

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.381894 Longitude: -72.150731

Waterford Commons Waterford, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	12,616	73,807	194,475
	Population Est 23Q1	12,609	73,805	194,370
	Population Est 22Q4	12,608	73,780	194,243
	Population Est 22Q3	12,625	73,760	193,930
	Population Est 22Q2	12,640	73,786	193,890
	Population Est 22Q1	12,640	73,782	194,005
	Population Est 21Q4	12,643	73,759	194,013
	Population Est 21Q3	12,600	73,531	193,625
	Population Est 21Q2	12,612	73,526	193,524
	Population Fcst	12,632	74,040	195,340
	2010 Census Population	12,662	74,785	195,219
	2000 Census Population	12,223	71,607	185,211
	1990 Census Population	11,802	74,403	186,887
	Current Year Daytime Population	14,293	99,302	216,089
	Average Seasonal Population	300	2,639	22,121
	Historical Annual Growth, 1990 – 2000	0.35%	-0.38%	-0.09%
	Historical Annual Growth, 2000 – 2010	0.35%	0.44%	0.53%
	Estimated Annual Growth, 2010 – CY	-0.03%	-0.09%	-0.03%
	Projected Annual Growth, CY to Y5	0.03%	0.06%	0.09%
	Group Qtrs Est	1,030	5,333	9,190
	Transient Est Average Last 4 Qtrs	1,026	8,957	19,603
Households	Current Year Estimated Households	4,748	29,754	79,458
	Households Est 23Q1	4,745	29,732	79,357
	Households Est 22Q4	4,745	29,718	79,303
	Households Est 22Q3	4,752	29,708	79,178
	Households Est 22Q2	4,756	29,716	79,157
	Households Est 22Q1	4,758	29,710	79,204
	Households Est 21Q4	4,759	29,695	79,208
	Households Est 21Q3	4,742	29,606	79,051
	Households Est 21Q2	4,748	29,603	79,011
	Households Fcst	4,751	29,832	79,811
	2010 Census Households	4,641	28,663	76,310
	2000 Census Households	4,492	27,447	71,501
	1990 Census Households	4,224	27,054	68,211
	Historical Annual Growth, 1990 – 2000	0.62%	0.14%	0.47%
	Historical Annual Growth, 2000 – 2010	0.33%	0.43%	0.65%
	Estimated Annual Growth, 2010 – CY	0.16%	0.26%	0.28%
	Projected Annual Growth, CY to Y5	0.01%	0.05%	0.09%
	Population per Household	2.44	2.30	2.33

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Waterford Commons Waterford, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.7%	1.6%	2.2%
	HH Income \$250,000 to \$499,999	2.0%	1.9%	2.6%
	HH Income \$200,000 to \$249,999	4.6%	4.5%	6.1%
	HH Income \$175,000 to \$199,999	5.5%	4.1%	5.7%
	HH Income \$150,000 to \$174,999	7.4%	6.0%	6.8%
	HH Income \$100,000 to 149,999	18.7%	19.8%	19.9%
	HH Income \$75,000 to 99,999	10.1%	14.8%	13.2%
	HH Income \$50,000 to 74,999	17.4%	15.2%	14.4%
	HH Income \$35,000 to 49,999	10.1%	10.4%	9.6%
	HH Income \$25,000 to 34,999	7.0%	7.4%	6.4%
	HH Income \$15,000 to 24,999	8.5%	6.5%	6.1%
	HH Income \$0 to 14,999	6.9%	7.6%	7.0%
	Average Household Income	\$97,518	\$96,989	\$112,008
	Median Household Income	\$74,904	\$79,465	\$86,235
	Per Capita Income	\$37,957	\$40,500	\$46,879
	Average Disposable Income	\$77,781	\$77,128	\$84,527
	Median Disposable Income	\$62,284	\$66,326	\$71,867
	Discretionary HH Income Over \$150,000	4.2%	3.4%	4.7%
	Discretionary HH Income \$125,000 to \$149,999	3.3%	3.6%	5.8%
	Discretionary HH Income \$100,000 to \$124,999	7.7%	5.9%	7.9%
	Discretionary HH Income \$75,000 to \$99,999	10.7%	11.1%	12.7%
	Discretionary HH Income \$50,000 to \$74,999	18.7%	22.1%	20.6%
	Discretionary HH Income \$25,000 to \$49,999	28.2%	27.1%	24.8%
	Discretionary HH Income Under \$25,000	27.1%	26.8%	23.5%
	Average Discretionary HH Income	\$54,055	\$53,594	\$60,398
	Median Discretionary HH Income	\$42,424	\$45,962	\$51,771
	Householder White – Count	2,596	20,737	60,840
	Median HH Income	\$102,791	\$87,062	\$94,086
	Average HH Income	\$105,772	\$93,376	\$99,912
	Householder Black or African-American – Count	611	2,089	4,008
	Median HH Income	\$51,312	\$48,161	\$56,518
	Average HH Income	\$59,241	\$60,254	\$69,420
	Householder Hispanic – Count	941	3,354	6,263
	Median HH Income	\$50,842	\$55,594	\$56,868
	Average HH Income	\$62,077	\$68,403	\$69,469
	Householder Asian or Pacific Islander – Count	163	1,047	2,731
	Median HH Income	\$113,819	\$113,042	\$97,404
	Average HH Income	\$110,402	\$113,852	\$100,062
	Householder Other or Pacific Islander – Count	438	2,528	5,617
	Median HH Income	\$63,733	\$68,323	\$74,656
	Average HH Income	\$75,454	\$78,142	\$84,556

