

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads I Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	35,927	148,788	527,898
	Population Est 23Q1	35,929	149,050	529,125
	Population Est 22Q4	35,974	149,188	529,037
	Population Est 22Q3	35,923	149,175	529,005
	Population Est 22Q2	35,919	149,132	529,074
	Population Est 22Q1	35,933	149,165	529,067
	Population Est 21Q4	35,943	148,997	529,160
	Population Est 21Q3	35,914	148,796	528,893
	Population Est 21Q2	35,921	148,798	528,878
	Population Fcst	36,119	150,135	531,964
	2010 Census Population	33,753	144,446	523,570
	2000 Census Population	30,598	135,875	503,460
	1990 Census Population	27,508	132,634	508,351
	Current Year Daytime Population	38,627	170,306	622,504
	Average Seasonal Population	263	1,598	5,857
	Historical Annual Growth, 1990 – 2000	1.07%	0.24%	-0.10%
	Historical Annual Growth, 2000 – 2010	0.99%	0.61%	0.39%
	Estimated Annual Growth, 2010 – CY	0.44%	0.21%	0.06%
	Projected Annual Growth, CY to Y5	0.11%	0.18%	0.15%
	Group Qtrs Est	59	1,621	12,778
Transient Est Average Last 4 Qtrs	2,692	9,633	21,955	
Households	Current Year Estimated Households	15,421	61,655	214,816
	Households Est 23Q1	15,412	61,783	215,211
	Households Est 22Q4	15,434	61,810	215,132
	Households Est 22Q3	15,410	61,815	215,125
	Households Est 22Q2	15,411	61,800	215,167
	Households Est 22Q1	15,415	61,804	215,160
	Households Est 21Q4	15,421	61,711	215,191
	Households Est 21Q3	15,408	61,586	215,024
	Households Est 21Q2	15,411	61,587	215,038
	Households Fcst	15,511	62,350	216,692
	2010 Census Households	14,594	59,312	207,017
	2000 Census Households	13,011	55,606	198,449
	1990 Census Households	11,272	52,353	195,134
	Historical Annual Growth, 1990 – 2000	1.44%	0.60%	0.17%
	Historical Annual Growth, 2000 – 2010	1.15%	0.65%	0.42%
	Estimated Annual Growth, 2010 – CY	0.39%	0.27%	0.26%
	Projected Annual Growth, CY to Y5	0.12%	0.22%	0.17%
Population per Household	2.33	2.39	2.40	

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, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads I Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.4%	1.9%	2.4%
	HH Income \$250,000 to \$499,999	1.7%	2.2%	2.9%
	HH Income \$200,000 to \$249,999	4.0%	5.2%	6.7%
	HH Income \$175,000 to \$199,999	5.1%	5.8%	5.5%
	HH Income \$150,000 to \$174,999	6.0%	6.6%	6.8%
	HH Income \$100,000 to 149,999	22.6%	20.2%	18.1%
	HH Income \$75,000 to 99,999	16.6%	13.9%	12.4%
	HH Income \$50,000 to 74,999	13.8%	15.2%	14.6%
	HH Income \$35,000 to 49,999	10.0%	9.3%	8.8%
	HH Income \$25,000 to 34,999	5.5%	5.9%	6.5%
	HH Income \$15,000 to 24,999	5.5%	5.6%	6.0%
	HH Income \$0 to 14,999	7.9%	8.3%	9.4%
	Average Household Income	\$102,454	\$107,497	\$112,560
	Median Household Income	\$85,707	\$84,884	\$84,194
	Per Capita Income	\$44,046	\$44,931	\$46,435
	Average Disposable Income	\$78,841	\$81,860	\$84,267
	Median Disposable Income	\$71,344	\$70,711	\$70,079
	Discretionary HH Income Over \$150,000	1.6%	3.5%	5.8%
	Discretionary HH Income \$125,000 to \$149,999	4.4%	5.0%	5.4%
	Discretionary HH Income \$100,000 to \$124,999	7.2%	8.3%	8.4%
	Discretionary HH Income \$75,000 to \$99,999	13.1%	12.7%	12.1%
	Discretionary HH Income \$50,000 to \$74,999	24.7%	20.7%	17.8%
	Discretionary HH Income \$25,000 to \$49,999	24.9%	24.6%	22.6%
