

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 41.806042 Longitude: -72.559192

The Plaza at Buckland Hills Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	22,974	135,036	514,518
	Population Est 25Q1	22,891	134,507	514,207
	Population Est 24Q4	22,956	134,804	511,967
	Population Est 24Q3	22,949	134,689	511,510
	Population Est 24Q2	22,932	134,734	510,388
	Population Est 24Q1	22,908	134,620	510,482
	Population Est 23Q4	22,888	134,623	509,392
	Population Est 23Q3	22,833	134,462	508,829
	Population Est 23Q2	22,801	134,186	508,203
	Population Fcst	23,027	135,564	520,102
	2010 Census Population	20,879	130,830	502,105
	2000 Census Population	17,954	123,195	483,418
	1990 Census Population	14,653	119,686	489,138
	Current Year Daytime Population	21,396	145,923	630,159
	Average Seasonal Population	161	894	4,008
	Historical Annual Growth, 1990 – 2000	2.05%	0.29%	-0.12%
	Historical Annual Growth, 2000 – 2010	1.52%	0.60%	0.38%
	Estimated Annual Growth, 2010 – CY	0.66%	0.22%	0.17%
	Projected Annual Growth, CY to Y5	0.05%	0.08%	0.22%
	Group Qtrs Est	32	1,388	12,443
Transient Est Average Last 4 Qtrs	1,957	6,569	19,655	
<b>Households</b>	Current Year Estimated Households	9,954	55,123	209,616
	Households Est 25Q1	9,910	54,859	209,333
	Households Est 24Q4	9,942	54,978	208,368
	Households Est 24Q3	9,937	54,935	208,190
	Households Est 24Q2	9,926	54,952	207,714
	Households Est 24Q1	9,917	54,905	207,774
	Households Est 23Q4	9,907	54,908	207,262
	Households Est 23Q3	9,884	54,847	207,040
	Households Est 23Q2	9,869	54,724	206,780
	Households Fcst	9,978	55,376	212,226
	2010 Census Households	9,198	53,293	198,453
	2000 Census Households	7,739	50,178	190,510
	1990 Census Households	6,030	47,144	187,924
	Historical Annual Growth, 1990 – 2000	2.53%	0.63%	0.14%
	Historical Annual Growth, 2000 – 2010	1.74%	0.60%	0.41%
	Estimated Annual Growth, 2010 – CY	0.55%	0.23%	0.38%
	Projected Annual Growth, CY to Y5	0.05%	0.09%	0.25%
Population per Household	2.30	2.42	2.40	

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The Plaza at Buckland Hills Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	2.6%	2.6%	3.0%
	HH Income \$250,000 to \$499,999	3.1%	3.1%	3.6%
	HH Income \$200,000 to \$249,999	7.2%	7.2%	8.5%
	HH Income \$175,000 to \$199,999	6.0%	5.6%	5.4%
	HH Income \$150,000 to \$174,999	8.4%	7.2%	7.0%
	HH Income \$100,000 to 149,999	23.4%	19.6%	18.0%
	HH Income \$75,000 to 99,999	15.0%	13.9%	12.3%
	HH Income \$50,000 to 74,999	13.2%	13.6%	13.7%
	HH Income \$35,000 to 49,999	7.6%	8.6%	8.6%
	HH Income \$25,000 to 34,999	3.3%	5.4%	5.6%
	HH Income \$15,000 to 24,999	3.3%	5.3%	5.7%
	HH Income \$0 to 14,999	6.9%	8.0%	8.7%
	Average Household Income	\$124,454	\$115,449	\$120,700
	Median Household Income	\$101,340	\$91,051	\$90,505
	Per Capita Income	\$53,988	\$47,483	\$49,790
	Average Disposable Income	\$93,410	\$88,096	\$90,024
	Median Disposable Income	\$83,199	\$75,817	\$75,376
	Discretionary HH Income Over \$150,000	5.7%	7.1%	9.2%
	Discretionary HH Income \$125,000 to \$149,999	7.2%	5.8%	6.5%
	Discretionary HH Income \$100,000 to \$124,999	9.8%	8.9%	8.2%
	Discretionary HH Income \$75,000 to \$99,999	15.3%	12.6%	11.7%
	Discretionary HH Income \$50,000 to \$74,999	23.4%	18.4%	16.5%
	Discretionary HH Income \$25,000 to \$49,999	22.2%	23.3%	21.5%
	Discretionary HH Income Under \$25,000	16.2%	23.9%	26.5%
	Average Discretionary HH Income	\$68,904	\$64,014	\$65,324
	Median Discretionary HH Income	\$61,417	\$53,077	\$52,709
	Householder White – Count	4,793	29,127	108,633
	Median HH Income	\$104,945	\$97,775	\$109,205
	Average HH Income	\$108,867	\$104,062	\$112,441
	Householder Black or African-American – Count	1,247	8,225	34,730
	Median HH Income	\$84,781	\$74,950	\$69,725
	Average HH Income	\$91,550	\$86,752	\$83,589
	Householder Hispanic – Count	1,346	8,976	39,677
	Median HH Income	\$74,770	\$69,158	\$59,235
Average HH Income	\$78,060	\$77,553	\$72,323	
Householder Asian or Pacific Islander – Count	1,719	4,302	10,603	
Median HH Income	\$142,487	\$135,589	\$133,638	
Average HH Income	\$133,235	\$125,428	\$123,499	
Householder Other or Pacific Islander – Count	849	4,493	15,974	
Median HH Income	\$80,147	\$89,791	\$79,034	
Average HH Income	\$86,284	\$95,236	\$91,247	