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Gender	Male Population	6,145	36,841	95,849
	Female Population	6,471	36,966	98,625
Total Population by Age	Count of Pop 0 to 4 years	638	3,819	9,351
	Count of Pop 0 to 7 years	861	5,370	13,211
	Count of Pop 5 - 13	1,133	6,800	17,312
	Count of Pop 14 - 18	728	3,632	8,952
	Count of Pop 19 - 22	915	4,224	9,875
	Count of Pop 22 - 25	774	3,465	7,870
	Count of Pop 25 - 29	849	5,146	12,074
	Count of Pop 30 - 34	870	5,682	12,940
	Count of Pop 35 - 39	855	5,408	12,965
	Count of Pop 40 - 44	741	4,521	11,366
	Count of Pop 45 - 59	2,141	12,521	34,623
	Count of Pop 60 - 74	2,053	12,564	38,345
	Count of Pop 75 - 84	665	4,345	13,604
	Count of Pop 85+	253	1,679	5,197
	% of Pop 0 to 4 years	5.1%	5.2%	4.8%
	% of Pop 0 to 7 years	6.8%	7.3%	6.8%
	% of Pop 5 - 13	9.0%	9.2%	8.9%
	% of Pop 14 - 18	5.8%	4.9%	4.6%
	% of Pop 19 - 22	7.3%	5.7%	5.1%
	% of Pop 22 - 25	6.1%	4.7%	4.0%
	% of Pop 25 - 29	6.7%	7.0%	6.2%
	% of Pop 30 - 34	6.9%	7.7%	6.7%
	% of Pop 35 - 39	6.8%	7.3%	6.7%
	% of Pop 40 - 44	5.9%	6.1%	5.8%
	% of Pop 45 - 59	17.0%	17.0%	17.8%
	% of Pop 60 - 74	16.3%	17.0%	19.7%
	% of Pop 75 - 84	5.3%	5.9%	7.0%
	% of Pop 85+	2.0%	2.3%	2.7%
	Median Age	37.3	38.8	42.6
	Average Age	39.7	40.8	43.1
Male Population by Age	% of Pop 0 to 4 years	5.3%	5.3%	5.0%
	% of Pop 5 - 13	9.1%	9.2%	9.2%
	% of Pop 14 - 18	5.4%	4.8%	4.7%
	% of Pop 19 - 22	7.1%	5.8%	5.3%
	% of Pop 22 - 25	6.4%	4.9%	4.4%
	% of Pop 25 - 29	7.4%	7.8%	6.9%
	% of Pop 30 - 34	7.4%	8.5%	7.2%
	% of Pop 35 - 39	7.2%	7.8%	7.0%
	% of Pop 40 - 44	5.9%	6.3%	5.8%
	% of Pop 45 - 59	16.1%	16.5%	17.4%
	% of Pop 75 - 84	4.7%	5.1%	6.3%
	% of Pop 60 - 74	16.6%	16.5%	19.1%
	% of Pop 85+	1.2%	1.5%	1.9%
	Median Age	36.3	37.4	40.3
	Average Age	38.9	39.7	41.7