	Discretionary HH Income Under \$25,000	24.2%	25.1%	27.8%
	Average Discretionary HH Income	\$55,865	\$58,166	\$59,538
	Median Discretionary HH Income	\$50,782	\$50,266	\$49,538
	Householder White – Count	7,930	33,486	113,650
	Median HH Income	\$90,129	\$95,007	\$104,648
	Average HH Income	\$94,699	\$100,471	\$108,419
	Householder Black or African-American – Count	1,981	9,107	35,043
	Median HH Income	\$67,964	\$66,847	\$62,191
	Average HH Income	\$75,028	\$78,617	\$76,250
	Householder Hispanic – Count	2,302	10,136	41,025
	Median HH Income	\$64,944	\$62,951	\$54,023
Average HH Income	\$72,524	\$72,290	\$67,074	
Householder Asian or Pacific Islander – Count	1,907	4,273	10,140	
Median HH Income	\$116,666	\$119,449	\$116,326	
Average HH Income	\$118,548	\$118,296	\$114,848	
Householder Other or Pacific Islander – Count	1,301	4,653	14,957	
Median HH Income	\$66,954	\$75,085	\$71,552	
Average HH Income	\$76,824	\$83,849	\$83,997	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads I Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	17,250	71,757	253,464
	Female Population	18,677	77,031	274,434
Total Population by Age	Count of Pop 0 to 4 years	2,350	8,579	28,550
	Count of Pop 0 to 7 years	3,344	11,903	39,760
	Count of Pop 5 - 13	3,839	14,863	51,349
	Count of Pop 14 - 18	1,588	6,852	26,321
	Count of Pop 19 - 22	1,503	6,745	27,105
	Count of Pop 22 - 25	1,082	4,954	20,304
	Count of Pop 25 - 29	2,233	9,117	32,531
	Count of Pop 30 - 34	3,140	11,236	36,493
	Count of Pop 35 - 39	3,290	11,302	36,281
	Count of Pop 40 - 44	2,708	9,999	33,204
	Count of Pop 45 - 59	5,957	26,580	95,596
	Count of Pop 60 - 74	5,490	26,371	94,848
	Count of Pop 75 - 84	1,894	8,742	32,265
	Count of Pop 85+	853	3,449	13,048
	% of Pop 0 to 4 years	6.5%	5.8%	5.4%
	% of Pop 0 to 7 years	9.3%	8.0%	7.5%
	% of Pop 5 - 13	10.7%	10.0%	9.7%
	% of Pop 14 - 18	4.4%	4.6%	5.0%
	% of Pop 19 - 22	4.2%	4.5%	5.1%
	% of Pop 22 - 25	3.0%	3.3%	3.8%
	% of Pop 25 - 29	6.2%	6.1%	6.2%
	% of Pop 30 - 34	8.7%	7.6%	6.9%
	% of Pop 35 - 39	9.2%	7.6%	6.9%
	% of Pop 40 - 44	7.5%	6.7%	6.3%
	% of Pop 45 - 59	16.6%	17.9%	18.1%
	% of Pop 60 - 74	15.3%	17.7%	18.0%
	% of Pop 75 - 84	5.3%	5.9%	6.1%
% of Pop 85+	2.4%	2.3%	2.5%	
Median Age	38.4	40.4	40.8	
Average Age	39.8	41.3	41.6	
Male Population by Age	% of Pop 0 to 4 years	7.0%	6.1%	5.8%
	% of Pop 5 - 13	11.6%	10.6%	10.3%
	% of Pop 14 - 18	4.8%	4.9%	5.2%
	% of Pop 19 - 22	4.5%	4.9%	5.4%
	% of Pop 22 - 25	3.3%	3.6%	4.1%
	% of Pop 25 - 29	6.3%	6.3%	6.5%
	% of Pop 30 - 34	8.7%	7.6%	7.1%
	% of Pop 35 - 39	9.4%	7.7%	7.0%
	% of Pop 40 - 44	8.0%	6.9%	6.3%
	% of Pop 45 - 59	16.5%	17.7%	17.9%
	% of Pop 75 - 84	4.3%	5.1%	5.4%
	% of Pop 60 - 74	14.3%	16.9%	17.3%
	% of Pop 85+	1.6%	1.6%	1.7%
	Median Age	37.1	38.9	39.0
Average Age	38.1	39.9	40.2	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads I Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	6.2%	5.4%	5.1%
	% of Pop 5 - 13	9.8%	9.4%	9.2%
	% of Pop 14 - 18	4.1%	4.3%	4.7%
	% of Pop 19 - 22	3.9%	4.2%	4.9%
	% of Pop 22 - 25	2.8%	3.1%	3.6%
	% of Pop 25 - 29	6.1%	6.0%	5.9%
	% of Pop 30 - 34	8.8%	7.5%	6.7%
	% of Pop 35 - 39	8.9%	7.5%	6.8%
	% of Pop 40 - 44	7.1%	6.6%	6.3%
	% of Pop 45 - 59	16.7%	18.0%	18.3%
	% of Pop 60 - 74	16.2%	18.5%	18.6%
