

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 41.582062 Longitude: -73.032101

Waterbury Plaza Waterbury, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	39,912	127,877	281,607
	Population Est 25Q1	39,937	127,932	281,499
	Population Est 24Q4	39,979	128,025	281,503
	Population Est 24Q3	39,983	128,059	281,265
	Population Est 24Q2	40,009	127,995	280,992
	Population Est 24Q1	39,934	127,748	280,507
	Population Est 23Q4	39,913	127,645	280,323
	Population Est 23Q3	39,848	127,473	279,989
	Population Est 23Q2	39,810	127,169	279,573
	Population Fcst	39,956	128,188	283,345
	2010 Census Population	37,351	123,915	276,434
	2000 Census Population	37,006	119,318	264,245
	1990 Census Population	37,713	120,394	258,026
	Current Year Daytime Population	31,645	121,268	246,175
	Average Seasonal Population	185	759	3,337
	Historical Annual Growth, 1990 – 2000	-0.19%	-0.09%	0.24%
	Historical Annual Growth, 2000 – 2010	0.09%	0.38%	0.45%
	Estimated Annual Growth, 2010 – CY	0.46%	0.22%	0.13%
	Projected Annual Growth, CY to Y5	0.02%	0.05%	0.12%
	Group Qtrs Est	664	1,668	4,499
Transient Est Average Last 4 Qtrs	122	2,707	3,941	
<b>Households</b>	Current Year Estimated Households	14,784	49,780	110,163
	Households Est 25Q1	14,776	49,755	110,027
	Households Est 24Q4	14,792	49,793	110,038
	Households Est 24Q3	14,790	49,799	109,945
	Households Est 24Q2	14,804	49,787	109,846
	Households Est 24Q1	14,774	49,690	109,656
	Households Est 23Q4	14,765	49,648	109,575
	Households Est 23Q3	14,732	49,570	109,431
	Households Est 23Q2	14,717	49,443	109,259
	Households Fcst	14,838	49,949	110,873
	2010 Census Households	13,827	47,799	105,599
	2000 Census Households	14,043	46,817	100,661
	1990 Census Households	14,568	46,903	96,622
	Historical Annual Growth, 1990 – 2000	-0.37%	-0.02%	0.41%
	Historical Annual Growth, 2000 – 2010	-0.16%	0.21%	0.48%
	Estimated Annual Growth, 2010 – CY	0.46%	0.28%	0.29%
	Projected Annual Growth, CY to Y5	0.07%	0.07%	0.13%
	Population per Household	2.65	2.54	2.52

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 41.582062 Longitude: -73.032101

Waterbury Plaza Waterbury, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Income</b>	HH Income \$500,000 or more	0.7%	1.4%	2.7%
	HH Income \$250,000 to \$499,999	0.9%	1.7%	3.3%
	HH Income \$200,000 to \$249,999	2.1%	4.0%	7.6%
	HH Income \$175,000 to \$199,999	3.0%	3.0%	5.1%
	HH Income \$150,000 to \$174,999	4.3%	4.7%	6.7%
	HH Income \$100,000 to 149,999	13.5%	15.8%	18.5%
	HH Income \$75,000 to 99,999	9.6%	12.0%	12.1%
	HH Income \$50,000 to 74,999	16.9%	16.9%	14.8%
	HH Income \$35,000 to 49,999	10.7%	10.9%	8.9%
	HH Income \$25,000 to 34,999	9.9%	7.5%	5.7%
	HH Income \$15,000 to 24,999	11.6%	9.6%	6.5%
	HH Income \$0 to 14,999	16.8%	12.3%	8.2%
	Average Household Income	\$71,637	\$86,185	\$113,447
	Median Household Income	\$50,934	\$62,930	\$86,921
	Per Capita Income	\$26,846	\$33,927	\$44,896
	Average Disposable Income	\$57,067	\$67,999	\$87,067
	Median Disposable Income	\$43,744	\$53,304	\$72,380
	Discretionary HH Income Over \$150,000	0.4%	2.3%	7.6%
	Discretionary HH Income \$125,000 to \$149,999	1.5%	3.3%	6.2%
	Discretionary HH Income \$100,000 to \$124,999	2.8%	4.5%	8.3%
	Discretionary HH Income \$75,000 to \$99,999	6.4%	8.6%	12.0%
	Discretionary HH Income \$50,000 to \$74,999	12.5%	15.1%	17.0%
	Discretionary HH Income \$25,000 to \$49,999	24.8%	26.0%	22.9%
	Discretionary HH Income Under \$25,000	51.6%	40.2%	26.0%
	Average Discretionary HH Income	\$33,971	\$44,421	\$63,400
	Median Discretionary HH Income	\$24,104	\$32,741	\$51,584
	Householder White – Count	3,202	20,146	66,073
	Median HH Income	\$67,728	\$83,037	\$104,225
	Average HH Income	\$78,478	\$92,020	\$108,078
	Householder Black or African-American – Count	4,332	10,062	13,057
	Median HH Income	\$45,653	\$49,935	\$58,120
	Average HH Income	\$65,519	\$68,301	\$75,994
	Householder Hispanic – Count	5,336	13,394	18,941
	Median HH Income	\$46,334	\$52,767	\$60,216
Average HH Income	\$56,031	\$61,396	\$71,425	
Householder Asian or Pacific Islander – Count	108	580	2,422	
Median HH Income	\$101,801	\$95,689	\$127,756	
Average HH Income	\$101,391	\$92,972	\$119,292	
Householder Other or Pacific Islander – Count	1,806	5,598	9,670	
Median HH Income	\$53,881	\$61,097	\$72,751	
Average HH Income	\$68,454	\$72,485	\$86,002	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 41.582062 Longitude: -73.032101