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	% of Pop 0 to 4 years	4.8%	5.1%	4.6%
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	% of Pop 35 - 39	6.3%	6.8%	6.4%
	% of Pop 40 - 44	5.8%	6.0%	5.9%
	% of Pop 45 - 59	17.8%	17.4%	18.2%
	% of Pop 60 - 74	15.9%	17.6%	20.3%
	% of Pop 75 - 84	5.8%	6.6%	7.7%
	% of Pop 85+	2.7%	3.0%	3.4%
	Median Age	38.5	40.6	44.7
	Average Age	40.5	41.9	44.3
Race	Count of White	7,553	49,925	142,692
	Count of Black or African-American	1,790	7,127	14,071
	Count of Asian or Pacific Islander	543	3,352	9,442
	Count of Other races	2,730	13,404	28,269
	White	59.9%	67.6%	73.4%
	Black or African American	14.2%	9.7%	7.2%
	Asian	4.3%	4.5%	4.9%
	Other Races	21.6%	18.2%	14.5%
Language Spoken	Speak English at Home	74.8%	82.5%	85.6%
	Speak Spanish at Home	17.4%	10.6%	7.3%
	Speak French or French Creole at Home	2.1%	1.2%	1.4%
	Speak German at Home	0.3%	0.2%	0.3%
	Speak Other Indo-European Languages at Home	1.6%	2.0%	1.8%
	Speak Russian and Other Slavic Languages at Home	0.6%	0.4%	0.5%
	Speak Chinese at Home	0.2%	0.6%	1.1%
	Speak Korean at Home	0.1%	0.1%	0.1%
	Speak Vietnamese at Home	0.0%	0.1%	0.1%
	Speak Other Asian Languages at Home	0.3%	0.4%	0.7%
	Speak Tagalog and Other Pacific Languages at Home	1.9%	1.3%	0.8%
	Speak Other Language at Home	0.9%	0.5%	0.3%
Hispanic	Hispanic Population	2,923	13,127	24,929
	Hispanic Population Percent	23.2%	17.8%	12.8%
	Mexican	9.0%	8.9%	8.7%
	Puerto Rican	55.5%	50.4%	52.5%
	Cuban	2.7%	1.8%	1.9%
	Dominican	15.2%	14.2%	11.4%
	Central American	5.0%	7.1%	6.5%
	South American	9.1%	12.0%	13.2%
	Other Hispanic	3.6%	5.5%	5.8%
	2000 Hispanic Population Percent	15%	10%	6%
	1990 Hispanic Population Percent	9%	7%	4%

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Ancestry	American (percent of total population)	2.3%	3.0%	3.3%
	American	1.9%	2.3%	2.6%
	Native American (ie. Indian/Eskimo)	0.4%	0.5%	0.6%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	4.2%	4.4%	4.8%
	Chinese	0.6%	1.1%	1.4%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.2%	0.2%	0.3%
	South Central Asian (ie. Indian)	1.0%	1.3%	1.3%
	South East Asian (ie. Vietnamese)	2.2%	1.7%	1.4%
	Other Asian	0.1%	0.1%	0.2%
	European (percent of total population)	32.7%	39.5%	45.6%
	British	4.5%	5.8%	7.4%
	Dutch	0.4%	0.5%	0.5%
	French	1.6%	2.4%	3.1%
	German	3.4%	4.9%	5.7%
	Italian	7.1%	7.7%	8.3%
	Polish	2.1%	2.9%	3.6%
	Scandinavian	1.6%	1.7%	2.0%
	Scotch/Irish	8.8%	9.9%	11.4%
	Other European (ie. Greek/Russian)	3.1%	3.5%	3.5%
	Middle Eastern	0.2%	0.3%	0.3%
	Other Ancestry	24.7%	22.2%	19.8%
	Unclassified Ancestry	12.7%	12.8%	13.3%
Education (Age 25+)	Adult Population (25 Years or Older)	8,427	51,866	141,114
	Elementary (0 to 8)	4.3%	2.9%	2.7%
	Some High School (9 to 11)	4.1%	4.4%	4.6%
	High School Graduate (12)	34.2%	30.1%	27.8%
	Some College (13 to 16)	21.4%	21.8%	20.5%
	Associates Degree Only	8.4%	8.3%	8.2%
	Bachelors Degree Only	16.0%	19.3%	20.6%
	Graduate Degree	11.5%	13.2%	15.5%
	% College (4+)	27.6%	32.5%	36.2%
Household Type	Total Households – count	4,748	29,754	79,458
	One Person HHs – count	1,501	10,246	25,160
	Family HHs – count	2,948	17,327	48,954
	Married Couple – count	1,723	11,741	35,038
	w/own children – count	715	4,749	12,209
	w/out own children – count	1,009	6,992	22,829
	Male Householder – count	273	1,583	4,451
	Female Householder – count	952	4,003	9,465
	Non-Family Households – count	299	2,181	5,344
	1 Person Household	31.6%	34.4%	31.7%
	2 Person Household	32.6%	32.4%	34.7%
	3 Person Household	15.7%	14.8%	15.0%
	4 Person Household	12.1%	11.0%	11.2%
	5 Person Household	4.7%	4.7%	4.7%
	6 Person Household	2.1%	1.8%	1.8%
	7+ Person Household	1.2%	0.9%	0.9%
	% Households With Children	26.8%	25.1%	24.4%

