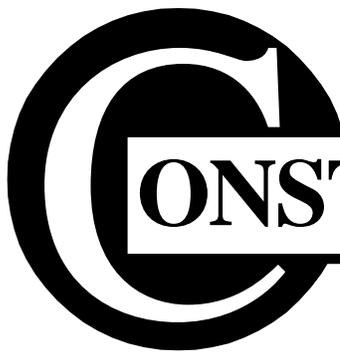


**CONNECTICUT HOUSING  
PRODUCTION AND PERMIT  
AUTHORIZED CONSTRUCTION**



**CONSTRUCTION REPORT**

1998



**STATE OF CONNECTICUT**

**DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

## TABLE OF CONTENTS

Introduction.....	1
Total Housing Production.....	1
Demolition and Net Gain.....	2
Counties.....	2
Municipalities.....	3
Median Home Sales Price.....	3
Construction Value.....	4
Inventory Change.....	4
New Housing Authorizations in 1998 by State and Counties.....	5
New Housing Authorizations in 1998 by Towns.....	6
New Housing Authorizations in 1998 Valuations of Residential Construction....	12
New Housing Authorizations in 1998 Ranked in Net Gain Order.....	19
Connecticut Housing Inventory by Towns by end of 1998.....	26
Description of Survey and Supplementary Information Services.....	32

## **ACKNOWLEDGEMENT**

The Department of Economic and Community Development acknowledges the Building Permits Branch, Construction Statistics Division, U.S. Bureau of the Census, for continuously supplying monthly permit data both in an electronic format and paper copies, and final annual revision permit statistics.

I would like to express my thanks to Mary Rose Cunningham for her endless effort to contact towns to request demolition information, perform data entry into our database; and Dorothy Malerba who graciously provided clerical support.

Any comments or suggestions should be directed to Kolie Sun Chang, Senior Research Analyst at Public Affairs and Strategic Planning Division, Department of Economic and Community Development, 505 Hudson Street, Hartford, CT. 06106. She can also be contacted by phone at (860) 270-8167 or send her an e-mail: [kolie.chang@po.state.ct.us](mailto:kolie.chang@po.state.ct.us)

## 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

According to the recent released housing statistics from the Bureau of the Census, Connecticut permit authorization reached 11,863 units in 1998. As the graph below indicates, in 1998 we experienced the largest growth since 1990. There were eight months out of the year that housing permits issued set records. Compared to a year ago, total housing production increased 26.9 percent from the 9,349 in 1997 to 11,863 in 1998, the biggest percent increase since 1987. In 1998, 9,130 permits were authorized for single-family dwellings, accounting for 77 percent of all the permits issued. Condominium and apartment buildings with five units or more shared almost 20 percent of the market.

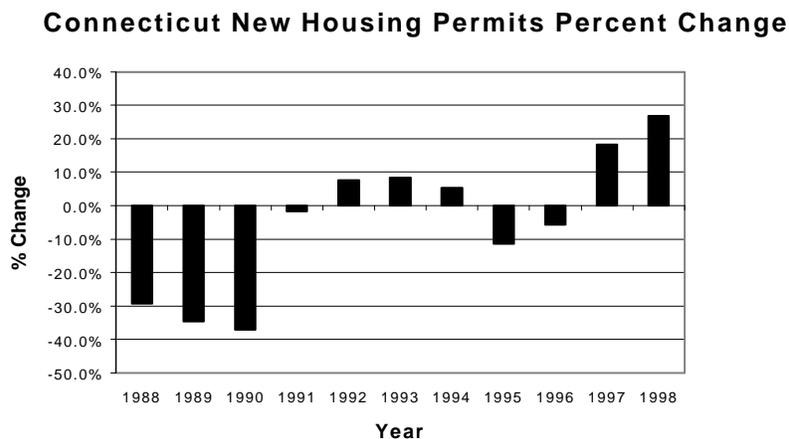


Figure 1 presents the distribution and percentage change of the new housing units permitted in 1997 and 1998 by structure type.

**Figure 1 - New Housing Units**

<b>Structure Type</b>	<b>1998</b>	<b>1997</b>	<b>Chg. 98-97</b>	<b>% Change</b>
<b>One-Unit</b>	9,130	7,874	1,256	16.0%
<b>Two-Unit</b>	184	138	46	33.3%
<b>Three &amp; Four-Unit</b>	196	143	53	37.1%
<b>Five-or-More-Unit</b>	2,353	1,194	1,159	97.1%
<b>Total Units</b>	11,863	9,349	2,514	26.9%

## **DEMOLITION AND NET GAIN**

Again, at the end of 1998, DECD sent out a survey to collect the residential demolition permits issued. Over 90 percent of the cities and towns responded to our request. Hartford issued the most demolition permits with 1,200 units, New Haven with 370, New Britain with 281, Bridgeport with 276 and Waterbury with 109. The five cities contributed over 75 percent of all demolition permits. The net gain to Connecticut's housing inventory totaled 8,895 units in 1998. This was an increase of nine percent from 1997's net gain of 8,156. The reader should consult the table "Net Gain in Rank Order" for more information.

## **COUNTIES**

In 1998, Fairfield County authorized the largest number of new residential permits with 2,978, followed by Hartford County with 2,790, and New Haven County with 2,301. These three counties combined accounted for 68 percent of total permits issued. All three counties set records for new permits issued in this decade. Compared with the State growth rate of 26.9 percent, Fairfield County fared much better with growth of 45.6 percent, followed by Middlesex County with 43.8 percent, and Tolland County with 36.5 percent. Figure 2 presents the changes and percentage changes of the housing units permitted by county in 1998 and 1997.

**Figure 2 - Change in Connecticut Housing Permits by County**

<b>State &amp; Counties</b>	<b>1998</b>	<b>1997</b>	<b>Units Change</b>	<b>% Change</b>
<b>Connecticut</b>	11,863	9,349	2,514	26.9%
<b>Fairfield County</b>	2,978	2,045	933	45.6%
<b>Hartford County</b>	2,790	2,246	544	24.2%
<b>Litchfield County</b>	774	732	42	5.7%
<b>Middlesex County</b>	899	625	274	43.8%
<b>New Haven County</b>	2,301	2,030	271	13.3%
<b>New London County</b>	972	825	147	17.8%
<b>Tolland County</b>	714	523	191	36.5%
<b>Windham County</b>	435	323	112	34.7%

## **MUNICIPALITIES**

The top five communities combined accounted for almost 20 percent of the total permits authorized. Danbury led all Connecticut communities with 926 permits issued, up 174 percent over the 1997 total 242 units. Manchester ranked second with 483 units, an increase of 162 units, up 50 percent over the 1997 total of 321 units, followed by Hamden with 458 units, Middletown with 254 units, and Glastonbury with 246 units.

## **MEDIAN HOME SALES PRICE**

According to the Connecticut Policy and Economic Council (CPEC), Connecticut's median sales price rose 1.4 percent from \$138,000 in 1996 to \$140,000 in 1997. The number of home sales increased by 3,356, or 8.5 percent. The average home price in Connecticut was slightly over \$204,000, compared with \$195,000 a year ago, representing a 4.6 percent increase from a year ago. This increase suggested that more expensive homes were sold in 1997 than in 1996. Stamford, Norwalk, Greenwich, Bridgeport and Fairfield are the top five municipalities with the most housing transactions during 1997. All of them combined accounted for 15 percent of total home sales. Fairfield County showed the most home sales activities compared to the rest of the State.

## CONSTRUCTION VALUE

The valuation of construction is the cost of construction as recorded on the building permit. This figure usually excludes the cost of on-site development and improvements, and the cost of heating, plumbing, electrical and elevator installations.

The total investment in authorized construction activity was an estimated \$1.262 billion during 1998. This was an increase of 23 percent from 1997's level of \$1.026 billion. The average construction value of single unit housing showed an increase of 6.1 percent from \$130,363 in 1997 to \$138,321 in 1998, and 8.8 percent higher compared to the level of 1996.

