

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 41.38141 Longitude: -72.150434

Waterford Commons Waterford, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	1,586	26,289	80,213
	Population Est 25Q1	1,587	26,317	80,279
	Population Est 24Q4	1,584	26,309	80,162
	Population Est 24Q3	1,583	26,274	79,855
	Population Est 24Q2	1,581	26,024	79,424
	Population Est 24Q1	1,556	25,987	79,310
	Population Est 23Q4	1,551	25,935	79,169
	Population Est 23Q3	1,549	25,924	79,089
	Population Est 23Q2	1,546	25,919	79,065
	Population Fcst	1,611	26,494	80,958
	2010 Census Population	1,545	25,423	78,957
	2000 Census Population	1,484	24,100	76,163
	1990 Census Population	1,444	23,944	82,495
	Current Year Daytime Population	3,094	33,519	104,114
	Average Seasonal Population	34	664	3,015
	Historical Annual Growth, 1990 – 2000	0.27%	0.06%	-0.80%
	Historical Annual Growth, 2000 – 2010	0.40%	0.54%	0.36%
	Estimated Annual Growth, 2010 – CY	0.18%	0.23%	0.11%
	Projected Annual Growth, CY to Y5	0.31%	0.16%	0.19%
	Group Qtrs Est	21	2,551	6,460
Transient Est Average Last 4 Qtrs	110	1,082	6,669	
Households	Current Year Estimated Households	595	9,811	31,792
	Households Est 25Q1	596	9,821	31,806
	Households Est 24Q4	595	9,817	31,750
	Households Est 24Q3	595	9,804	31,648
	Households Est 24Q2	594	9,706	31,477
	Households Est 24Q1	584	9,688	31,423
	Households Est 23Q4	583	9,665	31,360
	Households Est 23Q3	582	9,659	31,322
	Households Est 23Q2	580	9,657	31,309
	Households Fcst	605	9,893	32,102
	2010 Census Households	555	9,237	29,444
	2000 Census Households	536	8,909	28,640
	1990 Census Households	512	8,559	28,380
	Historical Annual Growth, 1990 – 2000	0.46%	0.40%	0.09%
	Historical Annual Growth, 2000 – 2010	0.35%	0.36%	0.28%
	Estimated Annual Growth, 2010 – CY	0.48%	0.42%	0.53%
	Projected Annual Growth, CY to Y5	0.33%	0.17%	0.19%
Population per Household	2.63	2.42	2.32	

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Waterford Commons Waterford, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	3.8%	2.4%	2.4%
	HH Income \$250,000 to \$499,999	4.4%	2.9%	2.9%
	HH Income \$200,000 to \$249,999	10.5%	6.8%	6.8%
	HH Income \$175,000 to \$199,999	15.2%	4.8%	5.0%
	HH Income \$150,000 to \$174,999	16.0%	6.4%	6.9%
	HH Income \$100,000 to 149,999	21.8%	18.5%	18.7%
	HH Income \$75,000 to 99,999	8.5%	13.2%	14.3%
	HH Income \$50,000 to 74,999	7.9%	16.5%	14.4%
	HH Income \$35,000 to 49,999	5.8%	8.3%	8.8%
	HH Income \$25,000 to 34,999	4.7%	6.6%	6.3%
	HH Income \$15,000 to 24,999	1.2%	7.6%	6.2%
	HH Income \$0 to 14,999	0.1%	5.9%	7.1%
	Average Household Income	\$157,060	\$107,905	\$109,078
	Median Household Income	\$150,033	\$84,592	\$87,627
	Per Capita Income	\$59,706	\$41,640	\$44,820
	Average Disposable Income	\$119,749	\$84,727	\$85,838
	Median Disposable Income	\$120,144	\$70,335	\$73,008
	Discretionary HH Income Over \$150,000	16.5%	7.8%	6.6%
	Discretionary HH Income \$125,000 to \$149,999	16.4%	5.8%	6.1%
	Discretionary HH Income \$100,000 to \$124,999	20.9%	7.6%	7.9%
	Discretionary HH Income \$75,000 to \$99,999	17.8%	12.3%	12.2%
	Discretionary HH Income \$50,000 to \$74,999	13.4%	16.8%	19.4%
	Discretionary HH Income \$25,000 to \$49,999	10.6%	23.3%	23.9%
	Discretionary HH Income Under \$25,000	4.4%	26.4%	23.9%
	Average Discretionary HH Income	\$103,748	\$62,955	\$62,752
	Median Discretionary HH Income	\$104,536	\$50,374	\$52,194
	Householder White – Count	518	5,863	21,736
	Median HH Income	\$147,836	\$102,425	\$96,637
	Average HH Income	\$134,213	\$106,385	\$102,511
	Householder Black or African-American – Count	9	867	1,997
	Median HH Income	\$52,913	\$57,633	\$54,472
	Average HH Income	\$43,475	\$64,101	\$65,177
	Householder Hispanic – Count	3	1,776	4,205
Median HH Income	\$34,063	\$59,418	\$61,708	
Average HH Income	\$37,930	\$71,735	\$75,294	
Householder Asian or Pacific Islander – Count	29	314	1,034	
Median HH Income	\$161,469	\$116,001	\$115,424	
Average HH Income	\$140,580	\$119,190	\$119,075	
Householder Other or Pacific Islander – Count	37	990	2,819	
Median HH Income	\$170,982	\$66,425	\$73,525	
Average HH Income	\$142,928	\$80,606	\$85,275	