	% of Pop 75 - 84	6.2%	6.6%	6.8%
	% of Pop 85+	3.1%	3.0%	3.2%
	Median Age	39.6	42.0	42.5
Average Age	41.4	42.7	42.9	
Race	Count of White	18,329	80,535	290,450
	Count of Black or African-American	5,596	28,056	104,064
	Count of Asian or Pacific Islander	6,173	14,633	34,725
	Count of Other races	5,830	25,565	98,658
	White	51.0%	54.1%	55.0%
	Black or African American	15.6%	18.9%	19.7%
	Asian	17.2%	9.8%	6.6%
	Other Races	16.2%	17.2%	18.7%
Language Spoken	Speak English at Home	68.1%	73.3%	73.5%
	Speak Spanish at Home	11.8%	13.0%	15.3%
	Speak French or French Creole at Home	1.0%	1.0%	0.9%
	Speak German at Home	0.2%	0.2%	0.3%
	Speak Other Indo-European Languages at Home	9.3%	5.7%	4.2%
	Speak Russian and Other Slavic Languages at Home	0.8%	0.9%	1.5%
	Speak Chinese at Home	0.1%	0.4%	0.7%
	Speak Korean at Home	0.1%	0.2%	0.1%
	Speak Vietnamese at Home	0.4%	0.5%	0.4%
	Speak Other Asian Languages at Home	4.6%	2.4%	1.5%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.2%	0.1%
	Speak Other Language at Home	3.6%	2.3%	1.5%
Hispanic	Hispanic Population	6,049	28,865	111,582
	Hispanic Population Percent	16.8%	19.4%	21.1%
	Mexican	5.3%	4.8%	4.9%
	Puerto Rican	58.2%	65.9%	67.5%
	Cuban	3.6%	2.7%	2.1%
	Dominican	1.2%	3.1%	5.0%
	Central American	9.8%	6.4%	4.6%
	South American	16.6%	11.8%	10.9%
	Other Hispanic	5.3%	5.2%	5.1%
	2000 Hispanic Population Percent	8%	8%	14%
	1990 Hispanic Population Percent	3%	4%	11%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads I Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry	American (percent of total population)	2.3%	2.3%	2.5%
	American	2.0%	2.1%	2.3%
	Native American (ie. Indian/Eskimo)	0.3%	0.2%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	17.1%	9.8%	6.5%
	Chinese	0.6%	0.6%	0.8%
	Japanese	0.1%	0.0%	0.1%
	Korean	0.3%	0.2%	0.3%
	South Central Asian (ie. Indian)	13.3%	6.9%	3.8%
	South East Asian (ie. Vietnamese)	2.1%	1.6%	1.2%
	Other Asian	0.8%	0.3%	0.3%
	European (percent of total population)	27.6%	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%	1.0%	1.1%
	Scotch/Irish	6.9%	7.7%	7.4%
Other European (ie. Greek/Russian)	2.5%	2.6%	3.7%	
Middle Eastern	0.3%	0.4%	0.4%	
Other Ancestry	25.6%	27.0%	26.9%	
Unclassified Ancestry	10.2%	10.4%	11.0%	
Education (Age 25+)	Adult Population (25 Years or Older)	25,565	106,795	374,268
	Elementary (0 to 8)	2.1%	2.8%	4.5%
	Some High School (9 to 11)	4.3%	4.5%	5.8%
	High School Graduate (12)	25.9%	28.4%	26.0%
	Some College (13 to 16)	16.5%	18.5%	16.5%
	Associates Degree Only	7.3%	8.6%	8.0%
	Bachelors Degree Only	26.1%	21.4%	21.5%
	Graduate Degree	17.8%	15.8%	17.7%
	% College (4+)	43.9%	37.2%	39.2%
Household Type	Total Households – count	15,421	61,655	214,816
	One Person HHs – count	5,160	19,362	67,776
	Family HHs – count	9,139	37,854	132,106
	Married Couple – count	6,448	24,982	86,230
	w/own children – count	2,849	10,109	34,718
	w/out own children – count	3,599	14,873	51,512
	Male Householder – count	898	3,775	11,733
	Female Householder – count	1,793	9,097	34,143
	Non-Family Households – count	1,122	4,438	14,934
	1 Person Household	33.5%	31.4%	31.6%
	2 Person Household	30.4%	32.1%	31.3%
	3 Person Household	17.2%	16.2%	16.2%