## INVENTORY CHANGE

Connecticut's inventory of residential units was estimated to be 1,383,597 at the end of 1998. This estimate was based on a net gain of 62,747 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 1998.

**Figure 3 - Change in Connecticut Housing Inventory**

Structure Type	1998	1990	Change 1990-1998	% Change
<b>One-Unit</b>	873,921	815,307	58,614	7.2%
<b>Two-Unit</b>	121,657	121,177	480	0.4%
<b>Three &amp; Four-Unit</b>	122,613	122,423	190	0.2%
<b>Fove-or-More-Unit</b>	238,603	230,989	7,614	3.3%
<b>Other</b>	30,964	30,954	10	0.0%
<b>Demolitions</b>	4161*			
<b>Total Units</b>	1,383,597	1,320,850	62,747	4.8%

\* Includes 1998 demolitions units 2,968 and 1997 demolitions units 1,193.

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, vans, 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 1998**

**By State and Counties**

	<b>Total</b>			<b>3 and 4</b>	<b>5 Units</b>	<b>Total 1998</b>	<b>1998</b>
<b>State &amp; Counties</b>	<b>Units</b>	<b>1 Unit</b>	<b>2 Units</b>	<b>Units</b>	<b>or More</b>	<b>Demolitions</b>	<b>Net Gain</b>
<b>Connecticut</b>	<b>11,863</b>	<b>9,130</b>	<b>184</b>	<b>196</b>	<b>2,353</b>	<b>2,968</b>	<b>8,895</b>
<b>Fairfield</b>	2,978	1,897	108	73	900	517	2,461
<b>Hartford</b>	2,790	2,184	48	24	534	1,592	1,198
<b>Litchfield</b>	774	721	4	0	49	50	724
<b>Middlesex</b>	899	721	0	76	102	64	835
<b>New Haven</b>	2,301	1,749	20	8	524	626	1,675
<b>New London</b>	972	904	4	4	60	73	899
<b>Tolland</b>	714	599	0	11	104	7	707
<b>Windham</b>	435	355	0	0	80	39	396

## Connecticut New Housing Authorizations in 1998

In Alphabetical Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Units	3 and 4 Units	5 Units or More	Total 1998 Demolitions	1998 Net Gain	Rank by Net Gain
<b>Connecticut</b>		<b>11,863</b>	<b>9,130</b>	<b>184</b>	<b>196</b>	<b>2,353</b>	<b>2,968</b>	<b>8,895</b>	
Andover	Tolland	24	24	0	0	0	1	23	114
Ansonia	New Haven	33	26	2	0	5	7	26	101
Ashford	Windham	32	32	0	0	0	0	32	90
Avon	Hartford	188	143	0	16	29	3	185	12
Barkhamsted	Litchfield	26	26	0	0	0	2	24	110
Beacon Falls	New Haven	24	24	0	0	0	0	24	111
Berlin	Hartford	89	89	0	0	0	1	88	38
Bethany	New Haven	29	29	0	0	0	0	29	95
Bethel	Fairfield	41	41	0	0	0	1	40	78
Bethlehem	Litchfield	14	14	0	0	0	0	14	132
Bloomfield	Hartford	37	37	0	0	0	2	35	85
Bolton	Tolland	26	26	0	0	0	1	25	106
Bozrah	New London	6	6	0	0	0	0	6	149
Branford	New Haven	39	39	0	0	0	13	26	102
Bridgeport	Fairfield	136	79	54	3	0	276	-140	166
Bridgewater	Litchfield	14	14	0	0	0	1	13	136
Bristol	Hartford	93	93	0	0	0	26	67	49
Brookfield	Fairfield	50	50	0	0	0	0	50	66
Brooklyn	Windham	96	16	0	0	80	0	96	33
Burlington	Hartford	51	51	0	0	0	0	51	61
Canaan	Litchfield	3	3	0	0	0	1	2	156
Canterbury	Windham	21	21	0	0	0	0	21	122
Canton	Hartford	44	44	0	0	0	5	39	80
Chaplin	Windham	16	16	0	0	0	0	16	127
Cheshire	New Haven	99	99	0	0	0	4	95	34
Chester	Middlesex	9	9	0	0	0	1	8	145

Clinton	Middlesex	74	74	0	0	0	5	69	47
Colchester	New London	102	102	0	0	0	13	89	36
Colebrook	Litchfield	11	11	0	0	0	0	11	141
Columbia	Tolland	31	31	0	0	0	0	31	91
Cornwall	Litchfield	5	5	0	0	0	0	5	152
Coventry	Tolland	65	65	0	0	0	3	62	51
Cromwell	Middlesex	128	64	0	64	0	1	127	23
Danbury	Fairfield	926	109	2	24	791	22	904	1
Darien	Fairfield	26	26	0	0	0	12	14	133
Deep River	Middlesex	23	23	0	0	0	1	22	117
Derby	New Haven	26	26	0	0	0	4	22	118
Durham	Middlesex	43	43	0	0	0	4	39	81
East Granby	Hartford	24	24	0	0	0	0	24	112
East Haddam	Middlesex	80	68	0	12	0	18	62	52
East Hampton	Middlesex	49	49	0	0	0	4	45	72
East Hartford	Hartford	4	4	0	0	0	3	1	159
East Haven	New Haven	75	56	0	0	19	11	64	50
East Lyme	New London	140	80	0	0	60	4	136	18
East Windsor	Hartford	28	28	0	0	0	2	26	103
Eastford	Windham	5	5	0	0	0	0	5	153
Easton	Fairfield	46	46	0	0	0	0	46	70
Ellington	Tolland	162	50	0	8	104	0	162	14
Enfield	Hartford	86	86	0	0	0	0	86	39
Essex	Middlesex	48	48	0	0	0	0	48	68
Fairfield	Fairfield	140	134	6	0	0	0	140	16
Farmington	Hartford	166	147	0	0	19	9	157	15
Franklin	New London	2	2	0	0	0	1	1	160
Glastonbury	Hartford	246	246	0	0	0	1	245	4
Goshen	Litchfield	15	15	0	0	0	0	15	130
Granby	Hartford	46	46	0	0	0	6	40	79
Greenwich	Fairfield	114	88	18	3	5	56	58	54
Griswold	New London	49	49	0	0	0	1	48	69
Groton	New London	137	135	2	0	0	3	134	19
Guilford	New Haven	139	139	0	0	0	10	129	21
Haddam	Middlesex	27	27	0	0	0	2	25	107
Hamden	New Haven	458	62	0	0	396	3	455	3
Hampton	Windham	16	16	0	0	0	0	16	128

