

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 41.38141 Longitude: -72.150434

Waterford Commons Waterford, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	12,970	75,303	197,701
	Population Est 25Q1	12,985	75,382	197,613
	Population Est 24Q4	12,958	75,282	197,325
	Population Est 24Q3	12,959	74,927	196,806
	Population Est 24Q2	12,818	74,481	196,171
	Population Est 24Q1	12,786	74,373	195,775
	Population Est 23Q4	12,765	74,246	195,410
	Population Est 23Q3	12,767	74,179	195,025
	Population Est 23Q2	12,764	74,157	194,889
	Population Fcst	13,055	75,932	198,892
	2010 Census Population	12,662	74,785	195,219
	2000 Census Population	12,223	71,607	185,211
	1990 Census Population	11,802	74,403	186,887
	Current Year Daytime Population	14,862	102,747	222,838
	Average Seasonal Population	221	1,954	16,387
	Historical Annual Growth, 1990 – 2000	0.35%	-0.38%	-0.09%
	Historical Annual Growth, 2000 – 2010	0.35%	0.44%	0.53%
	Estimated Annual Growth, 2010 – CY	0.17%	0.05%	0.09%
	Projected Annual Growth, CY to Y5	0.13%	0.17%	0.12%
	Group Qtrs Est	1,030	5,333	9,190
Transient Est Average Last 4 Qtrs	918	7,721	16,321	
<b>Households</b>	Current Year Estimated Households	4,896	30,371	80,847
	Households Est 25Q1	4,903	30,394	80,764
	Households Est 24Q4	4,892	30,347	80,620
	Households Est 24Q3	4,893	30,217	80,403
	Households Est 24Q2	4,835	30,034	80,138
	Households Est 24Q1	4,821	29,983	79,968
	Households Est 23Q4	4,813	29,926	79,816
	Households Est 23Q3	4,813	29,897	79,655
	Households Est 23Q2	4,811	29,883	79,586
	Households Fcst	4,930	30,626	81,368
	2010 Census Households	4,641	28,663	76,310
	2000 Census Households	4,492	27,447	71,501
	1990 Census Households	4,224	27,054	68,211
	Historical Annual Growth, 1990 – 2000	0.62%	0.14%	0.47%
	Historical Annual Growth, 2000 – 2010	0.33%	0.43%	0.65%
	Estimated Annual Growth, 2010 – CY	0.37%	0.40%	0.40%
	Projected Annual Growth, CY to Y5	0.14%	0.17%	0.13%
	Population per Household	2.44	2.30	2.33

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Waterford Commons Waterford, CT		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	2.3%	2.2%	3.0%
	HH Income \$250,000 to \$499,999	2.7%	2.7%	3.6%
	HH Income \$200,000 to \$249,999	6.3%	6.3%	8.4%
	HH Income \$175,000 to \$199,999	5.1%	4.9%	5.6%
	HH Income \$150,000 to \$174,999	6.5%	6.6%	7.3%
	HH Income \$100,000 to 149,999	17.9%	18.8%	19.6%
	HH Income \$75,000 to 99,999	12.8%	15.1%	13.1%
	HH Income \$50,000 to 74,999	17.7%	14.3%	13.2%
	HH Income \$35,000 to 49,999	8.9%	9.1%	8.3%
	HH Income \$25,000 to 34,999	6.5%	6.6%	5.7%
	HH Income \$15,000 to 24,999	7.8%	6.1%	5.8%
	HH Income \$0 to 14,999	5.4%	7.3%	6.4%
	Average Household Income	\$105,080	\$106,289	\$123,363
	Median Household Income	\$82,309	\$86,355	\$95,038
	Per Capita Income	\$40,889	\$44,240	\$51,544
	Average Disposable Income	\$83,535	\$83,864	\$92,146
	Median Disposable Income	\$68,472	\$71,985	\$78,537
	Discretionary HH Income Over \$150,000	7.1%	5.8%	9.0%
	Discretionary HH Income \$125,000 to \$149,999	6.1%	5.8%	7.0%
	Discretionary HH Income \$100,000 to \$124,999	8.1%	7.1%	8.8%
	Discretionary HH Income \$75,000 to \$99,999	11.7%	11.9%	13.8%
	Discretionary HH Income \$50,000 to \$74,999	16.2%	20.3%	18.2%
	Discretionary HH Income \$25,000 to \$49,999	25.3%	24.7%	22.0%
	Discretionary HH Income Under \$25,000	25.4%	24.5%	21.1%
	Average Discretionary HH Income	\$62,703	\$60,528	\$68,908
	Median Discretionary HH Income	\$49,299	\$50,723	\$58,295
	Householder White – Count	2,591	20,014	59,408
	Median HH Income	\$108,616	\$94,679	\$103,100
	Average HH Income	\$110,542	\$100,687	\$107,221
	Householder Black or African-American – Count	563	2,000	3,913
	Median HH Income	\$60,180	\$54,633	\$58,947
	Average HH Income	\$67,842	\$65,037	\$74,919
	Householder Hispanic – Count	1,072	4,251	7,751
Median HH Income	\$60,123	\$61,861	\$67,341	
Average HH Income	\$67,908	\$75,219	\$78,456	
Householder Asian or Pacific Islander – Count	167	1,150	2,936	
Median HH Income	\$89,193	\$115,149	\$104,775	
Average HH Income	\$106,674	\$118,845	\$110,726	
Householder Other or Pacific Islander – Count	503	2,955	6,839	
Median HH Income	\$66,893	\$71,533	\$81,806	
Average HH Income	\$81,239	\$83,072	\$90,411	