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Waterford Commons Waterford, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	5,157	32,590	89,396
	Owner Occupied Percent	51.0%	49.5%	56.5%
	Renter Occupied Percent	41.1%	41.8%	32.4%
	Vacant Housing Percent	7.9%	8.7%	11.1%
	Total Housing Units (Census 2000)	4,840	29,871	79,747
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.0%	1.4%	3.7%
	Property Value \$750,000 to \$999,999	3.7%	4.6%	6.6%
	Property Value \$500,000 to \$749,999	15.9%	15.8%	19.5%
	Property Value \$400,000 to \$499,999	15.8%	14.1%	15.3%
	Property Value \$300,000, to \$399,999	23.5%	24.9%	21.9%
	Property Value \$200,000 to \$299,999	29.2%	24.5%	18.9%
	Property Value \$150,000 to \$199,999	5.6%	6.1%	4.8%
	Property Value \$100,000 to \$149,999	2.9%	3.2%	2.9%
	Property Value \$60,000 to \$99,999	0.3%	1.5%	1.2%
	Property Value \$40,000 to \$59,999	0.0%	0.6%	0.8%
	Property Value \$0 to \$39,999	2.0%	3.0%	2.7%
	Median Home Value	\$341,819	\$344,002	\$381,552
Wealth per Household	\$0 and under - percent	18.6%	18.1%	17.2%
	\$1 to \$4999 - percent	9.4%	9.1%	8.4%
	\$5k to \$9999 - percent	4.9%	4.8%	4.5%
	\$10k to \$24999 - percent	6.6%	6.5%	6.3%
	\$25k to \$49999 - percent	6.8%	6.8%	6.7%
	\$50k to \$99999 - percent	10.1%	10.1%	10.2%
	\$100k to \$249999 - percent	17.5%	17.6%	18.1%
	\$250k to \$499999 - percent	12.4%	12.7%	13.4%
	\$500k+ - percent	13.7%	14.2%	15.3%
	Median HH Wealth	\$68,156	\$73,086	\$84,185
	Avg HH Wealth	\$225,768	\$232,569	\$246,362
Economic Viability	Economic Viability Local	250	253	254
	Economic Viability Indexed	93	94	94
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	6,763	38,694	101,191
	Managerial/Executive	10.0%	12.6%	15.5%
	Professional Specialty	25.3%	27.9%	27.1%
	Healthcare Support	4.7%	3.5%	3.7%
	Sales	10.4%	9.8%	9.3%
	Office & Administrative Support	12.7%	10.6%	9.7%
	Protective Service	1.7%	2.0%	2.5%
	Food Preparation	8.1%	7.3%	6.4%
	Building Maintenance & Cleaning	4.8%	4.4%	4.5%
	Personal Care	4.2%	4.1%	4.8%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	4.3%	5.5%	6.0%
	Production & Transportation	13.7%	12.1%	10.3%
	Percent White Collar Workers	63.1%	64.5%	65.3%
	Percent Blue Collar Workers	36.9%	35.5%	34.7%

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	Agriculture/Mining/Construction	7.2%	5.2%	5.5%
	Manufacturing	17.7%	16.8%	15.7%
	Transportation	2.4%	4.0%	3.6%
	Information	1.3%	1.1%	1.2%
	Wholesale/Retail	15.9%	14.4%	12.8%
	Finance, Insurance, Real Estate	3.1%	3.4%	4.3%
	Professional Services	4.2%	5.0%	5.9%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	2.5%	3.5%	3.5%
	Educational Services	28.2%	26.1%	24.2%
	Entertainment Services	11.0%	12.0%	13.7%
	Other Professional Services	2.8%	3.3%	3.7%
	Public Administration	3.7%	5.1%	5.8%
Vehicles per HH	No Vehicles	12.9%	9.4%	7.7%
	1 Vehicle	38.4%	39.3%	34.7%
	2 Vehicles	33.6%	35.0%	36.8%
	3 or more vehicles	15.1%	16.4%	20.7%
	Average Number of Vehicles	1.56	1.64	1.78
Change	Births (last 12 months)	123	727	1,771
	Deaths (last 12 months)	92	577	1,771
	Migration (last 12 months)	-56	-96	706
Work place	Workplace Establishments	550	2,809	6,703
	Workplace Employees (FTE)	7,308	51,701	93,760