Hartford	Hartford	88	64	24	0	0	1,200	-1,112	169
Hartland	Hartford	5	5	0	0	0	0	5	154
Harwinton	Litchfield	22	22	0	0	0	0	22	119
Hebron	Tolland	78	78	0	0	0	0	78	40
Kent	Litchfield	12	12	0	0	0	0	12	140
Killingly	Windham	26	26	0	0	0	0	26	104
Killingworth	Middlesex	59	59	0	0	0	6	53	57
Lebanon	New London	28	28	0	0	0	2	26	105
Ledyard	New London	70	64	2	4	0	1	69	48
Lisbon	New London	24	24	0	0	0	0	24	113
Litchfield	Litchfield	33	33	0	0	0	0	33	88
Lyme	New London	13	13	0	0	0	0	13	137
Madison	New Haven	100	100	0	0	0	11	89	37
Manchester	Hartford	483	74	24	0	385	6	477	2
Mansfield	Tolland	58	55	0	3	0	0	58	55
Marlborough	Hartford	35	30	0	0	5	0	35	86
Meriden	New Haven	53	53	0	0	0	37	16	129
Middlebury	New Haven	32	32	0	0	0	3	29	96
Middlefield	Middlesex	18	18	0	0	0	3	15	131
Middletown	Middlesex	254	152	0	0	102	10	244	5
Milford	New Haven	183	183	0	0	0	0	183	13
Monroe	Fairfield	111	111	0	0	0	5	106	30
Montville	New London	45	45	0	0	0	4	41	77
Morris	Litchfield	11	11	0	0	0	1	10	142
Naugatuck	New Haven	57	57	0	0	0	7	50	67
New Britain	Hartford	8	8	0	0	0	281	-273	167
New Canaan	Fairfield	56	52	4	0	0	31	25	108
New Fairfield	Fairfield	31	31	0	0	0	4	27	97
New Hartford	Litchfield	31	31	0	0	0	8	23	115
New Haven	New Haven	76	36	0	0	40	370	-294	168
New London	New London	2	2	0	0	0	12	-10	164
New Milford	Litchfield	118	118	0	0	0	6	112	27
Newington	Hartford	115	107	0	8	0	0	115	25
Newtown	Fairfield	238	238	0	0	0	8	230	6
Norfolk	Litchfield	2	2	0	0	0	1	1	161
North Branford	New Haven	54	54	0	0	0	3	51	62

North Canaan	Litchfield	3	3	0	0	0	1	2	157
North Haven	New Haven	100	60	0	0	40	0	100	31
North Stonington	New London	42	42	0	0	0	0	42	75
Norwalk	Fairfield	132	99	6	0	27	24	108	29
Norwich	New London	19	19	0	0	0	21	-2	162
Old Lyme	New London	54	54	0	0	0	3	51	63
Old Saybrook	Middlesex	25	25	0	0	0	3	22	120
Orange	New Haven	13	13	0	0	0	0	13	138
Oxford	New Haven	100	100	0	0	0	2	98	32
Plainfield	Windham	41	41	0	0	0	6	35	87
Plainville	Hartford	56	56	0	0	0	5	51	64
Plymouth	Litchfield	30	30	0	0	0	0	30	92
Pomfret	Windham	33	33	0	0	0	0	33	89
Portland	Middlesex	13	13	0	0	0	3	10	143
Preston	New London	19	19	0	0	0	0	19	125
Prospect	New Haven	54	54	0	0	0	1	53	58
Putnam	Windham	15	15	0	0	0	2	13	139
Redding	Fairfield	30	30	0	0	0	3	27	98
Ridgefield	Fairfield	115	115	0	0	0	0	115	26
Rocky Hill	Hartford	111	111	0	0	0	0	111	28
Roxbury	Litchfield	28	28	0	0	0	1	27	99
Salem	New London	24	24	0	0	0	2	22	121
Salisbury	Litchfield	13	13	0	0	0	7	6	150
Scotland	Windham	14	14	0	0	0	0	14	134
Seymour	New Haven	54	52	2	0	0	9	45	73
Sharon	Litchfield	3	3	0	0	0	0	3	155
Shelton	Fairfield	227	212	0	15	0	6	221	7
Sherman	Fairfield	23	23	0	0	0	0	23	116
Simsbury	Hartford	73	73	0	0	0	2	71	45
Somers	Tolland	43	43	0	0	0	1	42	76
South Windsor	Hartford	134	134	0	0	0	5	129	22
Southbury	New Haven	118	118	0	0	0	0	118	24
Southington	Hartford	229	229	0	0	0	20	209	9
Sprague	New London	2	2	0	0	0	0	2	158
Stafford	Tolland	37	37	0	0	0	0	37	82
Stamford	Fairfield	222	103	14	28	77	10	212	8

<b>Sterling</b>	<b>Windham</b>	22	22	0	0	0	2	20	124
<b>Stonington</b>	<b>New London</b>	94	94	0	0	0	4	90	35
<b>Stratford</b>	<b>Fairfield</b>	57	53	4	0	0	6	51	65
<b>Suffield</b>	<b>Hartford</b>	196	100	0	0	96	3	193	10
<b>Thomaston</b>	<b>Litchfield</b>	57	57	0	0	0	1	56	56
<b>Thompson</b>	<b>Windham</b>	23	23	0	0	0	27	-4	163
<b>Tolland</b>	<b>Tolland</b>	137	137	0	0	0	0	137	17
<b>Torrington</b>	<b>Litchfield</b>	81	77	4	0	0	8	73	43
<b>Trumbull</b>	<b>Fairfield</b>	133	133	0	0	0	2	131	20
<b>Union</b>	<b>Tolland</b>	8	8	0	0	0	0	8	146
<b>Vernon</b>	<b>Tolland</b>	31	31	0	0	0	1	30	93
<b>Voluntown</b>	<b>New London</b>	27	27	0	0	0	0	27	100
<b>Wallingford</b>	<b>New Haven</b>	196	158	6	8	24	3	193	11
<b>Warren</b>	<b>Litchfield</b>	9	9	0	0	0	0	9	144
<b>Washington</b>	<b>Litchfield</b>	13	13	0	0	0	5	8	147
<b>Waterbury</b>	<b>New Haven</b>	57	49	8	0	0	109	-52	165
<b>Waterford</b>	<b>New London</b>	73	73	0	0	0	2	71	46
<b>Watertown</b>	<b>Litchfield</b>	82	82	0	0	0	4	78	41
<b>West Hartford</b>	<b>Hartford</b>	25	25	0	0	0	6	19	126
<b>West Haven</b>	<b>New Haven</b>	51	49	2	0	0	15	36	84
<b>Westbrook</b>	<b>Middlesex</b>	49	49	0	0	0	3	46	71
<b>Weston</b>	<b>Fairfield</b>	18	18	0	0	0	12	6	151
<b>Westport</b>	<b>Fairfield</b>	62	62	0	0	0	32	30	94
<b>Wethersfield</b>	<b>Hartford</b>	73	73	0	0	0	0	73	44
<b>Willington</b>	<b>Tolland</b>	14	14	0	0	0	0	14	135
<b>Wilton</b>	<b>Fairfield</b>	44	44	0	0	0	7	37	83
<b>Winchester</b>	<b>Litchfield</b>	62	13	0	0	49	3	59	53
<b>Windham</b>	<b>Windham</b>	23	23	0	0	0	2	21	123
<b>Windsor</b>	<b>Hartford</b>	44	44	0	0	0	0	44	74
<b>Windsor Locks</b>	<b>Hartford</b>	13	13	0	0	0	6	7	148
<b>Wolcott</b>	<b>New Haven</b>	56	56	0	0	0	4	52	59
<b>Woodbridge</b>	<b>New Haven</b>	25	25	0	0	0	0	25	109
<b>Woodbury</b>	<b>Litchfield</b>	76	76	0	0	0	0	76	42
<b>Woodstock</b>	<b>Windham</b>	52	52	0	0	0	0	52	60

