

**CONNECTICUT HOUSING
PRODUCTION AND PERMIT
AUTHORIZED CONSTRUCTION**



**STATE OF CONNECTICUT DEPARTMENT OF
ECONOMIC AND COMMUNITY DEVELOPMENT**

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INTRODUCTION

The Department of Economic and Community Development (DECD), the lead agency in matters related to housing, economic development and community development in Connecticut, monitors housing growth, analyze trends, and collects data concerning the private sector of the housing market. DECD annually publishes statistics on housing production in the state, and distributes a monthly update to all interested parties.

This report represents the annual statistics on permit-authorized construction, specifically the additions to and reductions from the Connecticut housing inventory. The statistics are based on reports submitted by local building permit offices in response to a monthly survey conducted by the Construction Statistics Division of the U. S. Bureau of the Census.

Beginning in 1996, the Bureau of the Census changed the reporting forms used by towns to transmit these data. Towns no longer report on permits for demolitions, additions and alterations or distinguish between the privately owned and publicly owned units. In 1997, the Bureau of Census further eliminated distinguishing between one-unit attached and one-unit detached building permits. Therefore, only one-unit permits are issued and reported.

DECD, on behalf of Connecticut, acts as a cooperating agency in this survey. The data contained in this report were subject to continuous revision.

TOTAL HOUSING PRODUCTION

In 1997, 9,349 housing units were authorized and added to the housing units inventory in Connecticut. The 1997 total consisted of 7,874 units of single family homes, and 1,475 of multi-units housing. This production level increased 19.7 percent when compared with the 7,808 units authorized in 1996, increased 12.9 percent when compared with 8,279 units approved in 1995, decreased one percent when compared to the 9,445 units in 1994, and increased 4.2 percent when compared with the 8,972 units permitted in 1993.

Figure 1 - New Housing Units

Structure Type	1997	1996	Chg. 96-97	% Change
One-Unit	7,874	6,956	918	13.2
Two-Unit	138	78	60	76.9
Three & Four-Unit	143	87	56	64.4
Five-or-More-Unit	1,194	687	507	73.8
Total Units	9,349	7,808	1,541	19.7

Figure 1 presents the distribution and percentage change of the new housing units permitted in 1997 and 1996 by structure type.

DEMOLITION AND NET GAIN

At the end of 1997, DECD sent out a survey to collect the residential demolition permits issued. Over 85 percent of the cities and towns responded to our request. Bridgeport issued the most demolition permits with 199 units, Meriden with 103, Waterbury with 83, Hartford with 79 and New Britain with 62. The five cities contributed over 44 percent of all demolition permits. The net gain to Connecticut's housing inventory totaled 8,156 units in 1997. This was an increase of 11.2 percent from 1996's net gain of 7,333. The reader should consult the table "Net Gain in Rank Order" for more information.

COUNTIES

In 1997, Hartford County authorized the largest number of new residential permits with 2,246, followed by Fairfield County with 2,045, and New Haven County with 2,030. These three counties combined accounted for 67.6 percent of total permits issued. Compared with the State growth rate of 19.7 percent, New Haven County fared much better with growth of 37.3 percent, followed by Middlesex County with 24.3 percent, and Hartford County with 24.2 percent. Figure 2 presents the changes and percentage changes of the housing units permitted by county in 1997 and 1996.

Figure 2 - change in Connecticut Housing Permits by County

	1996	1997	Change	
			Units	%
Connecticut	7,808	9,349	1,541	19.7
Fairfield	1,747	2,045	298	17.1
Hartford	1,809	2,246	437	24.2
Litchfield	622	732	110	17.7
Middlesex	503	625	122	24.3
New Haven	1,479	2,030	551	37.3
New London	851	825	-26	-3.1
Tolland	523	523	0	0.0
Windham	274	323	49	17.9

MUNICIPALITIES

The top five communities combined accounted for over 12 percent of the total permits authorized. Manchester led all Connecticut communities with 321 permits issued, followed by Danbury with 242 units, Stamford with 199 units, Milford with 197 units, and Newtown with 195 units.

CONSTRUCTION EMPLOYMENT

Construction employment was strong in 1997. It has shown a steady increase since 1991, with an annual average growth rate of 1.6 percent. The State Department of Labor's 1997 benchmarked annual average data indicated an increase of 32,700 nonfarm jobs from the revised figure in 1996. The construction industry employed an added 4,300 workers during the same period, a significant 13 percent share of the increase, second to the service industry with a 47 percent share (gained 15,400 jobs), and tied with the retail trade sector.

MEDIAN HOME SALES PRICE

According to Connecticut Market Data 1998, the State median home sales price dropped eight percent from \$150,000 in 1988 to \$138,000 in 1996. Only a dozen towns actually showed an increase in median home sales prices. Norfolk had the highest growth rate with 16.4 percent; Greenwich followed with 13.9 percent; and Ridgefield with 11.0 percent. On the down side, the cities of Bridgeport, New Britain, and New Haven had the biggest decline rate in median home sales prices during the same period, with 42.8 percent, 40.0 percent and 35.3 percent respectively.

CONSTRUCTION VALUE

The 1997 average construction value of single unit housing has risen 2.5 percent from \$127,172 to \$130,363 compared with the previous year. The consumer Price Index for NY-Northern NJ-Long Island used to approximate price trends in Connecticut rose 2.0 percent in 1997. Thus, the growth rate of average construction value slightly outpaced the rate of inflation.

INVENTORY CHANGE

Connecticut's inventory of residential units was estimated to be 1,374,566 at the end of 1997. This estimate was based on a net gain of 53,716 housing units authorized from January of 1991 through December of 1997, added to the base of 1,320,850 housing units reported in the 1990 census. Figure 3 illustrates changes in the housing unit inventory between 1990 and 1997.

Figure 3 - Change in Connecticut Housing Inventory

Structure Type	1997	1990	Change 1990-1997	% Change
One-Unit	864,655	815,307	49,348	6.1
Two-Unit	121,473	121,177	296	0.2
Three & Four-Unit	122,417	122,423	-6	0.0
Five-or-More-Unit	236,250	230,989	5,261	2.3
Other	30,964	30,954	10	0.0
Demolitions	1193*	1,109	84	7.6
Total Units	1,374,566	1,366,410	8,156	0.6

*: DECD collected demolitions data by year end of 1997

Starting with the 1991 edition of this report, 1990 census figures were utilized as the base for Connecticut's housing unit inventory. Prior reports relied on the 1980 census housing unit count as the base for housing unit inventory.

There are some differences in comparability between the 1990 census and the 1980 census regarding data collection and classification of several survey items in the housing unit inventory. In 1980, data on mobile homes and trailers were shown only for year-round housing units. In 1990, these data were shown for all housing units.

Also, the category, "Boat, tent, van, etc." was replaced in 1990 by the category "Other". This category is for any living quarters occupied as a housing unit that does not fit into the previous categories. Houseboats, campers, cans, and railroad cars are examples that would fit into this category. In some areas, the proportions of units classified as "Other" is far larger than the number of units that were classified as "Boat, tent, van, etc." in 1980.

