

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 41.806334 Longitude: -72.538901

Crossroads III Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	29,913	142,786	507,532
	Population Est 25Q1	29,823	142,269	507,196
	Population Est 24Q4	29,903	142,545	505,030
	Population Est 24Q3	29,824	142,443	504,596
	Population Est 24Q2	29,813	142,421	503,555
	Population Est 24Q1	29,784	142,290	503,619
	Population Est 23Q4	29,769	142,338	502,528
	Population Est 23Q3	29,705	142,181	501,968
	Population Est 23Q2	29,680	141,899	501,368
	Population Fcst	29,985	143,390	513,069
	2010 Census Population	27,684	137,855	495,721
	2000 Census Population	24,502	130,268	476,208
	1990 Census Population	21,839	126,238	481,313
	Current Year Daytime Population	29,711	147,262	617,616
	Average Seasonal Population	165	997	3,998
	Historical Annual Growth, 1990 – 2000	1.16%	0.31%	-0.11%
	Historical Annual Growth, 2000 – 2010	1.23%	0.57%	0.40%
	Estimated Annual Growth, 2010 – CY	0.54%	0.24%	0.16%
	Projected Annual Growth, CY to Y5	0.05%	0.08%	0.22%
	Group Qtrs Est	62	1,434	12,126
Transient Est Average Last 4 Qtrs	2,665	5,900	18,428	
<b>Households</b>	Current Year Estimated Households	13,002	59,037	206,446
	Households Est 25Q1	12,951	58,776	206,153
	Households Est 24Q4	12,988	58,886	205,218
	Households Est 24Q3	12,954	58,852	205,051
	Households Est 24Q2	12,946	58,841	204,605
	Households Est 24Q1	12,935	58,784	204,655
	Households Est 23Q4	12,929	58,809	204,143
	Households Est 23Q3	12,901	58,753	203,922
	Households Est 23Q2	12,891	58,624	203,673
	Households Fcst	13,036	59,311	209,036
	2010 Census Households	12,156	56,774	195,435
	2000 Census Households	10,573	53,515	187,357
	1990 Census Households	8,923	50,012	184,528
	Historical Annual Growth, 1990 – 2000	1.71%	0.68%	0.15%
	Historical Annual Growth, 2000 – 2010	1.41%	0.59%	0.42%
	Estimated Annual Growth, 2010 – CY	0.46%	0.27%	0.38%
	Projected Annual Growth, CY to Y5	0.05%	0.09%	0.25%
Population per Household	2.30	2.39	2.40	

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Crossroads III Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	2.5%	2.7%	3.0%
	HH Income \$250,000 to \$499,999	3.0%	3.2%	3.6%
	HH Income \$200,000 to \$249,999	7.0%	7.6%	8.5%
	HH Income \$175,000 to \$199,999	5.2%	5.7%	5.4%
	HH Income \$150,000 to \$174,999	7.6%	7.2%	7.0%
	HH Income \$100,000 to 149,999	21.9%	19.4%	18.0%
	HH Income \$75,000 to 99,999	15.6%	13.8%	12.3%
	HH Income \$50,000 to 74,999	14.0%	13.6%	13.7%
	HH Income \$35,000 to 49,999	6.9%	8.5%	8.6%
	HH Income \$25,000 to 34,999	4.7%	5.3%	5.6%
	HH Income \$15,000 to 24,999	4.4%	5.3%	5.6%
	HH Income \$0 to 14,999	7.4%	7.7%	8.6%
	Average Household Income	\$116,588	\$117,163	\$120,834
	Median Household Income	\$95,088	\$91,999	\$90,642
	Per Capita Income	\$50,750	\$48,805	\$49,749
	Average Disposable Income	\$89,935	\$89,360	\$90,125
	Median Disposable Income	\$78,945	\$76,532	\$75,481
	Discretionary HH Income Over \$150,000	5.5%	7.7%	9.1%
	Discretionary HH Income \$125,000 to \$149,999	6.4%	6.1%	6.6%
	Discretionary HH Income \$100,000 to \$124,999	8.4%	8.9%	8.3%
	Discretionary HH Income \$75,000 to \$99,999	14.0%	12.8%	11.7%
	Discretionary HH Income \$50,000 to \$74,999	23.1%	18.3%	16.5%
	Discretionary HH Income \$25,000 to \$49,999	23.9%	23.3%	21.5%
	Discretionary HH Income Under \$25,000	18.7%	23.0%	26.3%
	Average Discretionary HH Income	\$65,288	\$65,459	\$65,399
	Median Discretionary HH Income	\$56,774	\$54,175	\$52,799
	Householder White – Count	7,101	33,185	107,780
	Median HH Income	\$97,898	\$99,140	\$109,317
	Average HH Income	\$103,305	\$105,408	\$112,502
	Householder Black or African-American – Count	1,564	7,580	33,971
	Median HH Income	\$85,688	\$71,707	\$69,488
	Average HH Income	\$91,585	\$83,436	\$83,343
	Householder Hispanic – Count	1,655	8,957	38,752
	Median HH Income	\$73,483	\$69,530	\$59,234
	Average HH Income	\$77,976	\$78,402	\$72,313
Householder Asian or Pacific Islander – Count	1,660	4,597	10,342	
Median HH Income	\$134,043	\$134,984	\$133,878	
Average HH Income	\$127,905	\$125,423	\$123,693	
Householder Other or Pacific Islander – Count	1,022	4,718	15,601	
Median HH Income	\$82,433	\$88,363	\$79,494	
Average HH Income	\$90,095	\$95,075	\$91,501	