## Housing Units and Residential Construction Activity Authorized in 1998

In Alphabetical Order

### Valuations of Residential Construction

	Single Family			All Units (Including Single & Multi-Units)		
			Valuations			Valuations
State/Towns	Units	Valuations	Per Unit	Total Units	Total Valuations	Per Unit
<b>Connecticut</b>	9,130	1,262,866,482	138,321	11,863	1,394,243,422	117,529
Andover	24	2,395,160	99,798	24	2,395,160	99,798
Ansonia	26	1,833,600	70,523	33	2,171,100	65,791
Ashford	32	2,708,497	84,641	32	2,708,497	84,641
Avon	143	30,214,178	211,288	188	32,777,178	174,347
Barkhamsted	26	3,937,334	151,436	26	3,937,334	151,436
Beacon Falls	24	1,555,000	64,792	24	1,555,000	64,792
Berlin	89	9,882,684	111,041	89	9,882,684	111,041
Bethany	29	6,648,520	229,259	29	6,648,520	229,259
Bethel	41	7,079,839	172,679	41	7,079,839	172,679
Bethlehem	14	1,756,000	125,429	14	1,756,000	125,429
Bloomfield	37	2,857,080	77,218	37	2,857,080	77,218
Bolton	26	5,236,176	201,391	26	5,236,176	201,391
Bozrah	6	555,000	92,500	6	555,000	92,500
Branford	39	4,488,900	115,100	39	4,488,900	115,100
Bridgeport	79	4,468,800	56,567	136	6,822,300	50,164
Bridgewater	14	3,162,609	225,901	14	3,162,609	225,901
Bristol	93	7,856,000	84,473	93	7,856,000	84,473
Brookfield	50	7,791,950	155,839	50	7,791,950	155,839
Brooklyn	16	1,798,000	112,375	96	9,673,000	100,760
Burlington	51	8,307,776	162,898	51	8,307,776	162,898
Canaan	3	658,000	219,333	3	658,000	219,333
Canterbury	21	1,857,000	88,429	21	1,857,000	88,429
Canton	44	6,151,107	139,798	44	6,151,107	139,798

Chaplin	16	867,184	54,199	16	867,184	54,199
Cheshire	99	12,704,475	128,328	99	12,704,475	128,328
Chester	9	1,596,800	177,422	9	1,596,800	177,422
Clinton	74	6,794,520	91,818	74	6,794,520	91,818
Colchester	102	9,482,000	92,961	102	9,482,000	92,961
Colebrook	11	990,050	90,005	11	990,050	90,005
Columbia	31	3,861,055	124,550	31	3,861,055	124,550
Cornwall	5	574,614	114,923	5	574,614	114,923
Coventry	65	6,709,265	103,219	65	6,709,265	103,219
Cromwell	64	7,276,463	113,695	128	9,862,847	77,053
Danbury	109	12,622,431	115,802	926	56,336,194	60,838
Darien	26	14,968,000	575,692	26	14,968,000	575,692
Deep River	23	4,509,138	196,049	23	4,509,138	196,049
Derby	26	2,912,340	112,013	26	2,912,340	112,013
Durham	43	4,882,925	113,556	43	4,882,925	113,556
East Granby	24	3,918,700	163,279	24	3,918,700	163,279
East Haddam	68	7,820,082	115,001	80	8,227,002	102,838
East Hampton	49	3,938,799	80,384	49	3,938,799	80,384
East Hartford	4	391,000	97,750	4	391,000	97,750
East Haven	56	4,315,500	77,063	75	5,415,500	72,207
East Lyme	80	9,784,627	122,308	140	12,584,627	89,890
East Windsor	28	2,648,312	94,583	28	2,648,312	94,583
Eastford	5	523,020	104,604	5	523,020	104,604
Easton	46	12,460,190	270,874	46	12,460,190	270,874
Ellington	50	8,036,542	160,731	162	14,077,392	86,897
Enfield	86	6,305,842	73,324	86	6,305,842	73,324
Essex	48	8,550,802	178,142	48	8,550,802	178,142
Fairfield	134	16,858,459	125,809	140	17,288,459	123,489
Farmington	147	18,309,732	124,556	166	19,310,292	116,327
Franklin	2	210,000	105,000	2	210,000	105,000
Glastonbury	246	33,784,802	137,337	246	33,784,802	137,337
Goshen	15	2,500,000	166,667	15	2,500,000	166,667
Granby	46	6,173,980	134,217	46	6,173,980	134,217
Greenwich	88	57,910,590	658,075	114	60,458,139	530,335
Griswold	49	4,145,600	84,604	49	4,145,600	84,604
Groton	135	12,528,930	92,807	137	12,603,930	91,999
Guilford	139	23,146,043	166,518	139	23,146,043	166,518

Haddam	27	2,851,522	105,612	27	2,851,522	105,612
Hamden	62	5,162,661	83,269	458	16,668,604	36,394
Hampton	16	1,651,501	103,219	16	1,651,501	103,219
Hartford	64	4,108,400	64,194	88	5,257,536	59,745
Hartland	5	610,000	122,000	5	610,000	122,000
Harwinton	22	3,594,000	163,364	22	3,594,000	163,364
Hebron	78	7,813,728	100,176	78	7,813,728	100,176
Kent	12	2,111,400	175,950	12	2,111,400	175,950
Killingly	26	2,112,159	81,237	26	2,112,159	81,237
Killingworth	59	8,309,800	140,844	59	8,309,800	140,844
Lebanon	28	2,337,387	83,478	28	2,337,387	83,478
Ledyard	64	5,681,874	88,779	70	5,941,654	84,881
Lisbon	24	2,075,337	86,472	24	2,075,337	86,472
Litchfield	33	4,773,000	144,636	33	4,773,000	144,636
Lyme	13	5,404,299	415,715	13	5,404,299	415,715
Madison	100	19,692,762	196,928	100	19,692,762	196,928
Manchester	74	7,685,044	103,852	483	22,504,357	46,593
Mansfield	55	5,773,816	104,978	58	6,008,611	103,597
Marlborough	30	4,925,300	164,177	35	5,268,173	150,519
Meriden	53	3,875,150	73,116	53	3,875,150	73,116
Middlebury	32	7,940,000	248,125	32	7,940,000	248,125
Middlefield	18	2,092,000	116,222	18	2,092,000	116,222
Middletown	152	9,510,044	62,566	254	11,360,044	44,725
Milford	183	15,994,338	87,401	183	15,994,338	87,401
Monroe	111	17,856,000	160,865	111	17,856,000	160,865
Montville	45	4,399,526	97,767	45	4,399,526	97,767
Morris	11	1,318,000	119,818	11	1,318,000	119,818
Naugatuck	57	4,768,524	83,658	57	4,768,524	83,658
New Britain	8	255,000	31,875	8	255,000	31,875
New Canaan	52	34,242,000	658,500	56	34,697,000	619,589
New Fairfield	31	4,478,100	144,455	31	4,478,100	144,455
New Hartford	31	4,131,880	133,286	31	4,131,880	133,286
New Haven	36	1,498,000	41,611	76	4,298,000	56,553
New London	2	260,000	130,000	2	260,000	130,000
New Milford	118	15,852,094	134,340	118	15,852,094	134,340
Newington	107	9,240,880	86,363	115	9,704,880	84,390
Newtown	238	42,880,900	180,172	238	42,880,900	180,172

Norfolk	2	340,000	170,000	2	340,000	170,000
North Branford	54	5,905,481	109,361	54	5,905,481	109,361
North Canaan	3	268,000	89,333	3	268,000	89,333
North Haven	60	8,509,430	141,824	100	10,087,430	100,874
North Stonington	42	3,673,000	87,452	42	3,673,000	87,452
Norwalk	99	13,162,550	132,955	132	14,592,550	110,550
Norwich	19	2,016,466	106,130	19	2,016,466	106,130
Old Lyme	54	12,548,638	232,382	54	12,548,638	232,382
Old Saybrook	25	3,757,700	150,308	25	3,757,700	150,308
Orange	13	2,171,600	167,046	13	2,171,600	167,046
Oxford	100	11,316,000	113,160	100	11,316,000	113,160
Plainfield	41	3,589,000	87,537	41	3,589,000	87,537
Plainville	56	4,027,650	71,922	56	4,027,650	71,922
Plymouth	30	3,302,700	110,090	30	3,302,700	110,090
Pomfret	33	4,583,000	138,879	33	4,583,000	138,879
Portland	13	1,615,268	124,251	13	1,615,268	124,251
Preston	19	1,927,000	101,421	19	1,927,000	101,421
Prospect	54	6,029,300	111,654	54	6,029,300	111,654
Putnam	15	1,439,713	95,981	15	1,439,713	95,981
Redding	30	7,969,957	265,665	30	7,969,957	265,665
Ridgefield	115	31,126,427	270,665	115	31,126,427	270,665
Rocky Hill	111	10,471,872	94,341	111	10,471,872	94,341
Roxbury	28	6,793,613	242,629	28	6,793,613	242,629
Salem	24	3,683,440	153,477	24	3,683,440	153,477
Salisbury	13	4,971,000	382,385	13	4,971,000	382,385
Scotland	14	1,158,000	82,714	14	1,158,000	82,714
Seymour	52	4,600,189	88,465	54	4,701,189	87,059
Sharon	3	685,000	228,333	3	685,000	228,333
Shelton	212	19,031,832	89,773	227	20,122,612	88,646
Sherman	23	5,277,000	229,435	23	5,277,000	229,435
Simsbury	73	9,866,801	135,162	73	9,866,801	135,162
Somers	43	6,881,299	160,030	43	6,881,299	160,030
South Windsor	134	14,358,632	107,154	134	14,358,632	107,154
Southbury	118	18,524,479	156,987	118	18,524,479	156,987
Southington	229	16,038,660	70,038	229	16,038,660	70,038
Sprague	2	190,000	95,000	2	190,000	95,000