Connecticut New Housing Authorizations in 1997							
By State and Counties							
Number of Housing Units							
State & Counties	1 Unit	2 Units	3 and 4 Units	5 Units or More	Total Units	Demolition	Net Gains
Connecticut	7,874	138	143	1,194	9,349	1,193	8,156
Fairfield	1,694	64	102	185	2,045	449	1,596
Hartford	1,741	40	0	465	2,246	236	2,010
Litchfield	656	2	0	74	732	54	678
Middlesex	620	2	3	0	625	41	584
New Haven	1,585	20	38	387	2,030	296	1,734
New London	750	6	0	69	825	67	758
Tolland	509	0	0	14	523	22	501
Windham	319	4	0	0	323	28	295

**Connecticut New Housing Authorizations in
1997**

In Alphabetical Order

Number of Housing Units									
Permit-issuing Places	County	1 Unit	2 Units	3 and 4 Units	5 Units or More	Total Units	1997 Total Demolition	1997 Net Gain	Rank by Net Gain
Connecticut		7,874	138	143	1,194	9,349	1,193	8,156	
Andover	Tolland	26	0	0	0	26	1	25	94
Ansonia	New Haven	16	0	0	0	16	5	11	138
Ashford	Windham	16	0	0	0	16	2	14	130
Avon	Hartford	144	0	0	0	144	4	140	12
Barkhamsted	Litchfield	23	0	0	0	23	1	22	105
Beacon Falls	New Haven	25	0	0	0	25	2	23	100
Berlin	Hartford	64	2	0	0	66	2	64	49
Bethany	New Haven	21	0	0	0	21	0	21	107
Bethel	Fairfield	43	0	0	0	43	6	37	73
Bethlehem	Litchfield	8	0	0	0	8	0	8	143
Bloomfield	Hartford	33	0	0	0	33	0	33	82
Bolton	Tolland	20	0	0	0	20	0	20	114
Bozrah	New London	5	0	0	0	5	0	5	152
Branford	New Haven	36	6	0	0	42	21	21	108
Bridgeport	Fairfield	24	26	10	8	68	199	-131	169
Bridgewater	Litchfield	7	0	0	0	7	0	7	145
Bristol	Hartford	88	0	0	0	88	18	70	43
Brookfield	Fairfield	57	0	0	0	57	3	54	55
Brooklyn	Windham	0	4	0	0	4	0	4	156
Burlington	Hartford	52	0	0	0	52	3	49	59
Canaan	Litchfield	2	0	0	0	2	0	2	161
Canterbury	Windham	18	0	0	0	18	5	13	133

Canton	Hartford	30	0	0	0	30	5	25	95
Chaplin	Windham	15	0	0	0	15	0	15	124
Cheshire	New Haven	132	0	0	46	178	3	175	6
Chester	Middlesex	22	0	0	0	22	0	22	106
Clinton	Middlesex	36	0	0	0	36	2	34	78
Colchester	New London	98	0	0	12	110	1	109	23
Colebrook	Litchfield	4	0	0	0	4	0	4	157
Columbia	Tolland	17	0	0	0	17	2	15	125
Cornwall	Litchfield	5	0	0	0	5	0	5	153
Coventry	Tolland	58	0	0	0	58	2	56	53
Cromwell	Middlesex	37	0	0	0	37	2	35	75
Danbury	Fairfield	128	2	15	97	242	0	242	2
Darien	Fairfield	27	0	0	0	27	9	18	119
Deep River	Middlesex	15	0	0	0	15	0	15	126
Derby	New Haven	29	4	0	0	33	0	33	83
Durham	Middlesex	43	0	3	0	46	1	45	63
East Granby	Hartford	22	0	0	0	22	2	20	115
East Haddam	Middlesex	70	0	0	0	70	4	66	46
East Hampton	Middlesex	40	0	0	0	40	10	30	86
East Hartford	Hartford	3	0	0	0	3	2	1	163
East Haven	New Haven	52	0	0	95	147	8	139	13
East Lyme	New London	83	0	0	0	83	1	82	36
East Windsor	Hartford	22	0	0	0	22	5	17	121
Eastford	Windham	8	0	0	0	8	0	8	144
Easton	Fairfield	40	0	0	0	40	0	40	69
Ellington	Tolland	59	0	0	14	73	1	72	39
Enfield	Hartford	84	0	0	0	84	0	84	34
Essex	Middlesex	21	0	0	0	21	0	21	109
Fairfield	Fairfield	130	0	0	0	130	27	103	26
Farmington	Hartford	97	4	0	50	151	6	145	11
Franklin	New London	5	0	0	0	5	2	3	158
Glastonbury	Hartford	164	0	0	0	164	5	159	9

Goshen	Litchfield	22	0	0	0	22	1	21	110
Granby	Hartford	62	0	0	0	62	2	60	51
Greenwich	Fairfield	73	8	12	38	131	37	94	30
Griswold	New London	39	0	0	0	39	9	30	87
Groton	New London	68	4	0	52	124	20	104	25
Guilford	New Haven	124	0	0	0	124	2	122	18
Haddam	Middlesex	28	0	0	0	28	1	27	90
Hamden	New Haven	51	0	0	24	75	8	67	45
Hampton	Windham	15	0	0	0	15	0	15	127
Hartford	Hartford	29	30	0	0	59	79	-20	165
Hartland	Hartford	7	0	0	0	7	0	7	146
Harwinton	Litchfield	27	0	0	0	27	1	26	92
Hebron	Tolland	73	0	0	0	73	1	72	40
Kent	Litchfield	12	0	0	0	12	0	12	135
Killingly	Windham	33	0	0	0	33	4	29	88
Killingworth	Middlesex	60	0	0	0	60	2	58	52
Lebanon	New London	39	0	0	0	39	0	39	71
Ledyard	New London	46	0	0	0	46	0	46	62
Lisbon	New London	23	0	0	0	23	0	23	101
Litchfield	Litchfield	30	0	0	66	96	1	95	29
Lyme	New London	14	0	0	0	14	0	14	131
Madison	New Haven	104	0	0	0	104	3	101	28
Manchester	Hartford	69	4	0	248	321	4	317	1
Mansfield	Tolland	45	0	0	0	45	0	45	64
Marlborough	Hartford	30	0	0	5	35	1	34	79
Meriden	New Haven	37	0	0	0	37	103	-66	168
Middlebury	New Haven	26	0	0	0	26	2	24	98
Middlefield	Middlesex	19	0	0	0	19	2	17	122
Middletown	Middlesex	123	0	0	0	123	12	111	21
Milford	New Haven	153	0	19	25	197	5	192	3
Monroe	Fairfield	119	0	0	6	125	1	124	17
Montville	New London	27	0	0	0	27	4	23	102

Morris	Litchfield	7	0	0	0	7	0	7	147
Naugatuck	New Haven	42	2	0	0	44	1	43	66
New Britain	Hartford	9	0	0	0	9	62	-53	167
New Canaan	Fairfield	47	16	0	0	63	24	39	72
New Fairfield	Fairfield	38	0	0	0	38	1	37	74
New Hartford	Litchfield	29	0	0	0	29	4	25	96
New Haven	New Haven	21	0	0	0	21	0	21	111
New London	New London	0	0	0	0	0	0	0	164
New Milford	Litchfield	113	0	0	0	113	8	105	24
Newington	Hartford	55	0	0	128	183	11	172	7
Newtown	Fairfield	195	0	0	0	195	10	185	4
Norfolk	Litchfield	3	0	0	0	3	1	2	162
North Branford	New Haven	54	0	0	40	94	3	91	32
North Canaan	Litchfield	6	0	0	0	6	0	6	149
North Haven	New Haven	69	0	0	7	76	7	69	44
North Stonington	New London	23	0	0	0	23	0	23	103
Norwalk	Fairfield	92	6	0	0	98	33	65	48
Norwich	New London	28	0	0	0	28	11	17	123
Old Lyme	New London	44	0	0	0	44	4	40	70
Old Saybrook	Middlesex	37	0	0	0	37	2	35	76
Orange	New Haven	24	0	0	0	24	4	20	116
Oxford	New Haven	59	0	0	0	59	4	55	54
Plainfield	Windham	56	0	0	0	56	6	50	57
Plainville	Hartford	30	0	0	0	30	4	26	93
Plymouth	Litchfield	25	0	0	8	33	5	28	89
Pomfret	Windham	35	0	0	0	35	0	35	77
Portland	Middlesex	22	2	0	0	24	3	21	112
Preston	New London	21	0	0	0	21	0	21	113
Prospect	New Haven	55	0	0	0	55	4	51	56
Putnam	Windham	10	0	0	0	10	0	10	140
Redding	Fairfield	34	0	0	0	34	0	34	80
Ridgefield	Fairfield	130	0	0	0	130	0	130	14