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Gender	Male Population	772	12,739	40,347
	Female Population	814	13,551	39,866
Total Population by Age	Count of Pop 0 to 4 years	72	1,251	4,031
	Count of Pop 0 to 7 years	99	1,708	5,710
	Count of Pop 5 - 13	140	2,244	7,242
	Count of Pop 14 - 18	72	1,555	3,967
	Count of Pop 19 - 22	78	1,994	4,695
	Count of Pop 22 - 25	61	1,706	3,903
	Count of Pop 25 - 29	73	1,565	5,387
	Count of Pop 30 - 34	89	1,601	5,867
	Count of Pop 35 - 39	94	1,721	5,965
	Count of Pop 40 - 44	100	1,537	4,929
	Count of Pop 45 - 59	304	4,411	13,257
	Count of Pop 60 - 74	346	4,586	14,108
	Count of Pop 75 - 84	109	1,540	5,024
	Count of Pop 85+	49	579	1,839
	% of Pop 0 to 4 years	4.6%	4.8%	5.0%
	% of Pop 0 to 7 years	6.2%	6.5%	7.1%
	% of Pop 5 - 13	8.8%	8.5%	9.0%
	% of Pop 14 - 18	4.5%	5.9%	4.9%
	% of Pop 19 - 22	4.9%	7.6%	5.9%
	% of Pop 22 - 25	3.8%	6.5%	4.9%
	% of Pop 25 - 29	4.6%	6.0%	6.7%
	% of Pop 30 - 34	5.6%	6.1%	7.3%
	% of Pop 35 - 39	5.9%	6.5%	7.4%
	% of Pop 40 - 44	6.3%	5.8%	6.1%
	% of Pop 45 - 59	19.2%	16.8%	16.5%
	% of Pop 60 - 74	21.8%	17.4%	17.6%
	% of Pop 75 - 84	6.9%	5.9%	6.3%
	% of Pop 85+	3.1%	2.2%	2.3%
Median Age	45.9	38.6	39.2	
Average Age	44.5	40.6	41.2	
Male Population by Age	% of Pop 0 to 4 years	4.8%	5.1%	5.1%
	% of Pop 5 - 13	8.5%	8.9%	9.0%
	% of Pop 14 - 18	4.3%	5.6%	4.8%
	% of Pop 19 - 22	4.9%	7.4%	6.1%
	% of Pop 22 - 25	4.2%	6.6%	5.4%
	% of Pop 25 - 29	4.6%	6.7%	7.8%
	% of Pop 30 - 34	5.8%	6.5%	8.1%
	% of Pop 35 - 39	6.2%	6.9%	8.0%
	% of Pop 40 - 44	6.9%	5.9%	6.2%
	% of Pop 45 - 59	17.6%	16.1%	15.9%
	% of Pop 75 - 84	6.3%	5.4%	5.4%
	% of Pop 60 - 74	24.0%	17.6%	16.7%
	% of Pop 85+	1.7%	1.5%	1.5%
	Median Age	44.7	37.4	37.4
Average Age	44.0	39.8	39.8	