Stafford	37	3,418,629	92,395	37	3,418,629	92,395
Stamford	103	20,499,480	199,024	222	29,935,280	134,844
Sterling	22	1,438,400	65,382	22	1,438,400	65,382
Stonington	94	13,578,023	144,447	94	13,578,023	144,447
Stratford	53	4,837,800	91,279	57	5,067,800	88,909
Suffield	100	14,516,900	145,169	196	19,598,500	99,992
Thomaston	57	6,536,305	114,672	57	6,536,305	114,672
Thompson	23	2,234,272	97,142	23	2,234,272	97,142
Tolland	137	19,035,000	138,942	137	19,035,000	138,942
Torrington	77	5,519,780	71,685	81	5,656,274	69,831
Trumbull	133	20,216,075	152,001	133	20,216,075	152,001
Union	8	913,000	114,125	8	913,000	114,125
Vernon	31	3,395,862	109,544	31	3,395,862	109,544
Voluntown	27	2,441,000	90,407	27	2,441,000	90,407
Wallingford	158	20,491,460	129,693	196	23,331,960	119,041
Warren	9	1,955,463	217,274	9	1,955,463	217,274
Washington	13	2,817,919	216,763	13	2,817,919	216,763
Waterbury	49	2,540,000	51,837	57	2,820,000	49,474
Waterford	73	10,021,152	137,276	73	10,021,152	137,276
Watertown	82	10,507,230	128,137	82	10,507,230	128,137
West Hartford	25	2,785,000	111,400	25	2,785,000	111,400
West Haven	49	2,384,000	48,653	51	2,434,000	47,725
Westbrook	49	5,439,620	111,013	49	5,439,620	111,013
Weston	18	8,064,857	448,048	18	8,064,857	448,048
Westport	62	26,838,500	432,879	62	26,838,500	432,879
Wethersfield	73	7,896,882	108,176	73	7,896,882	108,176
Willington	14	2,029,200	144,943	14	2,029,200	144,943
Wilton	44	12,385,464	281,488	44	12,385,464	281,488
Winchester	13	1,299,585	99,968	62	2,711,485	43,734
Windham	23	1,490,500	64,804	23	1,490,500	64,804
Windsor	44	6,151,920	139,816	44	6,151,920	139,816
Windsor Locks	13	1,087,000	83,615	13	1,087,000	83,615
Wolcott	56	3,487,452	62,276	56	3,487,452	62,276
Woodbridge	25	5,223,961	208,958	25	5,223,961	208,958
Woodbury	76	16,243,900	213,736	76	16,243,900	213,736
Woodstock	52	5,855,746	112,611	52	5,855,746	112,611

## Connecticut New Housing Authorizations in 1998

In Net Gain Order

Number of Housing Units

Permit-issuing Places	County	Total Units	1 Unit	2 Units	3 and 4 Units	5 Units or More	Total 1998 Demolitions	1998 Net Gain	Rank by Net Gain
<b>Connecticut</b>		<b>11,863</b>	<b>9,130</b>	<b>184</b>	<b>196</b>	<b>2,353</b>	<b>2,968</b>	<b>8,895</b>	
Danbury	Fairfield	926	109	2	24	791	22	904	1
Manchester	Hartford	483	74	24	0	385	6	477	2
Hamden	New Haven	458	62	0	0	396	3	455	3
Glastonbury	Hartford	246	246	0	0	0	1	245	4
Middletown	Middlesex	254	152	0	0	102	10	244	5
Newtown	Fairfield	238	238	0	0	0	8	230	6
Shelton	Fairfield	227	212	0	15	0	6	221	7
Stamford	Fairfield	222	103	14	28	77	10	212	8
Southington	Hartford	229	229	0	0	0	20	209	9
Wallingford	New Haven	196	158	6	8	24	3	193	11
Suffield	Hartford	196	100	0	0	96	3	193	10
Avon	Hartford	188	143	0	16	29	3	185	12
Milford	New Haven	183	183	0	0	0	0	183	13
Ellington	Tolland	162	50	0	8	104	0	162	14
Farmington	Hartford	166	147	0	0	19	9	157	15
Fairfield	Fairfield	140	134	6	0	0	0	140	16
Tolland	Tolland	137	137	0	0	0	0	137	17
East Lyme	New London	140	80	0	0	60	4	136	18
Groton	New London	137	135	2	0	0	3	134	19
Trumbull	Fairfield	133	133	0	0	0	2	131	20
South Windsor	Hartford	134	134	0	0	0	5	129	22
Guilford	New Haven	139	139	0	0	0	10	129	21
Cromwell	Middlesex	128	64	0	64	0	1	127	23
Southbury	New Haven	118	118	0	0	0	0	118	24
Ridgefield	Fairfield	115	115	0	0	0	0	115	26

Newington	Hartford	115	107	0	8	0	0	115	25
New Milford	Litchfield	118	118	0	0	0	6	112	27
Rocky Hill	Hartford	111	111	0	0	0	0	111	28
Norwalk	Fairfield	132	99	6	0	27	24	108	29
Monroe	Fairfield	111	111	0	0	0	5	106	30
North Haven	New Haven	100	60	0	0	40	0	100	31
Oxford	New Haven	100	100	0	0	0	2	98	32
Brooklyn	Windham	96	16	0	0	80	0	96	33
Cheshire	New Haven	99	99	0	0	0	4	95	34
Stonington	New London	94	94	0	0	0	4	90	35
Madison	New Haven	100	100	0	0	0	11	89	37
Colchester	New London	102	102	0	0	0	13	89	36
Berlin	Hartford	89	89	0	0	0	1	88	38
Enfield	Hartford	86	86	0	0	0	0	86	39
Watertown	Litchfield	82	82	0	0	0	4	78	41
Hebron	Tolland	78	78	0	0	0	0	78	40
Woodbury	Litchfield	76	76	0	0	0	0	76	42
Wethersfield	Hartford	73	73	0	0	0	0	73	44
Torrington	Litchfield	81	77	4	0	0	8	73	43
Waterford	New London	73	73	0	0	0	2	71	46
Simsbury	Hartford	73	73	0	0	0	2	71	45
Ledyard	New London	70	64	2	4	0	1	69	48
Clinton	Middlesex	74	74	0	0	0	5	69	47
Bristol	Hartford	93	93	0	0	0	26	67	49
East Haven	New Haven	75	56	0	0	19	11	64	50
East Haddam	Middlesex	80	68	0	12	0	18	62	52
Coventry	Tolland	65	65	0	0	0	3	62	51
Winchester	Litchfield	62	13	0	0	49	3	59	53
Mansfield	Tolland	58	55	0	3	0	0	58	55
Greenwich	Fairfield	114	88	18	3	5	56	58	54
Thomaston	Litchfield	57	57	0	0	0	1	56	56
Prospect	New Haven	54	54	0	0	0	1	53	58
Killingworth	Middlesex	59	59	0	0	0	6	53	57
Woodstock	Windham	52	52	0	0	0	0	52	60
Wolcott	New Haven	56	56	0	0	0	4	52	59
Stratford	Fairfield	57	53	4	0	0	6	51	65
Plainville	Hartford	56	56	0	0	0	5	51	64