Rocky Hill	Hartford	93	0	0	0	93	2	91	33
Roxbury	Litchfield	14	0	0	0	14	1	13	134
Salem	New London	14	0	0	0	14	0	14	132
Salisbury	Litchfield	6	0	0	0	6	1	5	154
Scotland	Windham	15	0	0	0	15	0	15	128
Seymour	New Haven	66	0	0	0	66	0	66	47
Sharon	Litchfield	5	0	0	0	5	2	3	159
Shelton	Fairfield	135	0	33	0	168	10	158	10
Sherman	Fairfield	24	0	0	0	24	1	23	104
Simsbury	Hartford	59	0	0	0	59	10	49	60
Somers	Tolland	34	0	0	0	34	1	33	84
South Windsor	Hartford	124	0	0	0	124	3	121	19
Southbury	New Haven	93	0	0	0	93	1	92	31
Southington	Hartford	149	0	0	34	183	2	181	5
Sprague	New London	6	0	0	0	6	0	6	150
Stafford	Tolland	29	0	0	0	29	4	25	97
Stamford	Fairfield	129	2	32	36	199	39	160	8
Sterling	Windham	24	0	0	0	24	0	24	99
Stonington	New London	78	0	0	0	78	6	72	41
Stratford	Fairfield	49	0	0	0	49	6	43	67
Suffield	Hartford	71	0	0	0	71	0	71	42
Thomaston	Litchfield	34	0	0	0	34	0	34	81
Thompson	Windham	19	0	0	0	19	1	18	120
Tolland	Tolland	104	0	0	0	104	1	103	27
Torrington	Litchfield	65	0	0	0	65	20	45	65
Trumbull	Fairfield	88	0	0	0	88	5	83	35
Union	Tolland	5	0	0	0	5	0	5	155
Vernon	Tolland	27	0	0	0	27	8	19	118
Voluntown	New London	13	0	0	0	13	1	12	136
Wallingford	New Haven	96	2	19	10	127	6	121	20
Warren	Litchfield	8	0	0	0	8	1	7	148
Washington	Litchfield	14	0	0	0	14	2	12	137

Waterbury	New Haven	43	0	0	0	43	83	-40	166
Waterford	New London	76	2	0	5	83	8	75	37
Watertown	Litchfield	112	2	0	0	114	4	110	22
West Hartford	Hartford	9	0	0	0	9	0	9	142
West Haven	New Haven	43	2	0	0	45	18	27	91
Westbrook	Middlesex	47	0	0	0	47	0	47	61
Weston	Fairfield	14	0	0	0	14	8	6	151
Westport	Fairfield	36	4	0	0	40	20	20	117
Wethersfield	Hartford	77	0	0	0	77	4	73	38
Willington	Tolland	12	0	0	0	12	1	11	139
Wilton	Fairfield	42	0	0	0	42	10	32	85
Winchester	Litchfield	10	0	0	0	10	0	10	141
Windham	Windham	13	0	0	0	13	10	3	160
Windsor	Hartford	50	0	0	0	50	0	50	58
Windsor Locks	Hartford	15	0	0	0	15	0	15	129
Wolcott	New Haven	82	0	0	50	132	3	129	15
Woodbridge	New Haven	32	4	0	90	126	0	126	16
Woodbury	Litchfield	65	0	0	0	65	1	64	50
Woodstock	Windham	42	0	0	0	42	0	42	68

Housing Units and Residential Construction Activity						
Authorized in 1997						
In Alphabetical Order						
Valuation of Residential construction						
	Single Family			All Units (including Single Family & Multi-units)		
State/Towns	Units	Valuations	Valuations Per Unit	Total Units	Total Valuations	Valuations Per Unit
Connecticut	7,874	\$1,026,479,322	\$130,363	9,349	\$1,101,697,955	\$117,841
Andover	26	\$2,699,660	\$103,833	26	\$2,699,660	\$103,833
Ansonia	16	\$1,105,000	\$69,063	16	\$1,105,000	\$69,063
Ashford	16	\$1,476,368	\$92,273	16	\$1,476,368	\$92,273
Avon	144	\$20,896,400	\$145,114	144	\$20,896,400	\$145,114
Barkhamsted	23	\$3,152,944	\$137,085	23	\$3,152,944	\$137,085
Beacon Falls	25	\$1,667,000	\$66,680	25	\$1,667,000	\$66,680
Berlin	64	\$7,216,623	\$112,760	66	\$7,349,911	\$111,362
Bethany	21	\$4,041,875	\$192,470	21	\$4,041,875	\$192,470
Bethel	43	\$5,858,175	\$136,237	43	\$5,858,175	\$136,237
Bethlehem	8	\$1,053,000	\$131,625	8	\$1,053,000	\$131,625
Bloomfield	33	\$2,281,730	\$69,143	33	\$2,281,730	\$69,143
Bolton	20	\$2,699,486	\$134,974	20	\$2,699,486	\$134,974
Bozrah	5	\$478,000	\$95,600	5	\$478,000	\$95,600
Branford	36	\$4,168,140	\$115,782	42	\$4,372,620	\$104,110
Bridgeport	24	\$1,902,517	\$79,272	68	\$3,538,417	\$52,036
Bridgewater	7	\$2,116,400	\$302,343	7	\$2,116,400	\$302,343
Bristol	88	\$8,550,650	\$97,166	88	\$8,550,650	\$97,166
Brookfield	57	\$8,676,759	\$152,224	57	\$8,676,759	\$152,224

Brooklyn	0	\$0	\$0		4	\$340,000	\$85,000
Burlington	52	\$7,763,697	\$149,302		52	\$7,763,697	\$149,302
Canaan	2	\$166,250	\$83,125		2	\$166,250	\$83,125
Canterbury	18	\$1,324,511	\$73,584		18	\$1,324,511	\$73,584
Canton	30	\$4,932,080	\$164,403		30	\$4,932,080	\$164,403
Chaplin	15	\$812,985	\$54,199		15	\$812,985	\$54,199
Cheshire	132	\$14,786,298	\$112,017		178	\$18,265,657	\$102,616
Chester	22	\$3,644,288	\$165,649		22	\$3,644,288	\$165,649
Clinton	36	\$3,662,855	\$101,746		36	\$3,662,855	\$101,746
Colchester	98	\$8,315,036	\$84,847		110	\$8,733,916	\$79,399
Colebrook	4	\$431,550	\$107,888		4	\$431,550	\$107,888
Columbia	17	\$2,154,680	\$126,746		17	\$2,154,680	\$126,746
Cornwall	5	\$477,496	\$95,499		5	\$477,496	\$95,499
Coventry	58	\$6,115,900	\$105,447		58	\$6,115,900	\$105,447
Cromwell	37	\$4,201,635	\$113,558		37	\$4,201,635	\$113,558
Danbury	128	\$14,412,945	\$112,601		242	\$19,882,294	\$82,158
Darien	27	\$10,252,000	\$379,704		27	\$10,252,000	\$379,704
Deep River	15	\$2,667,000	\$177,800		15	\$2,667,000	\$177,800
Derby	29	\$1,994,340	\$68,770		33	\$2,093,340	\$63,435
Durham	43	\$4,074,680	\$94,760		46	\$4,224,680	\$91,841
East Granby	22	\$3,222,427	\$146,474		22	\$3,222,427	\$146,474
East Haddam	70	\$9,834,560	\$140,494		70	\$9,834,560	\$140,494
East Hampton	40	\$3,050,225	\$76,256		40	\$3,050,225	\$76,256
East Hartford	3	\$290,345	\$96,782		3	\$290,345	\$96,782
East Haven	52	\$3,163,000	\$60,827		147	\$5,266,000	\$35,823
East Lyme	83	\$8,131,166	\$97,966		83	\$8,131,166	\$97,966
East Windsor	22	\$2,213,774	\$100,626		22	\$2,213,774	\$100,626
Eastford	8	\$611,280	\$76,410		8	\$611,280	\$76,410