Waterbury Plaza Waterbury, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Gender</b>	Male Population	19,247	61,585	136,887
	Female Population	20,665	66,292	144,719
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	2,336	7,168	14,483
	Count of Pop 0 to 7 years	3,636	10,542	20,745
	Count of Pop 5 - 13	5,241	14,153	27,759
	Count of Pop 14 - 18	2,463	6,939	14,299
	Count of Pop 19 - 22	2,336	6,898	14,548
	Count of Pop 22 - 25	1,641	5,035	10,767
	Count of Pop 25 - 29	2,664	8,123	16,659
	Count of Pop 30 - 34	2,757	8,597	17,248
	Count of Pop 35 - 39	2,905	8,744	18,197
	Count of Pop 40 - 44	2,498	7,904	17,235
	Count of Pop 45 - 59	6,949	23,217	53,121
	Count of Pop 60 - 74	5,858	21,589	53,280
	Count of Pop 75 - 84	1,672	6,924	17,874
	Count of Pop 85+	591	2,586	6,136
	% of Pop 0 to 4 years	5.9%	5.6%	5.1%
	% of Pop 0 to 7 years	9.1%	8.2%	7.4%
	% of Pop 5 - 13	13.1%	11.1%	9.9%
	% of Pop 14 - 18	6.2%	5.4%	5.1%
	% of Pop 19 - 22	5.9%	5.4%	5.2%
	% of Pop 22 - 25	4.1%	3.9%	3.8%
	% of Pop 25 - 29	6.7%	6.4%	5.9%
	% of Pop 30 - 34	6.9%	6.7%	6.1%
	% of Pop 35 - 39	7.3%	6.8%	6.5%
	% of Pop 40 - 44	6.3%	6.2%	6.1%
	% of Pop 45 - 59	17.4%	18.2%	18.9%
	% of Pop 60 - 74	14.7%	16.9%	18.9%
	% of Pop 75 - 84	4.2%	5.4%	6.3%
	% of Pop 85+	1.5%	2.0%	2.2%
Median Age	35.9	39.0	42.0	
Average Age	37.5	40.1	42.0	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	6.2%	6.0%	5.4%
	% of Pop 5 - 13	13.9%	11.9%	10.4%
	% of Pop 14 - 18	6.6%	5.8%	5.3%
	% of Pop 19 - 22	6.2%	5.8%	5.5%
	% of Pop 22 - 25	4.4%	4.2%	4.1%
	% of Pop 25 - 29	7.1%	6.7%	6.3%
	% of Pop 30 - 34	6.9%	6.8%	6.3%
	% of Pop 35 - 39	6.9%	6.5%	6.3%
	% of Pop 40 - 44	6.0%	6.0%	6.0%
	% of Pop 45 - 59	17.1%	18.0%	18.8%
	% of Pop 75 - 84	3.7%	4.7%	5.6%
	% of Pop 60 - 74	14.1%	16.4%	18.3%
	% of Pop 85+	0.9%	1.4%	1.5%
	Median Age	34.1	37.2	40.2
Average Age	36.3	38.7	40.7	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 41.582062 Longitude: -73.032101