Old Lyme	New London	54	54	0	0	0	3	51	63
North Branford	New Haven	54	54	0	0	0	3	51	62
Burlington	Hartford	51	51	0	0	0	0	51	61
Naugatuck	New Haven	57	57	0	0	0	7	50	67
Brookfield	Fairfield	50	50	0	0	0	0	50	66
Griswold	New London	49	49	0	0	0	1	48	69
Essex	Middlesex	48	48	0	0	0	0	48	68
Westbrook	Middlesex	49	49	0	0	0	3	46	71
Easton	Fairfield	46	46	0	0	0	0	46	70
Seymour	New Haven	54	52	2	0	0	9	45	73
East Hampton	Middlesex	49	49	0	0	0	4	45	72
Windsor	Hartford	44	44	0	0	0	0	44	74
Somers	Tolland	43	43	0	0	0	1	42	76
North Stonington	New London	42	42	0	0	0	0	42	75
Montville	New London	45	45	0	0	0	4	41	77
Granby	Hartford	46	46	0	0	0	6	40	79
Bethel	Fairfield	41	41	0	0	0	1	40	78
Durham	Middlesex	43	43	0	0	0	4	39	81
Canton	Hartford	44	44	0	0	0	5	39	80
Wilton	Fairfield	44	44	0	0	0	7	37	83
Stafford	Tolland	37	37	0	0	0	0	37	82
West Haven	New Haven	51	49	2	0	0	15	36	84
Plainfield	Windham	41	41	0	0	0	6	35	87
Marlborough	Hartford	35	30	0	0	5	0	35	86
Bloomfield	Hartford	37	37	0	0	0	2	35	85
Pomfret	Windham	33	33	0	0	0	0	33	89
Litchfield	Litchfield	33	33	0	0	0	0	33	88
Ashford	Windham	32	32	0	0	0	0	32	90
Columbia	Tolland	31	31	0	0	0	0	31	91
Westport	Fairfield	62	62	0	0	0	32	30	94
Vernon	Tolland	31	31	0	0	0	1	30	93
Plymouth	Litchfield	30	30	0	0	0	0	30	92
Middlebury	New Haven	32	32	0	0	0	3	29	96
Bethany	New Haven	29	29	0	0	0	0	29	95
Voluntown	New London	27	27	0	0	0	0	27	100
Roxbury	Litchfield	28	28	0	0	0	1	27	99

Redding	Fairfield	30	30	0	0	0	3	27	98
New Fairfield	Fairfield	31	31	0	0	0	4	27	97
Lebanon	New London	28	28	0	0	0	2	26	105
Killingly	Windham	26	26	0	0	0	0	26	104
East Windsor	Hartford	28	28	0	0	0	2	26	103
Branford	New Haven	39	39	0	0	0	13	26	102
Ansonia	New Haven	33	26	2	0	5	7	26	101
Woodbridge	New Haven	25	25	0	0	0	0	25	109
New Canaan	Fairfield	56	52	4	0	0	31	25	108
Haddam	Middlesex	27	27	0	0	0	2	25	107
Bolton	Tolland	26	26	0	0	0	1	25	106
Lisbon	New London	24	24	0	0	0	0	24	113
East Granby	Hartford	24	24	0	0	0	0	24	112
Beacon Falls	New Haven	24	24	0	0	0	0	24	111
Barkhamsted	Litchfield	26	26	0	0	0	2	24	110
Sherman	Fairfield	23	23	0	0	0	0	23	116
New Hartford	Litchfield	31	31	0	0	0	8	23	115
Andover	Tolland	24	24	0	0	0	1	23	114
Salem	New London	24	24	0	0	0	2	22	121
Old Saybrook	Middlesex	25	25	0	0	0	3	22	120
Harwinton	Litchfield	22	22	0	0	0	0	22	119
Derby	New Haven	26	26	0	0	0	4	22	118
Deep River	Middlesex	23	23	0	0	0	1	22	117
Windham	Windham	23	23	0	0	0	2	21	123
Canterbury	Windham	21	21	0	0	0	0	21	122
Sterling	Windham	22	22	0	0	0	2	20	124
West Hartford	Hartford	25	25	0	0	0	6	19	126
Preston	New London	19	19	0	0	0	0	19	125
Meriden	New Haven	53	53	0	0	0	37	16	129
Hampton	Windham	16	16	0	0	0	0	16	128
Chaplin	Windham	16	16	0	0	0	0	16	127
Middlefield	Middlesex	18	18	0	0	0	3	15	131
Goshen	Litchfield	15	15	0	0	0	0	15	130
Willington	Tolland	14	14	0	0	0	0	14	135
Scotland	Windham	14	14	0	0	0	0	14	134
Darien	Fairfield	26	26	0	0	0	12	14	133
Bethlehem	Litchfield	14	14	0	0	0	0	14	132

Putnam	Windham	15	15	0	0	0	2	13	139
Orange	New Haven	13	13	0	0	0	0	13	138
Lyme	New London	13	13	0	0	0	0	13	137
Bridgewater	Litchfield	14	14	0	0	0	1	13	136
Kent	Litchfield	12	12	0	0	0	0	12	140
Colebrook	Litchfield	11	11	0	0	0	0	11	141
Portland	Middlesex	13	13	0	0	0	3	10	143
Morris	Litchfield	11	11	0	0	0	1	10	142
Warren	Litchfield	9	9	0	0	0	0	9	144
Washington	Litchfield	13	13	0	0	0	5	8	147
Union	Tolland	8	8	0	0	0	0	8	146
Chester	Middlesex	9	9	0	0	0	1	8	145
Windsor Locks	Hartford	13	13	0	0	0	6	7	148
Weston	Fairfield	18	18	0	0	0	12	6	151
Salisbury	Litchfield	13	13	0	0	0	7	6	150
Bozrah	New London	6	6	0	0	0	0	6	149
Hartland	Hartford	5	5	0	0	0	0	5	154
Eastford	Windham	5	5	0	0	0	0	5	153
Cornwall	Litchfield	5	5	0	0	0	0	5	152
Sharon	Litchfield	3	3	0	0	0	0	3	155
Sprague	New London	2	2	0	0	0	0	2	158
North Canaan	Litchfield	3	3	0	0	0	1	2	157
Canaan	Litchfield	3	3	0	0	0	1	2	156
Norfolk	Litchfield	2	2	0	0	0	1	1	161
Franklin	New London	2	2	0	0	0	1	1	160
East Hartford	Hartford	4	4	0	0	0	3	1	159
Norwich	New London	19	19	0	0	0	21	-2	162
Thompson	Windham	23	23	0	0	0	27	-4	163
New London	New London	2	2	0	0	0	12	-10	164
Waterbury	New Haven	57	49	8	0	0	109	-52	165
Bridgeport	Fairfield	136	79	54	3	0	276	-140	166
New Britain	Hartford	8	8	0	0	0	281	-273	167
New Haven	New Haven	76	36	0	0	40	370	-294	168
Hartford	Hartford	88	64	24	0	0	1,200	-1,112	169