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Crossroads III Manchester, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Gender</b>	Male Population	14,362	68,749	243,744
	Female Population	15,551	74,038	263,788
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	1,967	8,318	27,917
	Count of Pop 0 to 7 years	2,790	11,592	38,577
	Count of Pop 5 - 13	3,143	14,254	48,645
	Count of Pop 14 - 18	1,300	6,673	25,333
	Count of Pop 19 - 22	1,208	6,475	26,193
	Count of Pop 22 - 25	851	4,678	19,610
	Count of Pop 25 - 29	1,644	8,146	30,503
	Count of Pop 30 - 34	2,573	10,543	35,273
	Count of Pop 35 - 39	2,860	10,973	35,590
	Count of Pop 40 - 44	2,419	9,867	32,628
	Count of Pop 45 - 59	4,797	25,111	89,954
	Count of Pop 60 - 74	4,651	25,781	92,191
	Count of Pop 75 - 84	1,733	8,647	31,497
	Count of Pop 85+	767	3,322	12,198
	% of Pop 0 to 4 years	6.6%	5.8%	5.5%
	% of Pop 0 to 7 years	9.3%	8.1%	7.6%
	% of Pop 5 - 13	10.5%	10.0%	9.6%
	% of Pop 14 - 18	4.3%	4.7%	5.0%
	% of Pop 19 - 22	4.0%	4.5%	5.2%
	% of Pop 22 - 25	2.8%	3.3%	3.9%
	% of Pop 25 - 29	5.5%	5.7%	6.0%
	% of Pop 30 - 34	8.6%	7.4%	6.9%
	% of Pop 35 - 39	9.6%	7.7%	7.0%
	% of Pop 40 - 44	8.1%	6.9%	6.4%
	% of Pop 45 - 59	16.0%	17.6%	17.7%
	% of Pop 60 - 74	15.5%	18.1%	18.2%
	% of Pop 75 - 84	5.8%	6.1%	6.2%
	% of Pop 85+	2.6%	2.3%	2.4%
Median Age	39.0	40.7	40.7	
Average Age	40.4	41.5	41.6	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	7.0%	6.2%	5.9%
	% of Pop 5 - 13	11.2%	10.7%	10.2%
	% of Pop 14 - 18	4.6%	5.0%	5.2%
	% of Pop 19 - 22	4.3%	4.9%	5.5%
	% of Pop 22 - 25	3.1%	3.5%	4.1%
	% of Pop 25 - 29	5.6%	5.9%	6.3%
	% of Pop 30 - 34	8.6%	7.4%	7.2%
	% of Pop 35 - 39	9.8%	7.7%	7.1%
	% of Pop 40 - 44	8.9%	7.1%	6.5%
	% of Pop 45 - 59	16.0%	17.4%	17.4%
	% of Pop 75 - 84	4.6%	5.3%	5.5%
	% of Pop 60 - 74	14.6%	17.3%	17.5%
	% of Pop 85+	1.7%	1.6%	1.7%
	Median Age	37.8	39.1	39.0
Average Age	38.6	40.1	40.2	