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	% of Pop 0 to 4 years	4.3%	4.5%	4.9%
	% of Pop 5 - 13	9.1%	8.2%	9.1%
	% of Pop 14 - 18	4.7%	6.2%	5.1%
	% of Pop 19 - 22	4.8%	7.8%	5.6%
	% of Pop 22 - 25	3.5%	6.4%	4.4%
	% of Pop 25 - 29	4.6%	5.3%	5.6%
	% of Pop 30 - 34	5.5%	5.7%	6.6%
	% of Pop 35 - 39	5.6%	6.2%	6.9%
	% of Pop 40 - 44	5.7%	5.8%	6.1%
	% of Pop 45 - 59	20.6%	17.4%	17.2%
	% of Pop 60 - 74	19.7%	17.3%	18.4%
	% of Pop 75 - 84	7.4%	6.3%	7.1%
	% of Pop 85+	4.4%	2.9%	3.1%
	Median Age	46.8	39.8	41.5
Average Age	45.0	41.4	42.6	
Race	Count of White	1,293	16,707	54,853
	Count of Black or African-American	48	2,762	6,715
	Count of Asian or Pacific Islander	68	1,068	3,453
	Count of Other races	177	5,752	15,191
	White	81.5%	63.6%	68.4%
	Black or African American	3.0%	10.5%	8.4%
	Asian	4.3%	4.1%	4.3%
	Other Races	11.1%	21.9%	18.9%
Language Spoken	Speak English at Home	87.7%	76.6%	81.6%
	Speak Spanish at Home	1.0%	16.8%	11.7%
	Speak French or French Creole at Home	1.3%	1.5%	1.1%
	Speak German at Home	1.6%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	2.9%	1.5%	2.0%
	Speak Russian and Other Slavic Languages at Home	1.8%	0.4%	0.5%
	Speak Chinese at Home	1.5%	0.6%	0.6%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	0.0%	0.0%	0.1%
	Speak Other Asian Languages at Home	0.0%	0.4%	0.5%
	Speak Tagalog and Other Pacific Languages at Home	1.8%	1.0%	1.0%
	Speak Other Language at Home	0.4%	0.7%	0.4%
Hispanic	Hispanic Population	71	5,840	14,532
	Hispanic Population Percent	4.5%	22.2%	18.1%
	Mexican	15.8%	6.4%	8.1%
	Puerto Rican	50.7%	55.4%	52.2%
	Cuban	3.0%	2.2%	1.7%
	Dominican	0.3%	15.9%	14.1%
	Central American	2.6%	5.7%	5.8%
	South American	10.8%	10.8%	14.3%
	Other Hispanic	16.7%	3.7%	3.8%
	2000 Hispanic Population Percent	4%	11%	9%
	1990 Hispanic Population Percent	2%	7%	6%

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Ancestry	American (percent of total population)	3.8%	1.8%	2.6%
	American	2.7%	1.3%	2.1%
	Native American (ie. Indian/Eskimo)	1.1%	0.4%	0.5%
	Hawaiian/Pacific Islander	0.0%	0.1%	0.1%
	Asian (percent of total population)	2.8%	2.9%	2.8%
	Chinese	1.5%	0.9%	0.9%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.9%	1.5%	1.4%
	South East Asian (ie. Vietnamese)	0.4%	0.2%	0.2%
	Other Asian	0.0%	0.1%	0.0%
	European (percent of total population)	53.6%	33.9%	38.1%
	British	7.4%	5.1%	5.9%
	Dutch	0.2%	0.6%	0.5%
	French	3.3%	2.1%	2.1%
	German	4.6%	3.1%	4.6%
	Italian	10.1%	7.1%	7.4%
	Polish	2.6%	2.2%	2.7%
	Scandinavian	3.9%	1.8%	1.8%
	Scotch/Irish	16.2%	8.6%	9.4%
Other European (ie. Greek/Russian)	5.2%	3.2%	3.6%	
Middle Eastern	0.7%	0.4%	0.3%	
Other Ancestry	12.4%	15.8%	15.8%	
Unclassified Ancestry	15.8%	11.5%	12.0%	
Education (Age 25+)	Adult Population (25 Years or Older)	1,164	17,539	56,376
	Elementary (0 to 8)	0.3%	3.7%	2.8%
	Some High School (9 to 11)	1.9%	4.3%	3.8%
	High School Graduate (12)	26.0%	31.9%	28.3%
	Some College (13 to 16)	23.4%	21.5%	21.5%
	Associates Degree Only	10.2%	7.6%	8.2%
	Bachelors Degree Only	20.0%	17.4%	20.2%
	Graduate Degree	18.2%	13.5%	15.1%
	% College (4+)	38.2%	30.9%	35.3%
Household Type	Total Households – count	595	9,811	31,792
	One Person HHs – count	113	3,145	10,566
	Family HHs – count	473	6,080	18,777
	Married Couple – count	395	3,971	13,061
	w/own children – count	181	1,805	5,405
	w/out own children – count	214	2,166	7,657
	Male Householder – count	19	496	1,458
	Female Householder – count	58	1,613	4,258
	Non-Family Households – count	9	587	2,448
	1 Person Household	19.1%	32.1%	33.2%
	2 Person Household	37.1%	32.7%	33.0%
	3 Person Household	17.9%	15.6%	15.0%
	4 Person Household	16.4%	11.9%	11.2%
	5 Person Household	6.1%	4.8%	4.9%
6 Person Household	2.4%	2.0%	1.8%	
7+ Person Household	1.1%	1.0%	0.8%	
% Households With Children	38.1%	28.9%	25.9%	