## Connecticut Housing Inventory

### Housing Units in Connecticut Towns: End of December 1998 Estimates

							Mobile Homes	1997	1998
State/Towns	County	All units	1-unit	2-unit	3/4 units	5+ units	& Others 98	Demolition	Demolition
<b>Connecticut</b>		<b>1,383,597</b>	<b>873,921</b>	<b>121,657</b>	<b>122,613</b>	<b>238,603</b>	<b>30,964</b>	<b>1,193</b>	<b>2,968</b>
<b>Andover</b>	Tolland	1,139	1,054	12	20	48	7	1	1
<b>Ansonia</b>	New Haven	7,731	3,608	2,270	914	866	85	5	7
<b>Ashford</b>	Windham	1,740	1,327	66	30	257	62	2	0
<b>Avon</b>	Hartford	6,351	5,409	111	226	520	92	4	3
<b>Barkhamsted</b>	Litchfield	1,454	1,267	39	12	91	48	1	2
<b>Beacon Falls</b>	New Haven	2,167	1,538	134	93	221	183	2	0
<b>Berlin</b>	Hartford	6,843	5,872	543	91	240	100	2	1
<b>Bethany</b>	New Haven	1,782	1,676	24	12	6	64	0	0
<b>Bethel</b>	Fairfield	6,709	5,036	728	278	555	119	6	1
<b>Bethlehem</b>	Litchfield	1,370	1,222	65	26	22	35	0	0
<b>Bloomfield</b>	Hartford	8,108	6,210	174	310	1,315	101	0	2
<b>Bolton</b>	Tolland	1,849	1,684	30	21	90	25	0	1
<b>Bozrah</b>	New London	940	795	65	10	39	31	0	0
<b>Branford</b>	New Haven	13,602	9,136	926	763	2,177	634	21	13
<b>Bridgeport</b>	Fairfield	55,945	16,829	9,963	12,083	16,239	1,306	199	276
<b>Bridgewater</b>	Litchfield	808	771	19	7	1	11	0	1
<b>Bristol</b>	Hartford	25,795	14,839	2,847	2,942	4,532	679	18	26
<b>Brookfield</b>	Fairfield	5,716	5,000	81	176	380	82	3	0
<b>Brooklyn</b>	Windham	2,647	1,924	121	125	383	94	0	0
<b>Burlington</b>	Hartford	2,850	2,747	36	32	17	21	3	0
<b>Canaan</b>	Litchfield	606	567	15	8	0	17	0	1
<b>Canterbury</b>	Windham	1,705	1,547	27	28	44	64	5	0
<b>Canton</b>	Hartford	3,514	2,808	265	155	238	58	5	5
<b>Chaplin</b>	Windham	858	701	12	45	13	87	0	0
<b>Cheshire</b>	New Haven	9,474	8,134	202	257	785	103	3	4
<b>Chester</b>	Middlesex	1,525	1,264	76	58	80	48	0	1

<b>Clinton</b>	Middlesex	5,700	4,534	248	233	367	325	2	5
<b>Colchester</b>	New London	5,221	3,859	281	232	604	259	1	13
<b>Colebrook</b>	Litchfield	667	635	20	1	0	11	0	0
<b>Columbia</b>	Tolland	1,959	1,851	72	19	10	9	2	0
<b>Cornwall</b>	Litchfield	881	828	28	3	3	19	0	0
<b>Coventry</b>	Tolland	4,422	4,051	116	95	120	45	2	3
<b>Cromwell</b>	Middlesex	5,431	3,922	264	302	813	133	2	1
<b>Danbury</b>	Fairfield	27,623	14,218	3,347	2,993	5,997	1,090	0	22
<b>Darien</b>	Fairfield	6,826	6,448	174	69	104	52	9	12
<b>Deep River</b>	Middlesex	1,921	1,465	126	91	198	42	0	1
<b>Derby</b>	New Haven	5,420	2,600	1,170	724	812	118	0	4
<b>Durham</b>	Middlesex	2,251	2,061	73	65	35	22	1	4
<b>East Granby</b>	Hartford	1,879	1,565	40	72	191	13	2	0
<b>East Haddam</b>	Middlesex	3,765	3,459	137	83	55	53	4	18
<b>East Hampton</b>	Middlesex	4,541	3,723	261	187	285	99	10	4
<b>East Hartford</b>	Hartford	21,364	11,704	1,861	1,780	5,179	845	2	3
<b>East Haven</b>	New Haven	11,341	7,946	687	367	2,098	262	8	11
<b>East Lyme</b>	New London	7,516	6,495	283	141	481	121	1	4
<b>East Windsor</b>	Hartford	4,351	2,625	314	249	875	295	5	2
<b>Eastford</b>	Windham	677	582	25	9	7	54	0	0
<b>Easton</b>	Fairfield	2,446	2,410	12	2	5	17	0	0
<b>Ellington</b>	Tolland	5,072	3,419	211	222	1,158	63	1	0
<b>Enfield</b>	Hartford	17,023	12,858	1,194	1,089	1,717	165	0	0
<b>Essex</b>	Middlesex	2,944	2,254	122	174	339	55	0	0
<b>Fairfield</b>	Fairfield	21,038	17,707	1,363	784	990	221	27	0
<b>Farmington</b>	Hartford	9,629	6,926	379	728	1,466	145	6	9
<b>Franklin</b>	New London	692	622	35	7	1	30	2	1
<b>Glastonbury</b>	Hartford	12,337	10,125	612	564	917	125	5	1
<b>Goshen</b>	Litchfield	1,405	1,322	25	23	16	20	1	0
<b>Granby</b>	Hartford	3,865	3,556	72	71	120	54	2	6
<b>Greenwich</b>	Fairfield	24,095	16,440	2,770	1,356	3,194	428	37	56
<b>Griswold</b>	New London	4,559	2,910	524	334	491	310	9	1
<b>Groton</b>	New London	17,191	10,025	1,305	1,445	3,478	961	20	3
<b>Guilford</b>	New Haven	8,525	7,674	280	218	251	114	2	10
<b>Haddam</b>	Middlesex	2,818	2,577	131	35	39	39	1	2
<b>Hamden</b>	New Haven	23,459	14,644	1,396	1,363	5,732	335	8	3
<b>Hampton</b>	Windham	672	587	26	13	1	45	0	0

<b>Hartford</b>	Hartford	54,784	9,236	5,940	12,692	27,410	785	79	1,200
<b>Hartland</b>	Hartford	778	750	16	1	1	10	0	0
<b>Harwinton</b>	Litchfield	2,014	1,934	38	24	7	12	1	0
<b>Hebron</b>	Tolland	2,972	2,755	78	44	78	18	1	0
<b>Kent</b>	Litchfield	1,532	1,265	88	73	60	46	0	0
<b>Killingly</b>	Windham	6,856	4,154	895	618	876	317	4	0
<b>Killingworth</b>	Middlesex	2,272	1,958	20	2	0	300	2	6
<b>Lebanon</b>	New London	2,694	2,383	68	74	18	153	0	2
<b>Ledyard</b>	New London	5,542	4,718	74	269	248	234	0	1
<b>Lisbon</b>	New London	1,545	1,297	83	25	17	123	0	0
<b>Litchfield</b>	Litchfield	3,711	2,976	275	168	209	84	1	0
<b>Lyme</b>	New London	1,090	1,055	4	0	2	29	0	0
<b>Madison</b>	New Haven	7,288	6,798	143	112	169	80	3	11
<b>Manchester</b>	Hartford	23,092	12,755	2,773	1,703	5,574	297	4	6
<b>Mansfield</b>	Tolland	5,436	3,271	239	882	652	392	0	0
<b>Marlborough</b>	Hartford	2,110	1,975	42	25	45	24	1	0
<b>Meriden</b>	New Haven	24,819	13,136	3,347	3,193	4,810	473	103	37
<b>Middlebury</b>	New Haven	2,522	2,398	54	18	38	19	2	3
<b>Middlefield</b>	Middlesex	1,698	1,544	70	40	27	22	2	3
<b>Middletown</b>	Middlesex	19,150	9,263	1,879	1,250	6,505	275	12	10
<b>Milford</b>	New Haven	21,657	16,580	943	1,194	2,264	681	5	0
<b>Monroe</b>	Fairfield	6,381	5,885	50	95	212	145	1	5
<b>Montville</b>	New London	6,756	5,098	289	387	461	529	4	4
<b>Morris</b>	Litchfield	1,156	1,061	33	24	8	31	0	1
<b>Naugatuck</b>	New Haven	12,445	7,352	1,538	1,170	1,911	482	1	7
<b>New Britain</b>	Hartford	31,918	10,224	5,483	6,377	9,814	363	62	281
<b>New Canaan</b>	Fairfield	7,174	6,040	476	267	321	125	24	31
<b>New Fairfield</b>	Fairfield	5,456	5,333	55	15	21	37	1	4
<b>New Hartford</b>	Litchfield	2,523	2,191	123	46	146	29	4	8
<b>New Haven</b>	New Haven	54,006	11,932	9,939	13,438	18,255	812	0	370
<b>New London</b>	New London	11,932	3,766	2,262	1,606	4,111	199	0	12
<b>New Milford</b>	Litchfield	10,314	7,790	479	449	1,341	269	8	6
<b>Newington</b>	Hartford	12,210	9,506	301	370	1,842	202	11	0
<b>Newtown</b>	Fairfield	8,661	8,182	137	137	23	200	10	8
<b>Norfolk</b>	Litchfield	924	773	61	24	48	20	1	1
<b>North Branford</b>	New Haven	5,072	4,364	93	82	421	118	3	3
<b>North Canaan</b>	Litchfield	1,488	1,080	124	97	161	27	0	1