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<b>Gender</b>	Male Population	6,330	37,593	97,393
	Female Population	6,639	37,710	100,307
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	661	3,920	9,571
	Count of Pop 0 to 7 years	886	5,520	13,431
	Count of Pop 5 - 13	1,145	6,890	17,271
	Count of Pop 14 - 18	733	3,700	9,050
	Count of Pop 19 - 22	924	4,244	9,991
	Count of Pop 22 - 25	784	3,447	7,977
	Count of Pop 25 - 29	857	5,041	11,952
	Count of Pop 30 - 34	891	5,809	13,075
	Count of Pop 35 - 39	899	5,657	13,407
	Count of Pop 40 - 44	782	4,716	11,741
	Count of Pop 45 - 59	2,165	12,514	34,298
	Count of Pop 60 - 74	2,165	13,037	39,639
	Count of Pop 75 - 84	709	4,612	14,426
	Count of Pop 85+	254	1,716	5,302
	% of Pop 0 to 4 years	5.1%	5.2%	4.8%
	% of Pop 0 to 7 years	6.8%	7.3%	6.8%
	% of Pop 5 - 13	8.8%	9.1%	8.7%
	% of Pop 14 - 18	5.7%	4.9%	4.6%
	% of Pop 19 - 22	7.1%	5.6%	5.1%
	% of Pop 22 - 25	6.0%	4.6%	4.0%
	% of Pop 25 - 29	6.6%	6.7%	6.0%
	% of Pop 30 - 34	6.9%	7.7%	6.6%
	% of Pop 35 - 39	6.9%	7.5%	6.8%
	% of Pop 40 - 44	6.0%	6.3%	5.9%
	% of Pop 45 - 59	16.7%	16.6%	17.3%
	% of Pop 60 - 74	16.7%	17.3%	20.0%
	% of Pop 75 - 84	5.5%	6.1%	7.3%
	% of Pop 85+	2.0%	2.3%	2.7%
Median Age	37.7	39.1	42.8	
Average Age	40.0	41.0	43.3	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	5.4%	5.4%	5.0%
	% of Pop 5 - 13	9.0%	9.1%	9.0%
	% of Pop 14 - 18	5.2%	4.8%	4.6%
	% of Pop 19 - 22	6.9%	5.7%	5.3%
	% of Pop 22 - 25	6.3%	4.8%	4.4%
	% of Pop 25 - 29	7.2%	7.5%	6.7%
	% of Pop 30 - 34	7.5%	8.5%	7.2%
	% of Pop 35 - 39	7.4%	8.0%	7.1%
	% of Pop 40 - 44	6.2%	6.4%	5.9%
	% of Pop 45 - 59	15.7%	16.1%	16.9%
	% of Pop 75 - 84	4.9%	5.4%	6.5%
	% of Pop 60 - 74	17.1%	16.8%	19.4%
	% of Pop 85+	1.2%	1.5%	1.9%
	Median Age	36.7	37.6	40.5
Average Age	39.2	39.9	41.9	