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<b>Gender</b>	Male Population	11,134	64,983	246,901
	Female Population	11,840	70,052	267,617
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	1,568	7,822	28,295
	Count of Pop 0 to 7 years	2,255	10,960	39,058
	Count of Pop 5 - 13	2,471	13,637	49,169
	Count of Pop 14 - 18	990	6,435	25,598
	Count of Pop 19 - 22	896	6,269	26,443
	Count of Pop 22 - 25	621	4,547	19,773
	Count of Pop 25 - 29	1,290	7,723	30,874
	Count of Pop 30 - 34	2,037	9,754	35,796
	Count of Pop 35 - 39	2,336	10,309	36,121
	Count of Pop 40 - 44	1,956	9,410	33,051
	Count of Pop 45 - 59	3,661	23,833	91,066
	Count of Pop 60 - 74	3,396	24,098	93,555
	Count of Pop 75 - 84	1,209	8,086	32,166
	Count of Pop 85+	543	3,112	12,610
	% of Pop 0 to 4 years	6.8%	5.8%	5.5%
	% of Pop 0 to 7 years	9.8%	8.1%	7.6%
	% of Pop 5 - 13	10.8%	10.1%	9.6%
	% of Pop 14 - 18	4.3%	4.8%	5.0%
	% of Pop 19 - 22	3.9%	4.6%	5.1%
	% of Pop 22 - 25	2.7%	3.4%	3.8%
% of Pop 25 - 29	5.6%	5.7%	6.0%	
% of Pop 30 - 34	8.9%	7.2%	7.0%	
% of Pop 35 - 39	10.2%	7.6%	7.0%	
% of Pop 40 - 44	8.5%	7.0%	6.4%	
% of Pop 45 - 59	15.9%	17.6%	17.7%	
% of Pop 60 - 74	14.8%	17.8%	18.2%	
% of Pop 75 - 84	5.3%	6.0%	6.3%	
% of Pop 85+	2.4%	2.3%	2.5%	
Median Age	38.5	40.5	40.8	
Average Age	39.7	41.3	41.7	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	7.2%	6.2%	5.9%
	% of Pop 5 - 13	11.5%	10.8%	10.1%
	% of Pop 14 - 18	4.6%	5.1%	5.2%
	% of Pop 19 - 22	4.2%	5.0%	5.4%
	% of Pop 22 - 25	2.9%	3.6%	4.1%
	% of Pop 25 - 29	5.6%	5.9%	6.3%
	% of Pop 30 - 34	8.8%	7.3%	7.2%
	% of Pop 35 - 39	10.4%	7.7%	7.1%
	% of Pop 40 - 44	9.4%	7.1%	6.5%
	% of Pop 45 - 59	15.8%	17.4%	17.4%
	% of Pop 75 - 84	4.2%	5.2%	5.5%
	% of Pop 60 - 74	13.9%	17.1%	17.5%
	% of Pop 85+	1.5%	1.6%	1.7%
	Median Age	37.5	39.0	39.0
Average Age	38.0	39.9	40.2	