<b>North Haven</b>	New Haven	8,776	7,766	186	54	715	62	7	0
<b>North Stonington</b>	New London	2,032	1,860	41	20	13	98	0	0
<b>Norwalk</b>	Fairfield	32,971	17,818	3,913	2,674	8,015	608	33	24
<b>Norwich</b>	New London	16,571	7,302	2,748	2,144	3,624	785	11	21
<b>Old Lyme</b>	New London	4,708	4,381	143	114	45	32	4	3
<b>Old Saybrook</b>	Middlesex	5,308	4,967	85	86	100	75	2	3
<b>Orange</b>	New Haven	4,727	4,555	55	12	65	44	4	0
<b>Oxford</b>	New Haven	3,380	3,266	69	19	1	31	4	2
<b>Plainfield</b>	Windham	5,657	3,613	811	433	554	258	6	6
<b>Plainville</b>	Hartford	7,710	5,083	677	437	1,326	196	4	5
<b>Plymouth</b>	Litchfield	4,789	3,602	419	375	262	136	5	0
<b>Pomfret</b>	Windham	1,474	1,179	68	60	81	86	0	0
<b>Portland</b>	Middlesex	3,479	2,732	352	214	159	28	3	3
<b>Preston</b>	New London	1,836	1,653	57	52	9	65	0	0
<b>Prospect</b>	New Haven	2,961	2,712	48	16	4	186	4	1
<b>Putnam</b>	Windham	3,884	1,979	667	766	441	33	0	2
<b>Redding</b>	Fairfield	3,143	2,999	74	16	4	53	0	3
<b>Ridgefield</b>	Fairfield	8,747	7,508	280	280	579	100	0	0
<b>Rocky Hill</b>	Hartford	7,769	4,772	152	551	2,176	120	2	0
<b>Roxbury</b>	Litchfield	1,005	986	6	0	1	14	1	1
<b>Salem</b>	New London	1,418	1,245	43	23	72	37	0	2
<b>Salisbury</b>	Litchfield	2,550	2,187	94	90	77	110	1	7
<b>Scotland</b>	Windham	547	498	19	0	0	30	0	0
<b>Seymour</b>	New Haven	6,251	4,225	682	247	1,054	52	0	9
<b>Sharon</b>	Litchfield	1,662	1,475	84	17	40	48	2	0
<b>Shelton</b>	Fairfield	14,356	11,169	958	789	927	529	10	6
<b>Sherman</b>	Fairfield	1,606	1,582	8	0	3	14	1	0
<b>Simsbury</b>	Hartford	8,712	7,427	200	311	689	97	10	2
<b>Somers</b>	Tolland	2,975	2,672	113	114	59	19	1	1
<b>South Windsor</b>	Hartford	8,920	7,794	114	150	651	219	3	5
<b>Southbury</b>	New Haven	7,607	6,271	353	467	337	180	1	0
<b>Southington</b>	Hartford	15,436	11,647	1,191	480	1,411	729	2	20
<b>Sprague</b>	New London	1,153	644	312	74	102	21	0	0
<b>Stafford</b>	Tolland	4,586	3,322	395	343	463	67	4	0
<b>Stamford</b>	Fairfield	46,347	21,852	3,838	4,341	15,513	852	39	10
<b>Sterling</b>	Windham	1,047	860	94	24	8	63	0	2

<b>Stonington</b>	New London	8,492	5,893	974	721	550	364	6	4
<b>Stratford</b>	Fairfield	20,544	15,230	2,099	879	2,003	345	6	6
<b>Suffield</b>	Hartford	4,840	4,071	235	154	307	76	0	3
<b>Thomaston</b>	Litchfield	2,963	2,051	291	225	324	73	0	1
<b>Thompson</b>	Windham	3,791	2,829	300	255	165	270	1	27
<b>Tolland</b>	Tolland	4,489	4,263	30	43	127	27	1	0
<b>Torrington</b>	Litchfield	15,776	8,640	3,071	1,608	2,267	218	20	8
<b>Trumbull</b>	Fairfield	12,032	11,189	116	217	461	56	5	2
<b>Union</b>	Tolland	324	311	7	0	0	6	0	0
<b>Vernon</b>	Tolland	12,879	6,629	811	1,404	3,566	478	8	1
<b>Voluntown</b>	New London	1,011	917	48	23	14	10	1	0
<b>Wallingford</b>	New Haven	17,178	11,423	1,598	1,283	2,323	560	6	3
<b>Warren</b>	Litchfield	649	627	6	4	0	13	1	0
<b>Washington</b>	Litchfield	1,978	1,766	75	53	42	49	2	5
<b>Waterbury</b>	New Haven	47,597	19,033	5,303	10,231	12,490	732	83	109
<b>Waterford</b>	New London	7,981	7,068	265	151	294	213	8	2
<b>Watertown</b>	Litchfield	8,152	6,386	737	454	522	61	4	4
<b>West Hartford</b>	Hartford	25,280	17,715	1,762	1,485	4,103	221	0	6
<b>West Haven</b>	New Haven	22,838	11,319	2,660	2,141	6,407	344	18	15
<b>Westbrook</b>	Middlesex	3,441	2,812	140	125	111	256	0	3
<b>Weston</b>	Fairfield	3,447	3,386	49	1	2	29	8	12
<b>Westport</b>	Fairfield	9,961	9,153	314	158	199	189	20	32
<b>Wethersfield</b>	Hartford	11,201	8,886	538	484	1,192	105	4	0
<b>Willington</b>	Tolland	2,429	1,596	95	74	604	61	1	0
<b>Wilton</b>	Fairfield	6,254	5,712	68	72	356	63	10	7
<b>Winchester</b>	Litchfield	5,212	3,007	844	458	756	150	0	3
<b>Windham</b>	Windham	8,820	3,909	1,203	1,211	2,063	446	10	2
<b>Windsor</b>	Hartford	10,745	8,812	505	568	709	151	0	0
<b>Windsor Locks</b>	Hartford	5,031	3,846	360	136	655	40	0	6
<b>Wolcott</b>	New Haven	5,573	5,042	95	74	331	38	3	4
<b>Woodbridge</b>	New Haven	3,137	2,898	123	8	93	15	0	0
<b>Woodbury</b>	Litchfield	3,819	2,979	145	173	461	62	1	0
<b>Woodstock</b>	Windham	2,901	2,550	94	91	112	54	0	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.