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	% of Pop 35 - 39	6.5%	7.0%	6.5%
	% of Pop 40 - 44	5.9%	6.1%	6.0%
	% of Pop 45 - 59	17.7%	17.1%	17.8%
	% of Pop 60 - 74	16.3%	17.9%	20.7%
	% of Pop 75 - 84	6.0%	6.9%	8.0%
	% of Pop 85+	2.6%	3.0%	3.5%
	Median Age	38.9	40.8	45.0
Average Age	40.7	42.2	44.6	
Race	Count of White	7,627	50,008	142,866
	Count of Black or African-American	1,741	6,766	13,889
	Count of Asian or Pacific Islander	561	3,506	9,637
	Count of Other races	3,040	15,024	31,310
	White	58.8%	66.4%	72.3%
	Black or African American	13.4%	9.0%	7.0%
	Asian	4.3%	4.7%	4.9%
	Other Races	23.4%	20.0%	15.8%
Language Spoken	Speak English at Home	73.2%	80.4%	84.3%
	Speak Spanish at Home	19.1%	12.5%	8.3%
	Speak French or French Creole at Home	1.8%	1.1%	1.6%
	Speak German at Home	0.4%	0.2%	0.3%
	Speak Other Indo-European Languages at Home	1.6%	2.0%	1.9%
	Speak Russian and Other Slavic Languages at Home	0.7%	0.5%	0.5%
	Speak Chinese at Home	0.7%	0.7%	1.2%
	Speak Korean at Home	0.1%	0.1%	0.1%
	Speak Vietnamese at Home	0.0%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.2%	0.5%	0.7%
	Speak Tagalog and Other Pacific Languages at Home	1.4%	1.3%	0.8%
	Speak Other Language at Home	0.7%	0.4%	0.3%
Hispanic	Hispanic Population	3,214	14,459	27,572
	Hispanic Population Percent	24.8%	19.2%	13.9%
	Mexican	5.5%	7.6%	10.3%
	Puerto Rican	59.9%	53.5%	51.1%
	Cuban	2.4%	1.6%	2.8%
	Dominican	14.7%	14.3%	12.7%
	Central American	4.7%	5.6%	4.7%
	South American	8.8%	13.8%	14.3%
	Other Hispanic	3.9%	3.6%	4.2%
	2000 Hispanic Population Percent	15%	10%	6%
	1990 Hispanic Population Percent	9%	7%	4%

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<b>Ancestry</b>	American (percent of total population)	1.8%	2.7%	3.2%
	American	1.3%	2.0%	2.5%
	Native American (ie. Indian/Eskimo)	0.5%	0.5%	0.6%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	3.0%	2.9%	3.5%
	Chinese	1.0%	0.9%	1.7%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.1%	0.1%	0.2%
	South Central Asian (ie. Indian)	1.5%	1.4%	1.1%
	South East Asian (ie. Vietnamese)	0.3%	0.3%	0.3%
	Other Asian	0.0%	0.0%	0.1%
	European (percent of total population)	29.0%	35.8%	42.3%
	British	4.2%	5.5%	7.1%
	Dutch	0.4%	0.5%	0.5%
	French	1.5%	2.0%	2.9%
	German	2.6%	4.3%	5.2%
	Italian	6.0%	6.9%	7.6%
	Polish	1.8%	2.6%	3.3%
	Scandinavian	1.7%	1.7%	1.9%
	Scotch/Irish	8.0%	8.8%	10.3%
Other European (ie. Greek/Russian)	2.9%	3.4%	3.4%	
Middle Eastern	0.3%	0.3%	0.3%	
Other Ancestry	15.8%	15.9%	14.2%	
Unclassified Ancestry	11.1%	12.2%	13.0%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	8,723	53,103	143,841
	Elementary (0 to 8)	4.9%	3.1%	2.8%
	Some High School (9 to 11)	4.0%	4.1%	4.2%
	High School Graduate (12)	31.2%	28.8%	27.1%
	Some College (13 to 16)	21.5%	21.2%	20.6%
	Associates Degree Only	8.8%	8.0%	8.1%
	Bachelors Degree Only	16.1%	19.7%	20.7%
	Graduate Degree	13.6%	15.1%	16.6%
	% College (4+)	29.7%	34.8%	37.3%
<b>Household Type</b>	Total Households – count	4,896	30,371	80,847
	One Person HHs – count	1,559	10,456	25,610
	Family HHs – count	3,047	17,523	49,589
	Married Couple – count	1,866	12,088	35,885
	w/own children – count	873	5,001	12,588
	w/out own children – count	994	7,087	23,296
	Male Householder – count	249	1,322	3,982
	Female Householder – count	931	4,114	9,722
	Non-Family Households – count	290	2,391	5,648
	1 Person Household	31.8%	34.4%	31.7%
	2 Person Household	32.5%	32.3%	34.7%
	3 Person Household	15.7%	14.9%	15.0%
	4 Person Household	12.1%	10.9%	11.2%
	5 Person Household	4.6%	4.7%	4.7%
6 Person Household	2.1%	1.8%	1.8%	
7+ Person Household	1.2%	0.9%	0.9%	
% Households With Children	29.7%	25.4%	24.4%	