Easton	40	\$9,283,429	\$232,086		40	\$9,283,429	\$232,086
Ellington	59	\$9,400,767	\$159,335		73	\$10,018,387	\$137,238
Enfield	84	\$6,237,027	\$74,250		84	\$6,237,027	\$74,250
Essex	21	\$3,993,863	\$190,184		21	\$3,993,863	\$190,184
Fairfield	130	\$14,623,774	\$112,491		130	\$14,623,774	\$112,491
Farmington	97	\$13,100,950	\$135,061		151	\$15,431,950	\$102,198
Franklin	5	\$680,000	\$136,000		5	\$680,000	\$136,000
Glastonbury	164	\$23,687,558	\$144,436		164	\$23,687,558	\$144,436
Goshen	22	\$3,817,000	\$173,500		22	\$3,817,000	\$173,500
Granby	62	\$7,566,600	\$122,042		62	\$7,566,600	\$122,042
Greenwich	73	\$53,209,705	\$728,900		131	\$60,013,605	\$458,119
Griswold	39	\$2,988,100	\$76,618		39	\$2,988,100	\$76,618
Groton	68	\$6,499,154	\$95,576		124	\$7,222,154	\$58,243
Guilford	124	\$19,668,947	\$158,621		124	\$19,668,947	\$158,621
Haddam	28	\$3,274,415	\$116,943		28	\$3,274,415	\$116,943
Hamden	51	\$4,336,600	\$85,031		75	\$5,497,313	\$73,298
Hampton	15	\$1,530,235	\$102,016		15	\$1,530,235	\$102,016
Hartford	29	\$2,580,200	\$88,972		59	\$4,464,400	\$75,668
Hartland	7	\$707,216	\$101,031		7	\$707,216	\$101,031
Harwinton	27	\$3,579,000	\$132,556		27	\$3,579,000	\$132,556
Hebron	73	\$7,351,602	\$100,707		73	\$7,351,602	\$100,707
Kent	12	\$2,114,099	\$176,175		12	\$2,114,099	\$176,175
Killingly	33	\$1,998,351	\$60,556		33	\$1,998,351	\$60,556
Killingworth	60	\$8,447,000	\$140,783		60	\$8,447,000	\$140,783
Lebanon	39	\$3,169,997	\$81,282		39	\$3,169,997	\$81,282
Ledyard	46	\$3,995,210	\$86,852		46	\$3,995,210	\$86,852
Lisbon	23	\$1,978,657	\$86,029		23	\$1,978,657	\$86,029
Litchfield	30	\$5,007,104	\$166,903		96	\$10,236,104	\$106,626

Lyme	14	\$3,180,138	\$227,153		14	\$3,180,138	\$227,153
Madison	104	\$19,463,278	\$187,147		104	\$19,463,278	\$187,147
Manchester	69	\$6,865,014	\$99,493		321	\$16,546,545	\$51,547
Mansfield	45	\$4,744,652	\$105,437		45	\$4,744,652	\$105,437
Marlborough	30	\$3,919,507	\$130,650		35	\$4,262,554	\$121,787
Meriden	37	\$2,341,231	\$63,277		37	\$2,341,231	\$63,277
Middlebury	26	\$6,028,400	\$231,862		26	\$6,028,400	\$231,862
Middlefield	19	\$2,216,500	\$116,658		19	\$2,216,500	\$116,658
Middletown	123	\$7,535,283	\$61,262		123	\$7,535,283	\$61,262
Milford	153	\$13,690,307	\$89,479		197	\$14,987,307	\$76,078
Monroe	119	\$18,315,000	\$153,908		125	\$18,702,000	\$149,616
Montville	27	\$2,249,099	\$83,300		27	\$2,249,099	\$83,300
Morris	7	\$1,152,000	\$164,571		7	\$1,152,000	\$164,571
Naugatuck	42	\$3,806,506	\$90,631		44	\$3,930,018	\$89,319
New Britain	9	\$342,666	\$38,074		9	\$342,666	\$38,074
New Canaan	47	\$30,697,600	\$653,140		63	\$32,638,600	\$518,073
New Fairfield	38	\$5,716,000	\$150,421		38	\$5,716,000	\$150,421
New Hartford	29	\$3,680,500	\$126,914		29	\$3,680,500	\$126,914
New Haven	21	\$1,348,520	\$64,215		21	\$1,348,520	\$64,215
New London	0	\$0	\$0		0	\$0	
New Milford	113	\$9,850,418	\$87,172		113	\$9,850,418	\$87,172
Newington	55	\$5,084,119	\$92,439		183	\$11,191,119	\$61,154
Newtown	195	\$31,818,166	\$163,170		195	\$31,818,166	\$163,170
Norfolk	3	\$305,000	\$101,667		3	\$305,000	\$101,667
North Branford	54	\$5,341,205	\$98,911		94	\$6,853,205	\$72,906
North Canaan	6	\$685,000	\$114,167		6	\$685,000	\$114,167
North Haven	69	\$9,192,590	\$133,226		76	\$9,630,090	\$126,712
North Stonington	23	\$2,119,000	\$92,130		23	\$2,119,000	\$92,130

Norwalk	92	\$11,788,800	\$128,139		98	\$12,108,800	\$123,559
Norwich	28	\$2,353,937	\$84,069		28	\$2,353,937	\$84,069
Old Lyme	44	\$7,570,772	\$172,063		44	\$7,570,772	\$172,063
Old Saybrook	37	\$4,131,223	\$111,655		37	\$4,131,223	\$111,655
Orange	24	\$3,378,880	\$140,787		24	\$3,378,880	\$140,787
Oxford	59	\$7,836,500	\$132,822		59	\$7,836,500	\$132,822
Plainfield	56	\$3,709,318	\$66,238		56	\$3,709,318	\$66,238
Plainville	30	\$2,081,475	\$69,383		30	\$2,081,475	\$69,383
Plymouth	25	\$1,744,000	\$69,760		33	\$2,060,000	\$62,424
Pomfret	35	\$3,935,000	\$112,429		35	\$3,935,000	\$112,429
Portland	22	\$2,602,050	\$118,275		24	\$2,757,050	\$114,877
Preston	21	\$1,899,000	\$90,429		21	\$1,899,000	\$90,429
Prospect	55	\$5,306,100	\$96,475		55	\$5,306,100	\$96,475
Putnam	10	\$811,758	\$81,176		10	\$811,758	\$81,176
Redding	34	\$7,030,009	\$206,765		34	\$7,030,009	\$206,765
Ridgefield	130	\$28,971,124	\$222,855		130	\$28,971,124	\$222,855
Rocky Hill	93	\$8,458,293	\$90,949		93	\$8,458,293	\$90,949
Roxbury	14	\$2,764,000	\$197,429		14	\$2,764,000	\$197,429
Salem	14	\$1,966,460	\$140,461		14	\$1,966,460	\$140,461
Salisbury	6	\$1,103,000	\$183,833		6	\$1,103,000	\$183,833
Scotland	15	\$1,111,000	\$74,067		15	\$1,111,000	\$74,067
Seymour	66	\$7,071,634	\$107,146		66	\$7,071,634	\$107,146
Sharon	5	\$2,053,000	\$410,600		5	\$2,053,000	\$410,600
Shelton	135	\$11,587,137	\$85,831		168	\$14,019,017	\$83,447
Sherman	24	\$5,126,000	\$213,583		24	\$5,126,000	\$213,583
Simsbury	59	\$10,377,219	\$175,885		59	\$10,377,219	\$175,885
Somers	34	\$5,806,015	\$170,765		34	\$5,806,015	\$170,765
South Windsor	124	\$11,536,650	\$93,038		124	\$11,536,650	\$93,038