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	% of Pop 0 to 4 years	6.2%	5.5%	5.1%
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	% of Pop 30 - 34	8.6%	7.4%	6.8%
	% of Pop 35 - 39	9.4%	7.6%	6.9%
	% of Pop 40 - 44	7.4%	6.8%	6.4%
	% of Pop 45 - 59	16.1%	17.8%	18.0%
	% of Pop 60 - 74	16.5%	18.8%	18.8%
	% of Pop 75 - 84	6.9%	6.8%	6.9%
	% of Pop 85+	3.4%	3.0%	3.1%
	Median Age	40.1	42.2	42.4
Average Age	42.0	42.8	42.9	
Race	Count of White	16,135	78,486	271,832
	Count of Black or African-American	4,242	24,381	102,120
	Count of Asian or Pacific Islander	5,312	14,697	33,741
	Count of Other races	4,223	25,222	99,839
	White	53.9%	55.0%	53.6%
	Black or African American	14.2%	17.1%	20.1%
	Asian	17.8%	10.3%	6.6%
	Other Races	14.1%	17.7%	19.7%
Language Spoken	Speak English at Home	70.5%	72.9%	72.7%
	Speak Spanish at Home	9.1%	12.6%	15.4%
	Speak French or French Creole at Home	0.6%	1.0%	0.9%
	Speak German at Home	0.1%	0.1%	0.2%
	Speak Other Indo-European Languages at Home	9.3%	6.2%	4.5%
	Speak Russian and Other Slavic Languages at Home	0.7%	0.9%	1.6%
	Speak Chinese at Home	0.4%	0.6%	0.7%
	Speak Korean at Home	0.1%	0.2%	0.1%
	Speak Vietnamese at Home	0.3%	0.6%	0.4%
	Speak Other Asian Languages at Home	4.3%	2.3%	1.5%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.1%
	Speak Other Language at Home	4.7%	2.5%	1.6%
Hispanic	Hispanic Population	3,963	26,744	108,006
	Hispanic Population Percent	13.2%	18.7%	21.3%
	Mexican	6.3%	5.1%	5.0%
	Puerto Rican	61.1%	66.9%	66.5%
	Cuban	5.7%	2.8%	2.1%
	Dominican	4.2%	3.7%	5.9%
	Central American	6.6%	4.4%	4.5%
	South American	13.9%	13.3%	11.6%
	Other Hispanic	2.1%	4.0%	4.5%
	2000 Hispanic Population Percent	6%	8%	14%
	1990 Hispanic Population Percent	2%	3%	11%

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<b>Ancestry</b>	American (percent of total population)	1.6%	1.6%	1.6%
	American	1.4%	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)	16.9%	9.1%	5.7%
	Chinese	0.5%	0.7%	0.9%
	Japanese	0.2%	0.1%	0.1%
	Korean	0.3%	0.3%	0.2%
	South Central Asian (ie. Indian)	15.1%	7.4%	4.0%
	South East Asian (ie. Vietnamese)	0.6%	0.5%	0.4%
	Other Asian	0.1%	0.2%	0.2%
	European (percent of total population)	25.6%	26.7%	26.8%
	British	3.2%	3.6%	3.6%
	Dutch	0.2%	0.2%	0.2%
	French	2.1%	2.3%	1.9%
	German	3.0%	3.0%	2.9%
	Italian	5.0%	5.1%	5.3%
	Polish	2.6%	2.7%	2.7%
	Scandinavian	0.8%	1.0%	0.9%
	Scotch/Irish	6.5%	6.6%	6.3%
Other European (ie. Greek/Russian)	2.1%	2.3%	3.1%	
Middle Eastern	0.4%	0.3%	0.4%	
Other Ancestry	16.3%	15.2%	13.6%	
Unclassified Ancestry	10.0%	9.7%	9.4%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	21,445	102,388	359,834
	Elementary (0 to 8)	1.8%	2.8%	4.7%
	Some High School (9 to 11)	3.2%	4.3%	5.9%
	High School Graduate (12)	24.1%	28.6%	25.8%
	Some College (13 to 16)	16.8%	18.2%	16.7%
	Associates Degree Only	7.7%	8.5%	7.6%
	Bachelors Degree Only	27.2%	21.2%	21.3%
	Graduate Degree	19.3%	16.4%	17.9%
	% College (4+)	46.5%	37.6%	39.2%
<b>Household Type</b>	Total Households – count	13,002	59,037	206,446
	One Person HHs – count	4,418	18,210	65,200
	Family HHs – count	7,639	36,265	125,700
	Married Couple – count	5,726	24,107	82,842
	w/own children – count	2,620	9,877	32,655
	w/out own children – count	3,105	14,230	50,187
	Male Householder – count	722	3,536	11,186
	Female Householder – count	1,191	8,622	31,673
	Non-Family Households – count	945	4,561	15,546
	1 Person Household	34.0%	30.8%	31.6%
	2 Person Household	31.0%	32.4%	31.3%
	3 Person Household	17.0%	16.4%	16.3%
	4 Person Household	11.7%	12.6%	12.7%
	5 Person Household	4.0%	5.0%	5.2%
	6 Person Household	1.5%	1.8%	2.0%
7+ Person Household	0.9%	1.0%	1.0%	
% Households With Children	26.9%	25.6%	25.7%	