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<b>Housing</b>	Total Housing Units	5,314	33,274	90,946
	Owner Occupied Percent	50.9%	49.6%	56.5%
	Renter Occupied Percent	41.2%	41.6%	32.4%
	Vacant Housing Percent	7.9%	8.7%	11.1%
	Total Housing Units (Census 2000)	4,840	29,871	79,747
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	1.9%	2.5%	5.2%
	Property Value \$750,000 to \$999,999	6.0%	6.0%	8.2%
	Property Value \$500,000 to \$749,999	19.4%	20.4%	22.5%
	Property Value \$400,000 to \$499,999	14.3%	17.2%	17.2%
	Property Value \$300,000, to \$399,999	26.5%	24.1%	21.3%
	Property Value \$200,000 to \$299,999	24.0%	17.8%	13.5%
	Property Value \$150,000 to \$199,999	4.0%	4.4%	3.5%
	Property Value \$100,000 to \$149,999	1.8%	2.9%	2.5%
	Property Value \$60,000 to \$99,999	0.4%	0.9%	0.9%
	Property Value \$40,000 to \$59,999	0.3%	0.5%	0.7%
	Property Value \$0 to \$39,999	1.3%	2.6%	2.0%
	Median Home Value	\$368,699	\$386,819	\$432,699
<b>Wealth per Household</b>	\$0 and under - percent	18.5%	18.0%	17.1%
	\$1 to \$4999 - percent	9.3%	9.0%	8.3%
	\$5k to \$9999 - percent	4.9%	4.8%	4.5%
	\$10k to \$24999 - percent	6.6%	6.5%	6.3%
	\$25k to \$49999 - percent	6.8%	6.8%	6.8%
	\$50k to \$99999 - percent	10.2%	10.1%	10.2%
	\$100k to \$249999 - percent	17.5%	17.7%	18.2%
	\$250k to \$499999 - percent	12.5%	12.8%	13.4%
	\$500k+ - percent	13.7%	14.3%	15.3%
	Median HH Wealth	\$69,132	\$74,455	\$85,084
	Avg HH Wealth	\$226,663	\$234,304	\$247,376
<b>Economic Viability</b>	Economic Viability Local	259	255	257
	Economic Viability Indexed	94	92	93
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	6,960	39,412	103,258
	Managerial/Executive	11.2%	13.3%	15.6%
	Professional Specialty	27.3%	30.3%	29.1%
	Healthcare Support	3.2%	2.9%	3.2%
	Sales	9.7%	9.5%	8.3%
	Office & Administrative Support	11.6%	10.2%	9.3%
	Protective Service	2.5%	2.2%	2.7%
	Food Preparation	5.6%	5.7%	5.5%
	Building Maintenance & Cleaning	6.3%	4.8%	4.6%
	Personal Care	4.2%	3.6%	4.5%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	4.5%	5.9%	6.6%
	Production & Transportation	13.8%	11.5%	10.4%
	Percent White Collar Workers	63.0%	66.2%	65.5%
	Percent Blue Collar Workers	37.0%	33.8%	34.5%

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	Agriculture/Mining/Construction	7.0%	5.2%	5.8%
	Manufacturing	16.9%	17.4%	15.4%
	Transportation	2.4%	3.6%	3.7%
	Information	2.0%	1.5%	1.5%
	Wholesale/Retail	13.1%	12.6%	11.3%
	Finance, Insurance, Real Estate	4.6%	3.9%	4.3%
	Professional Services	5.7%	5.8%	6.5%
	Management Services	0.0%	0.1%	0.0%
	Administrative/Waste Services	3.7%	3.5%	3.6%
	Educational Services	29.4%	26.6%	24.9%
	Entertainment Services	9.1%	10.9%	13.0%
	Other Professional Services	2.9%	3.2%	3.7%
	Public Administration	3.3%	5.7%	6.4%
<b>Vehicles per HH</b>	No Vehicles	12.1%	9.2%	7.8%
	1 Vehicle	40.1%	39.1%	34.3%
	2 Vehicles	33.0%	34.7%	37.6%
	3 or more vehicles	14.9%	16.9%	20.4%
	Average Number of Vehicles	1.55	1.65	1.78
<b>Change</b>	Births (last 12 months)	124	730	1,783
	Deaths (last 12 months)	96	607	1,851
	Migration (last 12 months)	123	733	1,719
<b>Work place</b>	Workplace Establishments	548	2,808	6,721
	Workplace Employees (FTE)	7,046	50,584	91,883