Southbury	93	\$13,001,590	\$139,802		93	\$13,001,590	\$139,802
Southington	149	\$9,261,000	\$62,154		183	\$10,846,000	\$59,268
Sprague	6	\$588,250	\$98,042		6	\$588,250	\$98,042
Stafford	29	\$2,903,500	\$100,121		29	\$2,903,500	\$100,121
Stamford	129	\$24,508,158	\$189,986		199	\$28,679,158	\$144,116
Sterling	24	\$1,438,000	\$59,917		24	\$1,438,000	\$59,917
Stonington	78	\$10,623,484	\$136,199		78	\$10,623,484	\$136,199
Stratford	49	\$4,813,500	\$98,235		49	\$4,813,500	\$98,235
Suffield	71	\$10,315,900	\$145,294		71	\$10,315,900	\$145,294
Thomaston	34	\$3,618,000	\$106,412		34	\$3,618,000	\$106,412
Thompson	19	\$1,488,965	\$78,367		19	\$1,488,965	\$78,367
Tolland	104	\$12,978,000	\$124,788		104	\$12,978,000	\$124,788
Torrington	65	\$5,030,801	\$77,397		65	\$5,030,801	\$77,397
Trumbull	88	\$10,190,799	\$115,805		88	\$10,190,799	\$115,805
Union	5	\$646,666	\$129,333		5	\$646,666	\$129,333
Vernon	27	\$2,139,788	\$79,251		27	\$2,139,788	\$79,251
Voluntown	13	\$988,566	\$76,044		13	\$988,566	\$76,044
Wallingford	96	\$12,015,200	\$125,158		127	\$14,478,840	\$114,007
Warren	8	\$1,750,478	\$218,810		8	\$1,750,478	\$218,810
Washington	14	\$3,032,886	\$216,635		14	\$3,032,886	\$216,635
Waterbury	43	\$2,341,260	\$54,448		43	\$2,341,260	\$54,448
Waterford	76	\$7,608,116	\$100,107		83	\$7,828,116	\$94,315
Watertown	112	\$12,406,214	\$110,770		114	\$12,518,614	\$109,812
West Hartford	9	\$816,640	\$90,738		9	\$816,640	\$90,738
West Haven	43	\$2,067,654	\$48,085		45	\$2,117,654	\$47,059
Westbrook	47	\$5,295,600	\$112,672		47	\$5,295,600	\$112,672
Weston	14	\$6,408,000	\$457,714		14	\$6,408,000	\$457,714
Westport	36	\$8,919,790	\$247,772		40	\$10,119,790	\$252,995

Wethersfield	77	\$8,114,520	\$105,383		77	\$8,114,520	\$105,383
Wilmington	12	\$1,499,858	\$124,988		12	\$1,499,858	\$124,988
Wilton	42	\$9,144,579	\$217,728		42	\$9,144,579	\$217,728
Winchester	10	\$1,109,358	\$110,936		10	\$1,109,358	\$110,936
Windham	13	\$970,000	\$74,615		13	\$970,000	\$74,615
Windsor	50	\$5,666,280	\$113,326		50	\$5,666,280	\$113,326
Windsor Locks	15	\$1,275,000	\$85,000		15	\$1,275,000	\$85,000
Wolcott	82	\$4,893,611	\$59,678		132	\$6,836,411	\$51,791
Woodbridge	32	\$6,542,500	\$204,453		126	\$12,181,134	\$96,676
Woodbury	65	\$12,319,450	\$189,530		65	\$12,319,450	\$189,530
Woodstock	42	\$4,375,018	\$104,167		42	\$4,375,018	\$104,167

**Connecticut New Housing Authorizations
in 1997**

In Net Gain Order

Number of Housing Units									
Permit-issuing				3 and 4	5 Units	Total	1997 Total	1997	Rank by
Places	County	1 Unit	2 Units	Units	or More	Units	Demolition	Net Gain	Net Gain
Connecticut		7,874	138	143	1,194	9,349	1,193	8,156	
Manchester	Hartford	69	4	0	248	321	4	317	1
Danbury	Fairfield	128	2	15	97	242	0	242	2
Milford	New Haven	153	0	19	25	197	5	192	3
Newtown	Fairfield	195	0	0	0	195	10	185	4
Southington	Hartford	149	0	0	34	183	2	181	5
Cheshire	New Haven	132	0	0	46	178	3	175	6
Newington	Hartford	55	0	0	128	183	11	172	7
Stamford	Fairfield	129	2	32	36	199	39	160	8
Glastonbury	Hartford	164	0	0	0	164	5	159	9
Shelton	Fairfield	135	0	33	0	168	10	158	10
Farmington	Hartford	97	4	0	50	151	6	145	11
Avon	Hartford	144	0	0	0	144	4	140	12
East Haven	New Haven	52	0	0	95	147	8	139	13
Ridgefield	Fairfield	130	0	0	0	130	0	130	14
Wolcott	New Haven	82	0	0	50	132	3	129	15
Woodbridge	New Haven	32	4	0	90	126	0	126	16
Monroe	Fairfield	119	0	0	6	125	1	124	17
Guilford	New Haven	124	0	0	0	124	2	122	18
South Windsor	Hartford	124	0	0	0	124	3	121	19
Wallingford	New Haven	96	2	19	10	127	6	121	20
Middletown	Middlesex	123	0	0	0	123	12	111	21
Watertown	Litchfield	112	2	0	0	114	4	110	22

Colchester	New London	98	0	0	12	110	1	109	23
New Milford	Litchfield	113	0	0	0	113	8	105	24
Groton	New London	68	4	0	52	124	20	104	25
Fairfield	Fairfield	130	0	0	0	130	27	103	26
Tolland	Tolland	104	0	0	0	104	1	103	27
Madison	New Haven	104	0	0	0	104	3	101	28
Litchfield	Litchfield	30	0	0	66	96	1	95	29
Greenwich	Fairfield	73	8	12	38	131	37	94	30
Southbury	New Haven	93	0	0	0	93	1	92	31
North Branford	New Haven	54	0	0	40	94	3	91	32
Rocky Hill	Hartford	93	0	0	0	93	2	91	33
Enfield	Hartford	84	0	0	0	84	0	84	34
Trumbull	Fairfield	88	0	0	0	88	5	83	35
East Lyme	New London	83	0	0	0	83	1	82	36
Waterford	New London	76	2	0	5	83	8	75	37
Wethersfield	Hartford	77	0	0	0	77	4	73	38
Ellington	Tolland	59	0	0	14	73	1	72	39
Hebron	Tolland	73	0	0	0	73	1	72	40
Stonington	New London	78	0	0	0	78	6	72	41
Suffield	Hartford	71	0	0	0	71	0	71	42
Bristol	Hartford	88	0	0	0	88	18	70	43
North Haven	New Haven	69	0	0	7	76	7	69	44
Hamden	New Haven	51	0	0	24	75	8	67	45
East Haddam	Middlesex	70	0	0	0	70	4	66	46
Seymour	New Haven	66	0	0	0	66	0	66	47
Norwalk	Fairfield	92	6	0	0	98	33	65	48
Berlin	Hartford	64	2	0	0	66	2	64	49
Woodbury	Litchfield	65	0	0	0	65	1	64	50
Granby	Hartford	62	0	0	0	62	2	60	51
Killingworth	Middlesex	60	0	0	0	60	2	58	52
Coventry	Tolland	58	0	0	0	58	2	56	53
Oxford	New Haven	59	0	0	0	59	4	55	54

Brookfield	Fairfield	57	0	0	0	57	3	54	55
Prospect	New Haven	55	0	0	0	55	4	51	56
Plainfield	Windham	56	0	0	0	56	6	50	57
Windsor	Hartford	50	0	0	0	50	0	50	58
Burlington	Hartford	52	0	0	0	52	3	49	59
Simsbury	Hartford	59	0	0	0	59	10	49	60
Westbrook	Middlesex	47	0	0	0	47	0	47	61
Ledyard	New London	46	0	0	0	46	0	46	62
Durham	Middlesex	43	0	3	0	46	1	45	63
Mansfield	Tolland	45	0	0	0	45	0	45	64
Torrington	Litchfield	65	0	0	0	65	20	45	65
Naugatuck	New Haven	42	2	0	0	44	1	43	66
Stratford	Fairfield	49	0	0	0	49	6	43	67
Woodstock	Windham	42	0	0	0	42	0	42	68
Easton	Fairfield	40	0	0	0	40	0	40	69
Old Lyme	New London	44	0	0	0	44	4	40	70
Lebanon	New London	39	0	0	0	39	0	39	71
New Canaan	Fairfield	47	16	0	0	63	24	39	72
Bethel	Fairfield	43	0	0	0	43	6	37	73
New Fairfield	Fairfield	38	0	0	0	38	1	37	74
Cromwell	Middlesex	37	0	0	0	37	2	35	75
Old Saybrook	Middlesex	37	0	0	0	37	2	35	76
Pomfret	Windham	35	0	0	0	35	0	35	77
Clinton	Middlesex	36	0	0	0	36	2	34	78
Marlborough	Hartford	30	0	0	5	35	1	34	79
Redding	Fairfield	34	0	0	0	34	0	34	80
Thomaston	Litchfield	34	0	0	0	34	0	34	81
Bloomfield	Hartford	33	0	0	0	33	0	33	82
Derby	New Haven	29	4	0	0	33	0	33	83
Somers	Tolland	34	0	0	0	34	1	33	84
Wilton	Fairfield	42	0	0	0	42	10	32	85
East Hampton	Middlesex	40	0	0	0	40	10	30	86