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Housing	Total Housing Units	623	10,658	34,953
	Owner Occupied Percent	93.0%	54.9%	51.5%
	Renter Occupied Percent	2.6%	37.2%	39.4%
	Vacant Housing Percent	4.4%	7.9%	9.0%
	Total Housing Units (Census 2000)	553	9,630	31,265
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	4.2%	2.5%	2.8%
	Property Value \$750,000 to \$999,999	11.7%	6.0%	6.3%
	Property Value \$500,000 to \$749,999	28.5%	21.8%	23.0%
	Property Value \$400,000 to \$499,999	19.1%	15.6%	18.3%
	Property Value \$300,000, to \$399,999	24.9%	25.8%	23.8%
	Property Value \$200,000 to \$299,999	9.1%	19.9%	15.8%
	Property Value \$150,000 to \$199,999	0.1%	3.8%	3.5%
	Property Value \$100,000 to \$149,999	0.0%	1.7%	2.5%
	Property Value \$60,000 to \$99,999	1.1%	0.7%	0.6%
	Property Value \$40,000 to \$59,999	1.1%	0.7%	0.4%
	Property Value \$0 to \$39,999	0.0%	1.3%	2.0%
	Median Home Value	\$471,159	\$384,759	\$406,764
Wealth per Household	\$0 and under - percent	14.6%	17.8%	17.8%
	\$1 to \$4999 - percent	6.1%	8.9%	8.8%
	\$5k to \$9999 - percent	3.6%	4.7%	4.7%
	\$10k to \$24999 - percent	5.7%	6.5%	6.4%
	\$25k to \$49999 - percent	6.7%	6.8%	6.8%
	\$50k to \$99999 - percent	10.5%	10.2%	10.1%
	\$100k to \$249999 - percent	19.7%	17.9%	17.8%
	\$250k to \$499999 - percent	15.1%	12.9%	13.0%
	\$500k+ - percent	17.9%	14.3%	14.6%
	Median HH Wealth	\$120,853	\$75,536	\$77,353
	Avg HH Wealth	\$282,348	\$234,024	\$237,849
Economic Viability	Economic Viability Local	309	258	253
	Economic Viability Indexed	111	93	91
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	842	14,155	42,569
	Managerial/Executive	22.7%	12.2%	13.4%
	Professional Specialty	36.1%	26.0%	30.5%
	Healthcare Support	1.0%	2.6%	3.0%
	Sales	5.6%	10.8%	9.0%
	Office & Administrative Support	6.3%	11.2%	9.9%
	Protective Service	4.0%	2.5%	2.3%
	Food Preparation	3.4%	6.3%	5.3%
	Building Maintenance & Cleaning	3.5%	6.3%	4.5%
	Personal Care	7.3%	4.0%	3.5%
	Farming, Fishing, & Forestry	0.0%	0.2%	0.2%
	Construction	2.1%	5.1%	6.6%
	Production & Transportation	8.0%	12.7%	11.8%
	Percent White Collar Workers	71.6%	62.9%	65.7%
	Percent Blue Collar Workers	28.4%	37.1%	34.3%

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	Agriculture/Mining/Construction	13.9%	5.5%	6.0%
	Manufacturing	15.9%	15.6%	16.2%
	Transportation	3.6%	2.9%	3.7%
	Information	0.0%	1.8%	1.6%
	Wholesale/Retail	10.2%	14.6%	12.1%
	Finance, Insurance, Real Estate	6.3%	4.9%	3.9%
	Professional Services	15.9%	4.6%	5.4%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	1.5%	4.4%	3.6%
	Educational Services	18.3%	28.1%	25.9%
	Entertainment Services	6.0%	10.3%	9.9%
	Other Professional Services	5.2%	3.3%	3.4%
	Public Administration	3.0%	4.1%	8.4%
Vehicles per HH	No Vehicles	1.0%	11.7%	8.6%
	1 Vehicle	11.4%	35.6%	38.1%
	2 Vehicles	60.7%	35.4%	35.7%
	3 or more vehicles	26.9%	17.4%	17.7%
	Average Number of Vehicles	2.21	1.64	1.68
Change	Births (last 12 months)	14	233	747
	Deaths (last 12 months)	16	209	659
	Migration (last 12 months)	6	244	740
Work place	Workplace Establishments	176	876	2,820
	Workplace Employees (FTE)	1,956	13,904	50,685