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<b>Housing</b>	Total Housing Units	13,663	61,961	220,649
	Owner Occupied Percent	52.2%	57.0%	54.7%
	Renter Occupied Percent	43.0%	38.2%	38.9%
	Vacant Housing Percent	4.8%	4.7%	6.4%
	Total Housing Units (Census 2000)	11,128	55,757	198,283
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	1.0%	1.5%	2.8%
	Property Value \$750,000 to \$999,999	2.7%	3.3%	5.4%
	Property Value \$500,000 to \$749,999	14.2%	16.0%	20.7%
	Property Value \$400,000 to \$499,999	15.2%	16.2%	18.3%
	Property Value \$300,000, to \$399,999	27.8%	27.8%	24.8%
	Property Value \$200,000 to \$299,999	26.1%	23.0%	18.0%
	Property Value \$150,000 to \$199,999	6.3%	5.1%	3.9%
	Property Value \$100,000 to \$149,999	2.5%	2.6%	2.2%
	Property Value \$60,000 to \$99,999	2.2%	1.8%	1.1%
	Property Value \$40,000 to \$59,999	0.3%	0.6%	0.5%
	Property Value \$0 to \$39,999	1.5%	1.8%	1.6%
	Median Home Value	\$339,785	\$354,206	\$391,995
<b>Wealth per Household</b>	\$0 and under - percent	17.5%	17.6%	17.7%
	\$1 to \$4999 - percent	8.4%	8.6%	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%	10.1%	10.1%
	\$100k to \$249999 - percent	17.8%	17.9%	17.8%
	\$250k to \$499999 - percent	13.3%	13.1%	13.0%
	\$500k+ - percent	15.3%	14.8%	14.8%
	Median HH Wealth	\$82,056	\$79,484	\$78,289
	Avg HH Wealth	\$245,634	\$240,632	\$240,107
<b>Economic Viability</b>	Economic Viability Local	289	273	270
	Economic Viability Indexed	104	99	98
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	16,304	75,739	266,013
	Managerial/Executive	18.7%	17.1%	17.8%
	Professional Specialty	35.0%	28.5%	28.7%
	Healthcare Support	2.5%	3.4%	4.1%
	Sales	8.8%	10.3%	9.0%
	Office & Administrative Support	11.2%	11.4%	10.7%
	Protective Service	1.7%	1.9%	2.0%
	Food Preparation	2.9%	4.2%	4.5%
	Building Maintenance & Cleaning	2.9%	2.8%	3.1%
	Personal Care	2.2%	2.5%	2.2%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	4.7%	6.0%	5.3%
	Production & Transportation	9.6%	11.9%	12.3%
	Percent White Collar Workers	76.1%	70.7%	70.3%
	Percent Blue Collar Workers	23.9%	29.3%	29.7%

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	Agriculture/Mining/Construction	4.0%	5.2%	5.0%
	Manufacturing	12.3%	11.5%	10.3%
	Transportation	4.1%	5.3%	6.1%
	Information	1.7%	1.3%	1.4%
	Wholesale/Retail	11.6%	14.1%	13.2%
	Finance, Insurance, Real Estate	12.9%	10.5%	10.1%
	Professional Services	13.4%	8.3%	7.8%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	2.8%	3.3%	3.8%
	Educational Services	22.8%	24.5%	26.5%
	Entertainment Services	5.8%	7.1%	7.3%
	Other Professional Services	3.9%	4.1%	4.1%
	Public Administration	4.6%	4.7%	4.2%
<b>Vehicles per HH</b>	No Vehicles	6.4%	7.6%	12.0%
	1 Vehicle	46.7%	38.5%	36.6%
	2 Vehicles	32.9%	37.1%	35.2%
	3 or more vehicles	14.0%	16.8%	16.2%
	Average Number of Vehicles	1.59	1.69	1.62
<b>Change</b>	Births (last 12 months)	334	1,482	5,149
	Deaths (last 12 months)	252	1,192	4,272
	Migration (last 12 months)	36	180	3,419
<b>Work place</b>	Workplace Establishments	1,446	4,631	19,287
	Workplace Employees (FTE)	14,320	53,245	267,699