Griswold	New London	39	0	0	0	39	9	30	87
Killingly	Windham	33	0	0	0	33	4	29	88
Plymouth	Litchfield	25	0	0	8	33	5	28	89
Haddam	Middlesex	28	0	0	0	28	1	27	90
West Haven	New Haven	43	2	0	0	45	18	27	91
Harwinton	Litchfield	27	0	0	0	27	1	26	92
Plainville	Hartford	30	0	0	0	30	4	26	93
Andover	Tolland	26	0	0	0	26	1	25	94
Canton	Hartford	30	0	0	0	30	5	25	95
New Hartford	Litchfield	29	0	0	0	29	4	25	96
Stafford	Tolland	29	0	0	0	29	4	25	97
Middlebury	New Haven	26	0	0	0	26	2	24	98
Sterling	Windham	24	0	0	0	24	0	24	99
Beacon Falls	New Haven	25	0	0	0	25	2	23	100
Lisbon	New London	23	0	0	0	23	0	23	101
Montville	New London	27	0	0	0	27	4	23	102
North Stonington	New London	23	0	0	0	23	0	23	103
Sherman	Fairfield	24	0	0	0	24	1	23	104
Barkhamsted	Litchfield	23	0	0	0	23	1	22	105
Chester	Middlesex	22	0	0	0	22	0	22	106
Bethany	New Haven	21	0	0	0	21	0	21	107
Branford	New Haven	36	6	0	0	42	21	21	108
Essex	Middlesex	21	0	0	0	21	0	21	109
Goshen	Litchfield	22	0	0	0	22	1	21	110
New Haven	New Haven	21	0	0	0	21	0	21	111
Portland	Middlesex	22	2	0	0	24	3	21	112
Preston	New London	21	0	0	0	21	0	21	113
Bolton	Tolland	20	0	0	0	20	0	20	114
East Granby	Hartford	22	0	0	0	22	2	20	115
Orange	New Haven	24	0	0	0	24	4	20	116
Westport	Fairfield	36	4	0	0	40	20	20	117

Vernon	Tolland	27	0	0	0	27	8	19	118
Darien	Fairfield	27	0	0	0	27	9	18	119
Thompson	Windham	19	0	0	0	19	1	18	120
East Windsor	Hartford	22	0	0	0	22	5	17	121
Middlefield	Middlesex	19	0	0	0	19	2	17	122
Norwich	New London	28	0	0	0	28	11	17	123
Chaplin	Windham	15	0	0	0	15	0	15	124
Columbia	Tolland	17	0	0	0	17	2	15	125
Deep River	Middlesex	15	0	0	0	15	0	15	126
Hampton	Windham	15	0	0	0	15	0	15	127
Scotland	Windham	15	0	0	0	15	0	15	128
Windsor Locks	Hartford	15	0	0	0	15	0	15	129
Ashford	Windham	16	0	0	0	16	2	14	130
Lyme	New London	14	0	0	0	14	0	14	131
Salem	New London	14	0	0	0	14	0	14	132
Canterbury	Windham	18	0	0	0	18	5	13	133
Roxbury	Litchfield	14	0	0	0	14	1	13	134
Kent	Litchfield	12	0	0	0	12	0	12	135
Voluntown	New London	13	0	0	0	13	1	12	136
Washington	Litchfield	14	0	0	0	14	2	12	137
Ansonia	New Haven	16	0	0	0	16	5	11	138
Willington	Tolland	12	0	0	0	12	1	11	139
Putnam	Windham	10	0	0	0	10	0	10	140
Winchester	Litchfield	10	0	0	0	10	0	10	141
West Hartford	Hartford	9	0	0	0	9	0	9	142
Bethlehem	Litchfield	8	0	0	0	8	0	8	143
Eastford	Windham	8	0	0	0	8	0	8	144
Bridgewater	Litchfield	7	0	0	0	7	0	7	145
Hartland	Hartford	7	0	0	0	7	0	7	146
Morris	Litchfield	7	0	0	0	7	0	7	147
Warren	Litchfield	8	0	0	0	8	1	7	148
North Canaan	Litchfield	6	0	0	0	6	0	6	149

Sprague	New London	6	0	0	0	6	0	6	150
Weston	Fairfield	14	0	0	0	14	8	6	151
Bozrah	New London	5	0	0	0	5	0	5	152
Cornwall	Litchfield	5	0	0	0	5	0	5	153
Salisbury	Litchfield	6	0	0	0	6	1	5	154
Union	Tolland	5	0	0	0	5	0	5	155
Brooklyn	Windham	0	4	0	0	4	0	4	156
Colebrook	Litchfield	4	0	0	0	4	0	4	157
Franklin	New London	5	0	0	0	5	2	3	158
Sharon	Litchfield	5	0	0	0	5	2	3	159
Windham	Windham	13	0	0	0	13	10	3	160
Canaan	Litchfield	2	0	0	0	2	0	2	161
Norfolk	Litchfield	3	0	0	0	3	1	2	162
East Hartford	Hartford	3	0	0	0	3	2	1	163
New London	New London	0	0	0	0	0	0	0	164
Hartford	Hartford	29	30	0	0	59	79	-20	165
Waterbury	New Haven	43	0	0	0	43	83	-40	166
New Britain	Hartford	9	0	0	0	9	62	-53	167
Meriden	New Haven	37	0	0	0	37	103	-66	168
Bridgeport	Fairfield	24	26	10	8	68	199	-131	169

Connecticut Housing Inventory								
Housing Units in Connecticut Towns: End of December 1997 Estimates								
							Mobile Homes & Others	1997 Demolition
State/Towns	County	All units	1-unit	2-unit	3/4 units	5+ units		
Connecticut		1,374,566	864,655	121,473	122,417	236,250	30,964	1,193
Andover	Tolland	1,116	1,030	12	20	48	7	1
Ansonia	New Haven	7,705	3,582	2,268	914	861	85	5
Ashford	Windham	1,708	1,295	66	30	257	62	2
Avon	Hartford	6,166	5,266	111	210	491	92	4
Barkhamsted	Litchfield	1,430	1,241	39	12	91	48	1
Beacon Falls	New Haven	2,143	1,514	134	93	221	183	2
Berlin	Hartford	6,755	5,783	543	91	240	100	2
Bethany	New Haven	1,753	1,647	24	12	6	64	0
Bethel	Fairfield	6,669	4,995	728	278	555	119	6
Bethlehem	Litchfield	1,356	1,208	65	26	22	35	0
Bloomfield	Hartford	8,073	6,173	174	310	1,315	101	0
Bolton	Tolland	1,824	1,658	30	21	90	25	0
Bozrah	New London	934	789	65	10	39	31	0
Branford	New Haven	13,576	9,097	926	763	2,177	634	21
Bridgeport	Fairfield	56,085	16,750	9,909	12,080	16,239	1,306	199
Bridgewater	Litchfield	795	757	19	7	1	11	0
Bristol	Hartford	25,728	14,746	2,847	2,942	4,532	679	18
Brookfield	Fairfield	5,666	4,950	81	176	380	82	3
Brooklyn	Windham	2,551	1,908	121	125	303	94	0
Burlington	Hartford	2,799	2,696	36	32	17	21	3
Canaan	Litchfield	604	564	15	8	0	17	0
Canterbury	Windham	1,684	1,526	27	28	44	64	5
Canton	Hartford	3,475	2,764	265	155	238	58	5
Chaplin	Windham	842	685	12	45	13	87	0
Cheshire	New Haven	9,379	8,035	202	257	785	103	3
Chester	Middlesex	1,517	1,255	76	58	80	48	0
Clinton	Middlesex	5,631	4,460	248	233	367	325	2