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	% of Pop 45 - 59	16.1%	17.8%	18.0%
	% of Pop 60 - 74	15.6%	18.6%	18.8%
	% of Pop 75 - 84	6.3%	6.7%	6.9%
	% of Pop 85+	3.2%	3.0%	3.1%
	Median Age	39.4	42.1	42.5
Average Age	41.2	42.7	43.0	
Race	Count of White	11,100	69,663	273,505
	Count of Black or African-American	3,028	26,599	104,262
	Count of Asian or Pacific Islander	5,357	13,760	34,481
	Count of Other races	3,488	25,014	102,270
	White	48.3%	51.6%	53.2%
	Black or African American	13.2%	19.7%	20.3%
	Asian	23.3%	10.2%	6.7%
	Other Races	15.2%	18.5%	19.9%
Language Spoken	Speak English at Home	64.6%	71.9%	72.3%
	Speak Spanish at Home	9.9%	13.5%	15.6%
	Speak French or French Creole at Home	0.7%	1.0%	0.9%
	Speak German at Home	0.1%	0.1%	0.2%
	Speak Other Indo-European Languages at Home	12.1%	6.1%	4.6%
	Speak Russian and Other Slavic Languages at Home	0.7%	0.9%	1.7%
	Speak Chinese at Home	0.5%	0.6%	0.7%
	Speak Korean at Home	0.1%	0.1%	0.1%
	Speak Vietnamese at Home	0.5%	0.6%	0.4%
	Speak Other Asian Languages at Home	6.2%	2.4%	1.6%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.1%
	Speak Other Language at Home	4.4%	2.7%	1.6%
Hispanic	Hispanic Population	3,272	26,832	110,706
	Hispanic Population Percent	14.2%	19.9%	21.5%
	Mexican	4.9%	4.5%	4.9%
	Puerto Rican	60.6%	67.2%	66.6%
	Cuban	4.1%	2.7%	2.1%
	Dominican	4.1%	3.9%	5.9%
	Central American	7.0%	4.5%	4.4%
	South American	16.8%	13.2%	11.6%
	Other Hispanic	2.5%	3.9%	4.4%
	2000 Hispanic Population Percent	7%	9%	15%
	1990 Hispanic Population Percent	3%	4%	11%

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<b>Ancestry</b>	American (percent of total population)	1.5%	1.6%	1.6%
	American	1.3%	1.4%	1.4%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	22.1%	9.0%	5.8%
	Chinese	0.6%	0.7%	0.9%
	Japanese	0.3%	0.1%	0.1%
	Korean	0.3%	0.2%	0.2%
	South Central Asian (ie. Indian)	20.1%	7.4%	4.1%
	South East Asian (ie. Vietnamese)	0.7%	0.5%	0.4%
	Other Asian	0.2%	0.2%	0.2%
	European (percent of total population)	21.1%	24.0%	26.4%
	British	2.4%	3.2%	3.5%
	Dutch	0.2%	0.2%	0.2%
	French	1.9%	2.0%	1.8%
	German	2.4%	2.7%	2.8%
	Italian	4.3%	4.7%	5.3%
	Polish	2.2%	2.4%	2.6%
	Scandinavian	0.8%	0.9%	0.9%
	Scotch/Irish	5.0%	5.9%	6.1%
Other European (ie. Greek/Russian)	1.9%	2.1%	3.1%	
Middle Eastern	0.4%	0.3%	0.4%	
Other Ancestry	17.5%	15.3%	13.7%	
Unclassified Ancestry	8.0%	9.1%	9.3%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	16,428	96,325	365,240
	Elementary (0 to 8)	2.2%	3.0%	4.8%
	Some High School (9 to 11)	3.1%	4.4%	6.0%
	High School Graduate (12)	22.5%	29.1%	25.8%
	Some College (13 to 16)	16.1%	18.7%	16.7%
	Associates Degree Only	6.9%	8.2%	7.6%
	Bachelors Degree Only	28.4%	20.5%	21.2%
	Graduate Degree	20.9%	16.1%	17.9%
	% College (4+)	49.3%	36.6%	39.1%
<b>Household Type</b>	Total Households – count	9,954	55,123	209,616
	One Person HHs – count	3,328	16,820	66,627
	Family HHs – count	5,949	34,358	127,250
	Married Couple – count	4,545	22,438	83,588
	w/own children – count	2,191	9,215	32,948
	w/out own children – count	2,354	13,223	50,640
	Male Householder – count	539	3,490	11,392
	Female Householder – count	865	8,431	32,270
	Non-Family Households – count	676	3,944	15,739
	1 Person Household	33.4%	30.5%	31.8%
	2 Person Household	30.2%	31.8%	31.2%
	3 Person Household	17.7%	16.6%	16.2%
	4 Person Household	12.2%	13.0%	12.6%
	5 Person Household	4.2%	5.2%	5.2%
6 Person Household	1.5%	1.9%	2.0%	
7+ Person Household	0.8%	1.0%	1.0%	
% Households With Children	28.3%	25.9%	25.6%	

