian or Pacific Islander – Count	816	2,483	3,899	
Median HH Income	\$112,588	\$94,804	\$101,448	
Average HH Income	\$121,121	\$101,169	\$108,501	
Householder Other or Pacific Islander – Count	172	1,557	3,059	
Median HH Income	\$101,337	\$60,145	\$67,556	
Average HH Income	\$91,178	\$72,466	\$77,556	
Gender	Male Population	3,063	30,774	64,235
	Female Population	3,178	33,285	68,599

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<b>Manchester, CT</b>			<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	501	3,926	7,471	
	Count of Pop 0 to 7 years	652	5,525	10,416	
	Count of Pop 5 - 13	597	6,865	13,633	
	Count of Pop 14 - 18	191	2,937	6,202	
	Count of Pop 19 - 22	202	2,829	6,063	
	Count of Pop 22 - 25	170	2,086	4,475	
	Count of Pop 25 - 29	578	4,205	8,280	
	Count of Pop 30 - 34	841	5,226	9,701	
	Count of Pop 35 - 39	796	5,326	9,789	
	Count of Pop 40 - 44	520	4,561	8,761	
	Count of Pop 45 - 59	799	11,155	24,435	
	Count of Pop 60 - 74	668	10,119	23,249	
	Count of Pop 75 - 84	237	3,299	7,615	
	Count of Pop 85+	139	1,525	3,160	
	% of Pop 0 to 4 years	8.0%	6.1%	5.6%	
	% of Pop 0 to 7 years	10.4%	8.6%	7.8%	
	% of Pop 5 - 13	9.6%	10.7%	10.3%	
	% of Pop 14 - 18	3.1%	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	9.3%	6.6%	6.2%	
	% of Pop 30 - 34	13.5%	8.2%	7.3%	
	% of Pop 35 - 39	12.7%	8.3%	7.4%	
	% of Pop 40 - 44	8.3%	7.1%	6.6%	
	% of Pop 45 - 59	12.8%	17.4%	18.4%	
	% of Pop 60 - 74	10.7%	15.8%	17.5%	
% of Pop 75 - 84	3.8%	5.1%	5.7%		
% of Pop 85+	2.2%	2.4%	2.4%		
Median Age	35.2	38.7	40.5		
Average Age	37.0	40.0	41.3		
<b>Male Population by Age</b>	% of Pop 0 to 4 years	8.3%	6.5%	6.0%	
	% of Pop 5 - 13	9.9%	11.6%	10.9%	
	% of Pop 14 - 18	3.2%	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	9.2%	6.7%	6.4%	
	% of Pop 30 - 34	13.5%	8.2%	7.4%	
	% of Pop 35 - 39	13.7%	8.5%	7.4%	
	% of Pop 40 - 44	9.4%	7.3%	6.7%	
	% of Pop 45 - 59	12.7%	17.3%	18.3%	
	% of Pop 75 - 84	2.8%	4.3%	5.0%	
	% of Pop 60 - 74	9.8%	15.0%	16.8%	
	% of Pop 85+	1.4%	1.5%	1.7%	
	Median Age	35.0	37.3	39.0	
Average Age	35.7	38.5	39.9		

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	% of Pop 22 - 25	2.7%	3.1%	3.2%
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	% of Pop 40 - 44	7.3%	6.9%	6.5%
	% of Pop 45 - 59	12.9%	17.5%	18.5%
	% of Pop 60 - 74	11.6%	16.6%	18.2%
	% of Pop 75 - 84	4.7%	5.9%	6.4%
	% of Pop 85+	3.0%	3.2%	3.0%
	Median Age	35.6	40.0	42.0
Average Age	38.2	41.5	42.5	
Race	Count of White	2,702	34,121	73,853
	Count of Black or African-American	636	10,155	21,377
	Count of Asian or Pacific Islander	2,230	9,153	14,069
	Count of Other races	672	10,630	23,535
	White	43.3%	53.3%	55.6%
	Black or African American	10.2%	15.9%	16.1%
	Asian	35.7%	14.3%	10.6%
Other Races	10.8%	16.6%	17.7%	
Language Spoken	Speak English at Home	58.0%	74.8%	73.9%
	Speak Spanish at Home	4.3%	9.8%	12.0%
	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%	7.5%	6.5%
	Speak Russian and Other Slavic Languages at Home	0.8%	0.7%	1.1%
	Speak Chinese at Home	1.1%	0.5%	0.4%
	Speak Korean at Home	0.0%	0.2%	0.2%
	Speak Vietnamese at Home	0.0%	0.4%	0.7%
	Speak Other Asian Languages at Home	11.0%	2.7%	1.8%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.1%	0.2%
Speak Other Language at Home	5.8%	2.1%	2.0%	
Hispanic	Hispanic Population	604	10,605	23,660
	Hispanic Population Percent	9.7%	16.6%	17.8%
	Mexican	1.1%	5.4%	5.5%
	Puerto Rican	54.7%	63.5%	64.0%
	Cuban	12.4%	5.0%	3.3%
	Dominican	0.5%	1.9%	3.2%
	Central American	4.9%	5.9%	5.9%
	South American	14.8%	12.0%	12.4%
	Other Hispanic	11.6%	6.3%	5.8%
	2000 Hispanic Population Percent	4%	6%	7%
1990 Hispanic Population Percent	3%	2%	3%	