Colchester	New London	5,132	3,757	281	232	604	259	1
Colebrook	Litchfield	656	624	20	1	0	11	0
Columbia	Tolland	1,928	1,820	72	19	10	9	2
Cornwall	Litchfield	876	823	28	3	3	19	0
Coventry	Tolland	4,360	3,986	116	95	120	45	2
Cromwell	Middlesex	5,304	3,858	264	238	813	133	2
Danbury	Fairfield	26,719	14,109	3,345	2,969	5,206	1,090	0
Darien	Fairfield	6,812	6,422	174	69	104	52	9
Deep River	Middlesex	1,899	1,442	126	91	198	42	0
Derby	New Haven	5,398	2,574	1,170	724	812	118	0
Durham	Middlesex	2,212	2,018	73	65	35	22	1
East Granby	Hartford	1,855	1,541	40	72	191	13	2
East Haddam	Middlesex	3,703	3,391	137	71	55	53	4
East Hampton	Middlesex	4,496	3,674	261	187	285	99	10
East Hartford	Hartford	21,363	11,700	1,861	1,780	5,179	845	2
East Haven	New Haven	11,277	7,890	687	367	2,079	262	8
East Lyme	New London	7,380	6,415	283	141	421	121	1
East Windsor	Hartford	4,325	2,597	314	249	875	295	5
Eastford	Windham	672	577	25	9	7	54	0
Easton	Fairfield	2,400	2,364	12	2	5	17	0
Ellington	Tolland	4,910	3,369	211	214	1,054	63	1
Enfield	Hartford	16,937	12,772	1,194	1,089	1,717	165	0
Essex	Middlesex	2,896	2,206	122	174	339	55	0
Fairfield	Fairfield	20,898	17,573	1,357	784	990	221	27
Farmington	Hartford	9,472	6,779	379	728	1,447	145	6
Franklin	New London	691	620	35	7	1	30	2
Glastonbury	Hartford	12,092	9,879	612	564	917	125	5
Goshen	Litchfield	1,390	1,307	25	23	16	20	1
Granby	Hartford	3,825	3,510	72	71	120	54	2
Greenwich	Fairfield	24,037	16,352	2,752	1,353	3,189	428	37
Griswold	New London	4,511	2,861	524	334	491	310	9
Groton	New London	17,057	9,890	1,303	1,445	3,478	961	20
Guilford	New Haven	8,396	7,535	280	218	251	114	2
Haddam	Middlesex	2,793	2,550	131	35	39	39	1
Hamden	New Haven	23,004	14,582	1,396	1,363	5,336	335	8
Hampton	Windham	656	571	26	13	1	45	0
Hartford	Hartford	55,896	9,172	5,916	12,692	27,410	785	79

Hartland	Hartford	773	745	16	1	1	10	0
Harwinton	Litchfield	1,992	1,912	38	24	7	12	1
Hebron	Tolland	2,894	2,677	78	44	78	18	1
Kent	Litchfield	1,520	1,253	88	73	60	46	0
Killingly	Windham	6,830	4,128	895	618	876	317	4
Killingworth	Middlesex	2,219	1,899	20	2	0	300	2
Lebanon	New London	2,668	2,355	68	74	18	153	0
Ledyard	New London	5,473	4,654	72	265	248	234	0
Lisbon	New London	1,521	1,273	83	25	17	123	0
Litchfield	Litchfield	3,678	2,943	275	168	209	84	1
Lyme	New London	1,077	1,042	4	0	2	29	0
Madison	New Haven	7,199	6,698	143	112	169	80	3
Manchester	Hartford	22,615	12,681	2,749	1,703	5,189	297	4
Mansfield	Tolland	5,378	3,216	239	879	652	392	0
Marlborough	Hartford	2,075	1,945	42	25	40	24	1
Meriden	New Haven	24,803	13,083	3,347	3,193	4,810	473	103
Middlebury	New Haven	2,493	2,366	54	18	38	19	2
Middlefield	Middlesex	1,683	1,526	70	40	27	22	2
Middletown	Middlesex	18,906	9,111	1,879	1,250	6,403	275	12
Milford	New Haven	21,474	16,397	943	1,194	2,264	681	5
Monroe	Fairfield	6,275	5,774	50	95	212	145	1
Montville	New London	6,715	5,053	289	387	461	529	4
Morris	Litchfield	1,146	1,050	33	24	8	31	0
Naugatuck	New Haven	12,395	7,295	1,538	1,170	1,911	482	1
New Britain	Hartford	32,191	10,216	5,483	6,377	9,814	363	62
New Canaan	Fairfield	7,149	5,988	472	267	321	125	24
New Fairfield	Fairfield	5,429	5,302	55	15	21	37	1
New Hartford	Litchfield	2,500	2,160	123	46	146	29	4
New Haven	New Haven	54,300	11,896	9,939	13,438	18,215	812	0
New London	New London	11,942	3,764	2,262	1,606	4,111	199	0
New Milford	Litchfield	10,202	7,672	479	449	1,341	269	8
Newington	Hartford	12,095	9,399	301	362	1,842	202	11
Newtown	Fairfield	8,431	7,944	137	137	23	200	10
Norfolk	Litchfield	923	771	61	24	48	20	1
North Branford	New Haven	5,021	4,310	93	82	421	118	3
North Canaan	Litchfield	1,486	1,077	124	97	161	27	0
North Haven	New Haven	8,676	7,706	186	54	675	62	7

North Stonington	New London	1,990	1,818	41	20	13	98	0
Norwalk	Fairfield	32,863	17,719	3,907	2,674	7,988	608	33
Norwich	New London	16,573	7,283	2,748	2,144	3,624	785	11
Old Lyme	New London	4,657	4,327	143	114	45	32	4
Old Saybrook	Middlesex	5,286	4,942	85	86	100	75	2
Orange	New Haven	4,714	4,542	55	12	65	44	4
Oxford	New Haven	3,282	3,166	69	19	1	31	4
Plainfield	Windham	5,622	3,572	811	433	554	258	6
Plainville	Hartford	7,659	5,027	677	437	1,326	196	4
Plymouth	Litchfield	4,759	3,572	419	375	262	136	5
Pomfret	Windham	1,441	1,146	68	60	81	86	0
Portland	Middlesex	3,469	2,719	352	214	159	28	3
Preston	New London	1,817	1,634	57	52	9	65	0
Prospect	New Haven	2,908	2,658	48	16	4	186	4
Putnam	Windham	3,871	1,964	667	766	441	33	0
Redding	Fairfield	3,116	2,969	74	16	4	53	0
Ridgefield	Fairfield	8,632	7,393	280	280	579	100	0
Rocky Hill	Hartford	7,658	4,661	152	551	2,176	120	2
Roxbury	Litchfield	978	958	6	0	1	14	1
Salem	New London	1,396	1,221	43	23	72	37	0
Salisbury	Litchfield	2,544	2,174	94	90	77	110	1
Scotland	Windham	533	484	19	0	0	30	0
Seymour	New Haven	6,206	4,173	680	247	1,054	52	0
Sharon	Litchfield	1,659	1,472	84	17	40	48	2
Shelton	Fairfield	14,135	10,957	958	774	927	529	10
Sherman	Fairfield	1,583	1,559	8	0	3	14	1
Simsbury	Hartford	8,641	7,354	200	311	689	97	10
Somers	Tolland	2,933	2,629	113	114	59	19	1
South Windsor	Hartford	8,791	7,660	114	150	651	219	3
Southbury	New Haven	7,353	6,017	353	467	337	180	1
Southington	Hartford	15,227	11,418	1,191	480	1,411	729	2
Sprague	New London	1,151	642	312	74	102	21	0
Stafford	Tolland	4,549	3,285	395	343	463	67	4
Stamford	Fairfield	46,135	21,749	3,824	4,313	15,436	852	39
Sterling	Windham	1,027	838	94	24	8	63	0
Stonington	New London	8,402	5,799	974	721	550	364	6
Stratford	Fairfield	20,493	15,177	2,095	879	2,003	345	6