Waterbury Plaza Waterbury, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	5.5%	5.3%	4.9%
	% of Pop 5 - 13	12.4%	10.3%	9.4%
	% of Pop 14 - 18	5.8%	5.1%	4.8%
	% of Pop 19 - 22	5.5%	5.0%	4.8%
	% of Pop 22 - 25	3.9%	3.7%	3.5%
	% of Pop 25 - 29	6.3%	6.1%	5.6%
	% of Pop 30 - 34	6.9%	6.7%	5.9%
	% of Pop 35 - 39	7.6%	7.2%	6.6%
	% of Pop 40 - 44	6.5%	6.4%	6.2%
	% of Pop 45 - 59	17.7%	18.3%	18.9%
	% of Pop 60 - 74	15.2%	17.3%	19.5%
	% of Pop 75 - 84	4.6%	6.0%	7.0%
	% of Pop 85+	2.0%	2.6%	2.8%
	Median Age	37.4	40.6	43.6
Average Age	38.7	41.4	43.2	
Race	Count of White	13,426	62,469	183,513
	Count of Black or African-American	11,650	26,090	34,546
	Count of Asian or Pacific Islander	559	2,493	7,515
	Count of Other races	14,276	36,825	56,033
	White	33.6%	48.9%	65.2%
	Black or African American	29.2%	20.4%	12.3%
	Asian	1.4%	1.9%	2.7%
	Other Races	35.8%	28.8%	19.9%
Language Spoken	Speak English at Home	60.9%	66.1%	75.5%
	Speak Spanish at Home	33.1%	24.7%	15.2%
	Speak French or French Creole at Home	0.7%	1.3%	1.0%
	Speak German at Home	0.0%	0.0%	0.1%
	Speak Other Indo-European Languages at Home	2.9%	5.5%	4.8%
	Speak Russian and Other Slavic Languages at Home	0.5%	0.6%	0.8%
	Speak Chinese at Home	0.0%	0.1%	0.5%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.2%	0.1%	0.2%
	Speak Other Asian Languages at Home	0.2%	0.3%	0.6%
	Speak Tagalog and Other Pacific Languages at Home	0.2%	0.1%	0.2%
	Speak Other Language at Home	1.2%	1.1%	1.1%
Hispanic	Hispanic Population	17,674	43,615	60,492
	Hispanic Population Percent	44.3%	34.1%	21.5%
	Mexican	4.0%	4.0%	4.5%
	Puerto Rican	62.8%	62.0%	61.5%
	Cuban	1.4%	1.1%	1.8%
	Dominican	19.5%	16.2%	13.2%
	Central American	4.2%	5.1%	5.0%
	South American	3.5%	6.7%	9.2%
	Other Hispanic	4.5%	5.0%	4.9%
	2000 Hispanic Population Percent	28%	19%	11%
	1990 Hispanic Population Percent	17%	12%	7%

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 41.582062 Longitude: -73.032101

Waterbury Plaza Waterbury, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Ancestry</b>	American (percent of total population)	0.7%	1.2%	2.0%
	American	0.5%	0.9%	1.8%
	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)	1.1%	1.7%	2.3%
	Chinese	0.0%	0.2%	0.6%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.0%	0.0%	0.1%
	South Central Asian (ie. Indian)	0.7%	1.1%	1.2%
	South East Asian (ie. Vietnamese)	0.1%	0.1%	0.2%
	Other Asian	0.2%	0.2%	0.2%
	European (percent of total population)	6.4%	19.7%	34.2%
	British	0.5%	1.5%	3.1%
	Dutch	0.0%	0.1%	0.1%
	French	0.5%	1.5%	2.6%
	German	0.4%	1.4%	3.2%
	Italian	2.6%	7.7%	11.0%
	Polish	0.4%	1.1%	2.9%
	Scandinavian	0.1%	0.3%	0.7%
	Scotch/Irish	1.1%	3.6%	7.0%
Other European (ie. Greek/Russian)	0.7%	2.6%	3.6%	
Middle Eastern	0.1%	0.3%	0.6%	
Other Ancestry	14.6%	14.5%	13.7%	
Unclassified Ancestry	6.0%	9.0%	12.5%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	25,894	87,684	199,750
	Elementary (0 to 8)	10.8%	8.4%	5.4%
	Some High School (9 to 11)	12.7%	9.4%	6.3%
	High School Graduate (12)	35.3%	35.6%	31.5%
	Some College (13 to 16)	19.5%	18.6%	18.2%
	Associates Degree Only	7.0%	8.0%	8.8%
	Bachelors Degree Only	8.9%	12.2%	16.6%
	Graduate Degree	5.9%	7.9%	13.2%
	% College (4+)	14.7%	20.1%	29.8%
<b>Household Type</b>	Total Households – count	14,784	49,780	110,163
	One Person HHs – count	4,529	14,993	30,558
	Family HHs – count	9,451	31,750	72,700
	Married Couple – count	3,753	17,222	48,615
	w/own children – count	1,481	6,743	18,379
	w/out own children – count	2,273	10,479	30,236
	Male Householder – count	1,369	3,624	6,376
	Female Householder – count	4,328	10,903	17,710
	Non-Family Households – count	804	3,037	6,905
	1 Person Household	30.6%	30.1%	27.7%
	2 Person Household	26.4%	29.2%	31.7%
	3 Person Household	17.0%	17.4%	17.4%
	4 Person Household	14.0%	13.3%	14.1%
	5 Person Household	6.9%	6.2%	5.9%
	6 Person Household	3.1%	2.4%	2.1%
7+ Person Household	2.0%	1.4%	1.1%	
% Households With Children	30.3%	28.8%	27.8%	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 41.582062 Longitude: -73.032101