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<b>Housing</b>	Total Housing Units	10,516	57,933	224,000
	Owner Occupied Percent	50.0%	57.6%	54.6%
	Renter Occupied Percent	44.6%	37.6%	39.0%
	Vacant Housing Percent	5.3%	4.9%	6.4%
	Total Housing Units (Census 2000)	8,181	52,387	201,615
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	1.6%	1.4%	2.8%
	Property Value \$750,000 to \$999,999	3.6%	3.1%	5.4%
	Property Value \$500,000 to \$749,999	16.4%	15.0%	20.7%
	Property Value \$400,000 to \$499,999	14.9%	16.1%	18.3%
	Property Value \$300,000, to \$399,999	27.9%	28.5%	24.7%
	Property Value \$200,000 to \$299,999	25.9%	23.8%	18.1%
	Property Value \$150,000 to \$199,999	5.2%	5.2%	3.9%
	Property Value \$100,000 to \$149,999	1.9%	2.5%	2.2%
	Property Value \$60,000 to \$99,999	0.7%	1.6%	1.1%
	Property Value \$40,000 to \$59,999	0.4%	0.6%	0.5%
	Property Value \$0 to \$39,999	1.4%	1.8%	1.6%
	Median Home Value	\$352,021	\$350,598	\$391,712
<b>Wealth per Household</b>	\$0 and under - percent	17.5%	17.6%	17.7%
	\$1 to \$4999 - percent	8.4%	8.7%	8.8%
	\$5k to \$9999 - percent	4.6%	4.6%	4.6%
	\$10k to \$24999 - percent	6.4%	6.4%	6.4%
	\$25k to \$49999 - percent	6.8%	6.8%	6.8%
	\$50k to \$99999 - percent	10.0%	10.2%	10.1%
	\$100k to \$249999 - percent	17.8%	17.9%	17.8%
	\$250k to \$499999 - percent	13.3%	13.1%	13.0%
	\$500k+ - percent	15.5%	14.8%	14.8%
	Median HH Wealth	\$82,457	\$79,148	\$78,183
	Avg HH Wealth	\$247,248	\$239,891	\$239,962
<b>Economic Viability</b>	Economic Viability Local	293	275	270
	Economic Viability Indexed	106	99	97
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	12,508	71,544	269,255
	Managerial/Executive	21.0%	17.1%	17.6%
	Professional Specialty	37.6%	27.9%	28.6%
	Healthcare Support	1.6%	3.6%	4.2%
	Sales	7.7%	10.1%	9.0%
	Office & Administrative Support	10.7%	11.7%	10.8%
	Protective Service	1.2%	2.0%	2.0%
	Food Preparation	1.7%	4.1%	4.6%
	Building Maintenance & Cleaning	2.3%	2.8%	3.2%
	Personal Care	2.5%	2.5%	2.3%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	4.3%	6.0%	5.3%
	Production & Transportation	9.3%	12.2%	12.4%
	Percent White Collar Workers	78.6%	70.4%	70.2%
	Percent Blue Collar Workers	21.4%	29.6%	29.8%

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	Agriculture/Mining/Construction	5.0%	5.3%	5.0%
	Manufacturing	13.8%	11.4%	10.3%
	Transportation	3.8%	5.4%	6.1%
	Information	1.5%	1.3%	1.4%
	Wholesale/Retail	10.6%	14.2%	13.2%
	Finance, Insurance, Real Estate	12.7%	10.3%	10.1%
	Professional Services	15.0%	8.4%	7.7%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	2.6%	3.4%	3.8%
	Educational Services	21.1%	24.1%	26.5%
	Entertainment Services	5.5%	6.9%	7.3%
	Other Professional Services	3.5%	4.2%	4.2%
	Public Administration	5.0%	4.9%	4.3%
<b>Vehicles per HH</b>	No Vehicles	6.2%	8.2%	12.1%
	1 Vehicle	46.7%	38.2%	36.8%
	2 Vehicles	32.2%	37.1%	35.2%
	3 or more vehicles	14.9%	16.5%	15.9%
	Average Number of Vehicles	1.62	1.68	1.61
<b>Change</b>	Births (last 12 months)	264	1,395	5,212
	Deaths (last 12 months)	180	1,117	4,363
	Migration (last 12 months)	-28	123	3,605
<b>Work place</b>	Workplace Establishments	859	4,617	19,666
	Workplace Employees (FTE)	9,104	55,045	273,969