	4 Person Household	12.1%	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	26.9%	25.7%	26.4%	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads I Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	16,160	64,986	229,401
	Owner Occupied Percent	51.8%	57.0%	55.5%
	Renter Occupied Percent	43.6%	37.8%	38.2%
	Vacant Housing Percent	4.6%	5.1%	6.4%
	Total Housing Units (Census 2000)	13,667	58,062	209,758
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.8%	0.8%	1.6%
	Property Value \$750,000 to \$999,999	1.8%	2.3%	4.4%
	Property Value \$500,000 to \$749,999	9.4%	11.6%	17.3%
	Property Value \$400,000 to \$499,999	11.3%	12.7%	16.2%
	Property Value \$300,000, to \$399,999	24.9%	27.8%	25.6%
	Property Value \$200,000 to \$299,999	36.0%	30.4%	23.3%
	Property Value \$150,000 to \$199,999	7.7%	6.9%	4.8%
	Property Value \$100,000 to \$149,999	3.1%	3.3%	2.8%
	Property Value \$60,000 to \$99,999	2.2%	1.5%	1.1%
	Property Value \$40,000 to \$59,999	0.6%	0.6%	0.6%
	Property Value \$0 to \$39,999	2.2%	2.1%	1.6%
	Median Home Value	\$295,199	\$318,682	\$360,463
Wealth per Household	\$0 and under - percent	17.7%	17.7%	17.7%
	\$1 to \$4999 - percent	8.7%	8.7%	8.8%
	\$5k to \$9999 - percent	4.7%	4.7%	4.6%
	\$10k to \$24999 - percent	6.4%	6.4%	6.4%
	\$25k to \$49999 - percent	6.8%	6.8%	6.7%
	\$50k to \$99999 - percent	10.0%	10.1%	10.0%
	\$100k to \$249999 - percent	17.7%	17.8%	17.8%
	\$250k to \$499999 - percent	13.0%	13.0%	13.0%
	\$500k+ - percent	15.0%	14.8%	14.9%
	Median HH Wealth	\$78,736	\$78,760	\$78,563
	Avg HH Wealth	\$241,475	\$240,097	\$240,771
Economic Viability	Economic Viability Local	279	267	261
	Economic Viability Indexed	103	99	96
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	19,168	78,975	276,936
	Managerial/Executive	18.8%	16.9%	17.6%
	Professional Specialty	32.2%	28.0%	28.6%
	Healthcare Support	2.4%	3.5%	3.9%
	Sales	9.1%	10.4%	9.3%
	Office & Administrative Support	11.9%	12.2%	11.1%
	Protective Service	1.3%	1.7%	1.9%
	Food Preparation	3.1%	4.2%	4.6%
	Building Maintenance & Cleaning	2.4%	2.7%	3.4%
	Personal Care	2.6%	2.5%	2.2%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	5.7%	5.5%	5.2%
	Production & Transportation	10.6%	12.3%	12.1%
	Percent White Collar Workers	74.3%	71.0%	70.5%
	Percent Blue Collar Workers	25.7%	29.0%	29.5%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads I		5.00 Minute	10.00 Minute	20.00 Minute
Manchester, CT		Drivetime	Drivetime	Drivetime
	Agriculture/Mining/Construction	5.1%	4.9%	4.9%
	Manufacturing	11.9%	11.0%	10.3%
	Transportation	5.1%	5.3%	5.8%
	Information	1.9%	1.8%	1.7%
	Wholesale/Retail	12.9%	14.7%	13.1%
	Finance, Insurance, Real Estate	12.1%	11.0%	10.5%
	Professional Services	11.7%	8.1%	7.4%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	3.4%	3.5%	3.8%
	Educational Services	21.7%	24.0%	26.9%
	Entertainment Services	6.8%	7.1%	7.1%
	Other Professional Services	4.0%	3.9%	4.0%
	Public Administration	3.5%	4.7%	4.4%
Vehicles per HH	No Vehicles	6.0%	8.1%	11.8%
	1 Vehicle	46.9%	39.1%	36.2%
	2 Vehicles	32.7%	35.8%	35.3%
	3 or more vehicles	14.4%	17.0%	16.8%
	Average Number of Vehicles	1.61	1.68	1.63
Change	Births (last 12 months)	421	1,582	5,373
	Deaths (last 12 months)	283	1,212	4,393
	Migration (last 12 months)	-106	-604	-1,814
Work place	Workplace Establishments	1,420	5,408	19,464
	Workplace Employees (FTE)	15,253	72,972	277,818