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Ancestry	American (percent of total population)	1.4%	2.4%	2.3%
	American	1.2%	2.1%	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)	35.7%	14.2%	10.5%
	Chinese	1.5%	0.8%	0.6%
	Japanese	0.1%	0.1%	0.0%
	Korean	0.3%	0.2%	0.3%
	South Central Asian (ie. Indian)	32.4%	11.2%	7.9%
	South East Asian (ie. Vietnamese)	0.8%	1.4%	1.4%
	Other Asian	0.6%	0.5%	0.4%
	European (percent of total population)	18.3%	31.2%	32.9%
	British	1.6%	3.9%	4.1%
	Dutch	0.1%	0.3%	0.3%
	French	2.3%	2.8%	2.9%
	German	2.1%	3.4%	3.6%
	Italian	3.9%	6.3%	6.5%
	Polish	1.8%	3.3%	3.4%
	Scandinavian	0.6%	1.0%	1.1%
	Scotch/Irish	3.9%	7.8%	8.0%
Other European (ie. Greek/Russian)	2.0%	2.5%	2.8%	
Middle Eastern	0.6%	0.3%	0.4%	
Other Ancestry	27.9%	25.0%	25.5%	
Unclassified Ancestry	6.4%	10.4%	10.6%	
Education (Age 25+)	Adult Population (25 Years or Older)	4,579	45,416	94,990
	Elementary (0 to 8)	1.8%	1.8%	2.8%
	Some High School (9 to 11)	1.6%	4.6%	4.3%
	High School Graduate (12)	15.5%	27.1%	27.9%
	Some College (13 to 16)	7.3%	16.9%	17.5%
	Associates Degree Only	4.4%	9.0%	9.3%
	Bachelors Degree Only	39.8%	22.9%	21.8%
	Graduate Degree	29.5%	17.6%	16.3%
	% College (4+)	69.4%	40.5%	38.1%
Household Type	Total Households – count	2,912	26,790	53,997
	One Person HHs – count	1,062	8,619	15,804
	Family HHs – count	1,635	16,109	34,380
	Married Couple – count	1,298	11,129	24,011
	w/own children – count	621	4,720	10,002
	w/out own children – count	677	6,408	14,009
	Male Householder – count	150	1,383	3,191
	Female Householder – count	188	3,597	7,178
	Non-Family Households – count	214	2,062	3,813
	1 Person Household	36.5%	32.2%	29.3%
	2 Person Household	31.3%	30.9%	32.7%
	3 Person Household	17.4%	16.9%	16.7%
	4 Person Household	10.1%	12.7%	13.3%
	5 Person Household	3.1%	4.7%	5.2%
	6 Person Household	1.0%	1.7%	1.9%
	7+ Person Household	0.6%	1.0%	1.0%
% Households With Children	26.3%	27.3%	27.8%	

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Crossroads I Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	3,111	28,168	56,763
	Owner Occupied Percent	23.7%	50.7%	58.7%
	Renter Occupied Percent	69.9%	44.4%	36.5%
	Vacant Housing Percent	6.4%	4.9%	4.9%
	Total Housing Units (Census 2000)	1,168	21,680	46,477
	For Rent (Census 2000)	3%	44%	46%
	For Sale (Census 2000)	48%	24%	20%
	Rented or Sold, (Census 2000)	48%	11%	9%
	Seasonal (Census 2014)	0%	0%	1%
	Other (Census 2000)	1%	8%	10%
Homes Built By Year	Homes Built 1990 to 2000	15%	6%	6%
	Homes Built 1980 to 1989	44%	15%	14%
	Homes Built 1970 to 1979	20%	13%	14%
	Homes Built 1960 to 1969	7%	15%	18%
	Homes Built 1950 to 1959	5%	17%	20%
	Homes Built 1940 to 1949	3%	13%	9%
	Homes Built Before 1939	7%	21%	18%
Units in Structure	1 Unit	62%	63%	64%
	2 - 9 Units	25%	25%	22%
	Greater than 10 Units	12%	11%	13%
	Mobilie Trailer	0%	0%	1%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	3.1%	0.4%	0.4%
	Property Value \$750,000 to \$999,999	2.8%	1.4%	1.9%
	Property Value \$500,000 to \$749,999	6.4%	6.6%	8.1%
	Property Value \$400,000 to \$499,999	14.9%	9.8%	11.4%
	Property Value \$300,000, to \$399,999	18.0%	20.0%	24.5%
	Property Value \$200,000 to \$299,999	27.8%	40.2%	36.5%
	Property Value \$150,000 to \$199,999	17.1%	12.4%	9.1%
	Property Value \$100,000 to \$149,999	9.8%	5.6%	4.2%
	Property Value \$60,000 to \$99,999	0.0%	1.2%	1.3%
	Property Value \$40,000 to \$59,999	0.2%	0.6%	0.4%
	Property Value \$0 to \$39,999	0.0%	1.7%	1.9%
	Median Home Value	\$280,072	\$260,077	\$288,710
	Median Rent	\$783	\$719	\$688
Wealth per Household	\$0 and under - percent	18.8%	18.1%	17.6%
	\$1 to \$4999 - percent	9.2%	9.0%	8.6%
	\$5k to \$9999 - percent	5.0%	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%	17.6%	17.9%
	\$250k to \$499999 - percent	12.5%	12.8%	13.1%
	\$500k+ - percent	15.0%	14.4%	14.8%
	Median HH Wealth	\$68,441	\$73,708	\$79,329
	Avg HH Wealth	\$237,267	\$234,039	\$239,953