Suffield	Hartford	4,647	3,971	235	154	211	76	0
Thomaston	Litchfield	2,907	1,994	291	225	324	73	0
Thompson	Windham	3,795	2,806	300	255	165	270	1
Tolland	Tolland	4,352	4,126	30	43	127	27	1
Torrington	Litchfield	15,703	8,563	3,067	1,608	2,267	218	20
Trumbull	Fairfield	11,901	11,056	116	217	461	56	5
Union	Tolland	316	303	7	0	0	6	0
Vernon	Tolland	12,849	6,598	811	1,404	3,566	478	8
Voluntown	New London	984	890	48	23	14	10	1
Wallingford	New Haven	16,985	11,265	1,592	1,275	2,299	560	6
Warren	Litchfield	640	618	6	4	0	13	1
Washington	Litchfield	1,970	1,753	75	53	42	49	2
Waterbury	New Haven	47,649	18,984	5,295	10,231	12,490	732	83
Waterford	New London	7,910	6,995	265	151	294	213	8
Watertown	Litchfield	8,074	6,304	737	454	522	61	4
West Hartford	Hartford	25,261	17,690	1,762	1,485	4,103	221	0
West Haven	New Haven	22,802	11,270	2,658	2,141	6,407	344	18
Westbrook	Middlesex	3,395	2,763	140	125	111	256	0
Weston	Fairfield	3,441	3,368	49	1	2	29	8
Westport	Fairfield	9,931	9,091	314	158	199	189	20
Wethersfield	Hartford	11,128	8,813	538	484	1,192	105	4
Willington	Tolland	2,415	1,582	95	74	604	61	1
Wilton	Fairfield	6,217	5,668	68	72	356	63	10
Winchester	Litchfield	5,153	2,994	844	458	707	150	0
Windham	Windham	8,799	3,886	1,203	1,211	2,063	446	10
Windsor	Hartford	10,701	8,768	505	568	709	151	0
Windsor Locks	Hartford	5,024	3,833	360	136	655	40	0
Wolcott	New Haven	5,521	4,986	95	74	331	38	3
Woodbridge	New Haven	3,112	2,873	123	8	93	15	0
Woodbury	Litchfield	3,743	2,903	145	173	461	62	1
Woodstock	Windham	2,849	2,498	94	91	112	54	0

DESCRIPTION OF SURVEY AND SUPPLEMENTARY INFORMATION SERVICES

The statistics provided in this publication were based on reports submitted monthly by local building officials in Connecticut, in response to a mail survey conducted by the U. S. Bureau of the Census. This report includes a copy of the Monthly Building Permit Survey, Form C-404, "Report of Building or Zoning Permits Issued and Local Public Construction".

In accordance with Connecticut Statutes, all municipalities were required to submit a copy of the completed monthly report to the DECD Commissioner at the same time as the report was filed with the U.S. bureau of the Census (C.G.S. Sec. 8-37s).

The estimated inventory of housing units in Connecticut towns was based on the net change in housing units authorized from January 1991 through the end of December 1996, which was added to the full count of housing units in structures, were derived from the monthly reports and the 1990 Census of Population and Housing. There appears to be an eight unit discrepancies in the count of units by structure type going back to the 1990 census. This causes some of the tables in this report to differ in total inventory counts at the statewide level.

DATA PROCESSING AND ESTIMATION PROEDURES

The data that were reported monthly was successively downloaded electronically from the diskette distributed by Census. They include data estimated by the U.S. Bureau of the Census for those places that provided reports for fewer than 12 months in a year. If a community issued no reports to Bureau of the Census, that town will not appear in the tables listing data by town.

SURVEY CHANGES

At some locations, statistics on new housing units authorized in the permit jurisdiction have been kept for more than a century. The U.S. Bureau of the Census has published a book useful for time-series analysis, Housing Construction Statistics: 1889 to 1964.

In 1954, the Bureau of Labor Statistics of the U. S. Department of Labor published permit data for virtually all the permit-issuing locations surveyed. Since 1959, the U.S. bureau of the Census of the U.S. Department of Commerce has been collecting permit information through mail surveys of local building officials in 17,000 locations.

The State of Connecticut has actively cooperated with the federal government since this mail survey began. The Department of Public Works was the first cooperating agency, succeeded by the Department of Community Affairs, the Department of Housing and now the Department of Economic and Community Development.

Beginning in January 1987, several changes were made to the reporting and classifying of various survey items. Buildings and the valuation of additions, alterations, and conversions to residential buildings were classified under a common item number. Similarly, buildings and the evaluation of additions, alterations, and conversions to non-housekeeping and nonresidential buildings were classified under a common item number. In both circumstances, housing units were no longer reported.

The survey no longer distinguished between additions, alterations, and conversions that resulted in an increase, or decrease to the housing inventory in Connecticut. Furthermore, mobile homes were no longer within the scope of the survey.

DATA RELIABILITY

Although the statistics in this report were not subject to sampling variability, they were subject to various response and operational errors that could be attributed to many sources: the inability to obtain information about all cases, the differences in the interpretation of questions, the inability or unwillingness by respondents to provide correct information, and data-processing errors.

Explicit measures of the effects of these were not available. However, DECD believed that most of the important operational errors were detected in the course of the cooperative review of the data for reasonableness and consistency. The participants in the review included the U.S. bureau of the Census, DECD, and local officials.

The review by DECD did not end with this publication. As errors are resolved or permits modified or rescinded, the computer file is updated.

DATA LIMITATIONS

In Connecticut, by state statute no building or structure may be “constructed or altered until an application has been filed (with a municipal building official) by the owner of the premises affected or his agent,” and a permit has been issued.

Building permits have been required prior to the beginning of any construction or alteration since October 1, 1970. Similarly, no person may “demolish any building, structure or part thereof without obtaining a permit for the particular demolition undertaking” from a municipal administrative officer (C.G.S. Sec. 29-263; 29-406)

Continuing sample surveys conducted by the U.S. Bureau of the Census indicate that construction resulted in all but two percent of the new housing units nationally authorized by permits.

Construction typically begins during the month of the permit issuance, and most of the remaining works begins within the following three months.

Therefore, the housing-unit statistics displayed in this report do not represent the number of units actually put into construction for the period shown, and should not be directly interpreted as “housing starts”.

In certain instances, a developer may have been given notice to proceed with the construction of federal public housing without a reported building permit. In these instances the data relate to the award of construction contract.

Data Characteristics

The working definition of a housing unit was “a room or group of rooms intended for occupancy as separate living quarters”. Hence, each apartment unit in an apartment building was counted as one housing unit. For example, one new building containing 260 apartments would appear in the housing unit table as 260 housing units.

However, a housing unit may be unoccupied at a particular time or year-round. By contrast, a household included all the persons who occupy a housing unit. To estimate the number of households it was necessary to multiply the overall number of housing units. At a given time by the overall owner-occupied and renter-occupied housing units observed in the most recent census or other vacancy survey by the number of all housing units at the time of the survey.

To avoid duplication, respondents were cautioned to include foundation permits only when a separate foundation permit was issued, and it has a construction cost. Respondents were obstructed to include the cost of the foundation when it was authorized, but not to enter the number of buildings or housing units. Buildings, housing units, and remaining costs were counted only in the month that the superstructures were authorized. Similarly, when the superstructure only constituted a shell, the cost of completion of the interior was included in the month that the completion was authorized.

The valuation of construction as displayed in these tables was the cost of construction as recorded on the building permit. This figure usually excluded the cost of on-site development and improvements, and the cost of heating, plumbing, electrical and elevator installations.

According to the U.S. Bureau of the Census, the characteristics of building-permit data further restricted their value as indicators of the dollar volume of residential and nonresidential construction. Any attempt to use these figures for inter-area comparisons of construction volume must, at best, be made cautiously and with broad reservation.