Waterbury Plaza Waterbury, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Housing</b>	Total Housing Units	16,358	54,066	117,854
	Owner Occupied Percent	35.8%	46.9%	59.7%
	Renter Occupied Percent	54.6%	45.2%	33.7%
	Vacant Housing Percent	9.6%	7.9%	6.5%
	Total Housing Units (Census 2000)	16,014	51,062	107,122
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	1.1%	0.9%	2.6%
	Property Value \$750,000 to \$999,999	1.6%	1.6%	5.6%
	Property Value \$500,000 to \$749,999	5.3%	8.0%	19.3%
	Property Value \$400,000 to \$499,999	6.8%	11.2%	15.6%
	Property Value \$300,000, to \$399,999	21.5%	23.5%	21.7%
	Property Value \$200,000 to \$299,999	34.2%	31.7%	20.8%
	Property Value \$150,000 to \$199,999	13.7%	11.6%	6.7%
	Property Value \$100,000 to \$149,999	6.2%	5.9%	3.5%
	Property Value \$60,000 to \$99,999	6.4%	2.7%	1.5%
	Property Value \$40,000 to \$59,999	1.1%	0.8%	0.6%
	Property Value \$0 to \$39,999	2.0%	2.0%	1.6%
	Median Home Value	\$263,071	\$286,604	\$371,002
<b>Wealth per Household</b>	\$0 and under - percent	20.6%	19.1%	17.5%
	\$1 to \$4999 - percent	11.4%	10.2%	8.8%
	\$5k to \$9999 - percent	5.6%	5.1%	4.6%
	\$10k to \$24999 - percent	7.0%	6.7%	6.4%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.0%	10.2%	10.3%
	\$100k to \$249999 - percent	16.4%	17.3%	18.1%
	\$250k to \$499999 - percent	11.0%	11.9%	13.1%
	\$500k+ - percent	11.1%	12.5%	14.5%
	Median HH Wealth	\$44,564	\$59,352	\$78,783
	Avg HH Wealth	\$192,620	\$212,400	\$237,845
<b>Economic Viability</b>	Economic Viability Local	258	263	264
	Economic Viability Indexed	93	95	95
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	16,745	59,906	144,246
	Managerial/Executive	8.8%	11.9%	15.7%
	Professional Specialty	15.7%	17.9%	23.8%
	Healthcare Support	9.1%	7.2%	4.8%
	Sales	12.4%	9.9%	9.4%
	Office & Administrative Support	9.7%	11.1%	10.7%
	Protective Service	1.2%	2.2%	2.3%
	Food Preparation	7.3%	6.2%	4.8%
	Building Maintenance & Cleaning	3.7%	4.1%	3.3%
	Personal Care	2.7%	3.3%	2.8%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
	Construction	6.5%	8.1%	8.0%
	Production & Transportation	23.0%	18.0%	14.2%
	Percent White Collar Workers	55.6%	58.0%	64.4%
	Percent Blue Collar Workers	44.4%	42.0%	35.6%

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 41.582062 Longitude: -73.032101

Waterbury Plaza Waterbury, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	5.4%	6.8%	7.4%
	Manufacturing	12.8%	11.5%	11.8%
	Transportation	4.5%	5.3%	4.7%
	Information	1.1%	1.3%	1.7%
	Wholesale/Retail	19.9%	16.1%	13.6%
	Finance, Insurance, Real Estate	4.9%	5.7%	6.7%
	Professional Services	2.0%	3.9%	5.4%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	5.7%	4.9%	4.3%
	Educational Services	27.0%	27.7%	28.5%
	Entertainment Services	8.3%	7.5%	7.1%
	Other Professional Services	3.3%	4.6%	4.4%
	Public Administration	5.2%	4.8%	4.4%
<b>Vehicles per HH</b>	No Vehicles	27.7%	17.6%	10.7%
	1 Vehicle	40.9%	39.2%	34.2%
	2 Vehicles	21.3%	28.9%	35.8%
	3 or more vehicles	10.0%	14.3%	19.2%
	Average Number of Vehicles	1.17	1.46	1.72
<b>Change</b>	Births (last 12 months)	445	1,351	2,712
	Deaths (last 12 months)	245	977	2,381
	Migration (last 12 months)	-265	-394	493
<b>Work place</b>	Workplace Establishments	851	3,575	7,565
	Workplace Employees (FTE)	7,781	35,660	70,186