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<b>Economic Viability</b>	Economic Viability Local	226	216	214
	Economic Viability Indexed	104	99	98
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	3,562	34,146	71,298
	Managerial/Executive	26.1%	19.3%	18.9%
	Professional Specialty	47.2%	27.7%	26.1%
	Healthcare Support	0.7%	3.2%	3.3%
	Sales	5.8%	10.4%	10.1%
	Office & Administrative Support	7.0%	11.2%	11.6%
	Protective Service	0.7%	2.1%	2.1%
	Food Preparation	1.8%	4.9%	4.9%
	Building Maintenance & Cleaning	0.4%	2.5%	2.8%
	Personal Care	1.7%	2.6%	2.4%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.0%
	Construction	2.0%	4.9%	5.5%
	Production & Transportation	6.6%	11.3%	12.2%
	Percent White Collar Workers	86.8%	71.8%	70.0%
	Percent Blue Collar Workers	13.2%	28.2%	30.0%
<b>Employment by Industry (Employed Civilians Age 16+)</b>	Agriculture/Mining/Construction	5.2%	5.0%	5.2%
	Manufacturing	15.5%	10.5%	10.2%
	Transportation	1.8%	3.6%	4.9%
	Information	1.6%	1.6%	1.8%
	Wholesale/Retail	6.7%	13.6%	13.7%
	Finance, Insurance, Real Estate	15.9%	11.2%	11.5%
	Professional Services	25.9%	10.3%	8.7%
	Management Services	0.0%	0.0%	0.0%
	Administrative/Waste Services	1.2%	4.6%	4.1%
	Educational Services	17.1%	24.2%	24.5%
	Entertainment Services	5.2%	7.5%	7.3%
	Other Professional Services	2.3%	4.0%	3.9%
	Public Administration	1.5%	3.9%	4.2%
<b>Transportation To Work</b>	Drive to Work Alone	87.2%	83.3%	83.3%
	Drive to Work Carpool	7.3%	9.4%	9.3%
	Travel to Work by Public Transportation	1.9%	2.8%	3.0%
	Drive to Work on Motorcycle	0.0%	0.0%	0.0%
	Drive to Work on Bicycle	0.4%	0.3%	0.3%
	Walked to Work	0.7%	1.7%	1.6%
	Other Means	0.4%	0.4%	0.4%
	Work at Home	2.1%	2.2%	2.1%



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Manchester, CT				
	Travel to Work in Less than 5 Minutes	1.8%	3.0%	2.6%
	Travel to Work in 5 to 9 Minutes	10.1%	10.3%	9.7%
	Travel to Work in 10 to 14 Minutes	14.2%	17.3%	17.7%
	Travel to Work in 15 to 19 Minutes	19.9%	19.7%	19.1%
	Travel to Work in 20 to 29 Minutes	33.9%	26.9%	26.3%
	Travel to Work in 30 to 44 Minutes	13.7%	16.4%	17.6%
	Travel to Work in 45 to 59 Minutes	3.5%	2.9%	3.3%
	Travel to Work in 60 Minutes or more	2.9%	3.6%	3.7%
	Average Travel Time to Work	20	21	21
Vehicles per HH	No Vehicles	4.1%	7.4%	6.9%
	1 Vehicle	58.6%	43.0%	36.9%
	2 Vehicles	34.0%	35.5%	37.8%
	3 or more vehicles	3.3%	14.1%	18.4%
	Average Number of Vehicles	1.39	1.62	1.75
Change	Births (last 12 months)	108	821	1,580
	Deaths (last 12 months)	43	528	1,162
	Migration (last 12 months)	-43	-146	-24
Work place	Workplace Establishments	228	2,300	4,009
	Workplace Employees (FTE)	2,638	25,103	45,860