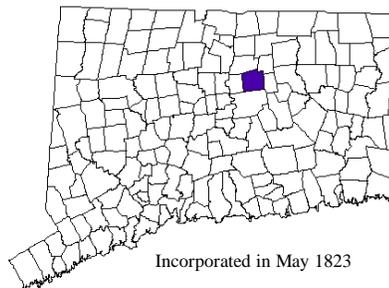


Manchester

Connecticut

Town Hall
P.O. Box 191
Manchester, CT 06045-0191
(860) 647-3037

Belongs to
Hartford County
Hartford Labor Market Area
Capitol Area Economic Development Region
Capitol Region Planning Area



Incorporated in May 1823

Demographics

Population	Town	County	State	Race/Ethnicity (1990)	Town	County	State
1990	51,618	851,783	3,287,116	White	48,262	711,315	2,859,353
1995	52,220	844,280	3,289,090	Black	2,005	87,255	274,269
2000	52,600	844,980	3,316,120	Asian Pacific	869	13,347	50,698
2005	53,220	852,810	3,364,080	Native American	101	1,425	6,654
				Other	381	38,441	96,142
'95-'05 Growth	1.9%	1.0%	2.3%	Hispanic origin (may be of any race)	1,229	71,575	213,116
Land Area	27.3	735.5	4,845.4	<i>Educational Attainment (1990)</i>			
Population per square mile	1,915.8	1,147.9	678.8	Persons age 25 or older		Town	State
Households	20,573	325,233	1,237,000	High school graduate		11,599	648,366
				Some College		9,289	495,696
				Bachelors or more		8,852	597,693
<i>Age Distribution (1995)</i>							
	0-4	5-14	15-34	35-49	50-64	65+	Total
Male	9%	13%	30%	22%	13%	13%	24,846
Female	7%	12%	27%	22%	13%	19%	27,374
State Total	7%	13%	27%	24%	14%	14%	3,289,090

Economics

<i>Number of Establishments (1995)</i>				<i>Top Ten Assessments (1994)</i>	
	Town	County	State		
Manufacturing	110	1,599	6,068	1. J.C. Penney Properties Inc	\$51,595,190
Services	544	9,148	39,011	2. Avalon Prop. DBA Town Pavillions	34,001,450
Trade - Retail	462	5,021	20,251	3. CT Light & Power	23,205,710
Trade - Wholesale	137	2,073	9,858	4. Downeast Associates	21,558,250
Finance, Insurance and Real Estate	134	2,356	8,809	5. Walmart Stores Inc.	14,775,550
Total Establishments	1,637	24,785	104,409	6. Kmart Corporation Etal	12,513,720
Per Capita Income	\$28,316	\$28,698	\$30,303	7. L & J Manchester Llc	11,816,190
Retail Sales (thousands)	\$942,761	\$27,231,413		8. United Technologies Corp	11,436,530
				9. Damato, Raymond F.	11,212,160
				10. Fountain Village Associates	9,970,250
				As % of Grand List	6.4

Education

Grade organization (number of schools): K-5 (10), 6-8 (2), 9-12

1994-1995 School Year

Total students	7,509
Total expenditures per pupil	\$7,402
Average teacher's salary	\$50,024
Students attending public school	88.4 %
Students in extended day kindergarten	140
Graduates attending four year college	53.2 %

Connecticut Mastery Test Percent Above Goal

	Grade 4	Grade 6	Grade 8
Reading	58.2	61.7	60.8
Math	72.8	49.0	42.1
Writing	46.0	33.3	41.8

Average Class Size

Kindergarten	20.9	Grade 5	21.0	High School	20.1
Grade 2	20.5	Grade 7	21.6		

Connecticut Town Profiles 1996-1997

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Manchester

Connecticut

Government

Government Form Council- Manager

1993-1994		Total Expenditures	\$84,698,697	Equalized Grand List	\$3,171,332,840
Total revenue	\$85,702,449	Education	\$52,496,684	Per capita	\$62,817
Tax revenue	\$57,570,734	Other	\$32,202,013	As % of state average	80.3
Non-tax revenue	\$28,131,715	Total Indebtness	\$20,827,367	Date of last revaluation	10/1/90
Intergovernmental	28.0%	As % of expenditures	24.6	Moody's Bond Rating	Aa
Per capita tax	\$1,140	Per capita	\$413	Actual mill rate	23.99
As % of state average	57.2	As % of state average	21.4	Equalized mill rate	20.15
		Annual Debt Service	\$3,337,268	Voting districts	12
		As % of expenditures	3.9		

Housing

1994				<i>Sales Price Distribution</i>			
<i>Housing Stock</i>	<i>Town</i>	<i>County</i>	<i>State</i>	Number of Sales	<i>Town</i>	<i>County</i>	<i>State</i>
Existing Units (total)	22,107	348,251	1,351,825	Less than \$75,000	145	2,379	11,328
% Single unit detached	56.5	58.8	62.4	\$75,001-\$150,000	391	5,658	19,828
New Permits Authorized (total)	104	1,810	9,439	\$150,001-\$250,000	95	2,453	11,132
% Single unit detached	84.6	85.0	80.6	\$250,001-\$400,000	8	646	4,662
As % of Existing Units	0.5	0.5	0.7	\$400,001 or more	1	200	3,137
<i>Residential Sales</i>							
Number	640	11,336	50,087				
Average price	\$107,942	\$135,158	\$171,382				
Median price	\$105,000	\$120,000	\$126,000				

Labor Force

1994	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Commuters (1990)</i>			
Labor Force	28,539	437,538	1,726,000	Commuters into Town from		Town Residents Commuting to	
Employed	26,878	410,980	1,630,000	1. Manchester	9,395	Manchester	9,395
Unemployed	1,661	26,558	96,000	2. Vernon	2,068	Hartford	6,214
Unemployment Rate	5.8%	6.1%	5.6%	3. East Hartford	1,803	East Hartford	2,575
Total Employment	27,180	484,920	1,538,980	4. South Windsor	1,422	South Windsor	871
Manufacturing	3,480	61,820	270,250	5. Coventry	843	Vernon	837
				6. Tolland	734	Glastonbury	826
				7. Hartford	731	West Hartford	659
				8. Ellington	625	Windsor	652
				9. Bolton	564	Bloomfield	482
				10. Glastonbury	526	Rocky Hill	416

Quality of Life

1995	<i>Town</i>	<i>State</i>	<i>Library (1993-1994)</i>	<i>Town</i>	<i>Residential Utilities (1995)</i>	
Miles to State Capitol	9		Total books and serials	201,354	Electric Company	
Visitor Attractions	9	488	Weekly hours open	64	CT Light and Power	
Banks	23	1,188	Circulation per capita	8.3	Typical basic rate	\$9.00 + 10.599c/kwh
Lodging	3	467	Crime rate (1994)		Typical heat rate	\$10.50 + 9.648c/kwh
Number of units	179	26,540	per 1,000 residents	68.3	Gas Company	
Day Care Facilities	28	1,669	Hospitals in county (1995)	8	CT Natural Gas	
			Total beds	2,580	Typical rate	\$7.75 + 83.12c/Ccf