



556 Washington Ave, North Haven, CT
06473-1149

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

2009 Population

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Population	2,520	38,860	89,674
Male Population	48.2%	47.3%	47.5%
Female Population	51.8%	52.7%	52.5%
Median Age	46.1	40.5	42.2

2009 Income

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median HH Income	\$83,453	\$75,694	\$76,056
Per Capita Income	\$36,841	\$32,975	\$34,626
Average HH Income	\$97,990	\$87,360	\$88,642

2009 Households

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Households	960	13,840	34,272
Average Household Size	2.62	2.57	2.49

2009 Housing

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Owner Occupied Housing Units	89.8%	72.1%	72.0%
Renter Occupied Housing Units	8.6%	24.0%	23.7%
Vacant Housing Units	1.5%	3.9%	4.3%

Population

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Population	2,121	35,131	80,231
2000 Population	2,373	37,823	86,119
2009 Population	2,520	38,860	89,674
2014 Population	2,583	39,233	91,087
1990-2000 Annual Rate	1.13%	0.74%	0.71%
2000-2009 Annual Rate	0.65%	0.29%	0.44%
2009-2014 Annual Rate	0.5%	0.19%	0.31%

In the identified market area, the current year population is 89,674. In 2000, the Census count in the market area was 86,119. The rate of change since 2000 was 0.44 percent annually. The five-year projection for the population in the market area is 91,087, representing a change of 0.31 percent annually from 2009 to 2014. Currently, the population is 47.5 percent male and 52.5 percent female.

Households

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Households	715	12,197	29,082
2000 Households	899	13,394	32,691
2009 Households	960	13,840	34,272
2014 Households	986	14,013	34,914
1990-2000 Annual Rate	2.32%	0.94%	1.18%
2000-2009 Annual Rate	0.71%	0.35%	0.51%
2009-2014 Annual Rate	0.54%	0.25%	0.37%

The household count in this market area has changed from 32,691 in 2000 to 34,272 in the current year, a change of 0.51 percent annually. The five-year projection of households is 34,914, a change of 0.37 percent annually from the current year total. Average household size is currently 2.49, compared to 2.51 in the year 2000. The number of families in the current year is 23,551 in the market area.

Housing

Currently, 72.0 percent of the 35,813 housing units in the market area are owner occupied; 23.7 percent, renter occupied; and 4.3 percent are vacant. In 2000, there were 33,878 housing units—73.3 percent owner occupied, 23.2 percent renter occupied and 3.5 percent vacant. The rate of change in housing units since 2000 is 0.6 percent. Median home value in the market area is \$285,043, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.89 percent annually to \$345,048. From 2000 to the current year, median home value changed by 6.16 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



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Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$49,676	\$43,897	\$45,776
2000 Median HH Income	\$67,011	\$58,381	\$59,588
2009 Median HH Income	\$83,453	\$75,694	\$76,056
2014 Median HH Income	\$83,773	\$76,971	\$77,455
1990-2000 Annual Rate	3.04%	2.89%	2.67%
2000-2009 Annual Rate	2.4%	2.85%	2.67%
2009-2014 Annual Rate	0.08%	0.34%	0.37%
Per Capita Income			
1990 Per Capita Income	\$16,968	\$18,499	\$19,511
2000 Per Capita Income	\$28,168	\$25,420	\$27,149
2009 Per Capita Income	\$36,841	\$32,975	\$34,626
2014 Per Capita Income	\$37,480	\$33,968	\$35,623
1990-2000 Annual Rate	5.2%	3.23%	3.36%
2000-2009 Annual Rate	2.94%	2.85%	2.66%
2009-2014 Annual Rate	0.34%	0.6%	0.57%
Average Household Income			
1990 Average Household Income	\$49,635	\$51,388	\$53,319
2000 Average Household Income	\$76,384	\$69,667	\$70,556
2009 Average HH Income	\$97,990	\$87,360	\$88,642
2014 Average HH Income	\$99,640	\$89,387	\$90,766
1990-2000 Annual Rate	4.41%	3.09%	2.84%
2000-2009 Annual Rate	2.73%	2.48%	2.5%
2009-2014 Annual Rate	0.33%	0.46%	0.47%

Households by Income

Current median household income is \$76,056 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$77,455 in five years. In 2000, median household income was \$59,588, compared to \$45,776 in 1990.

Current average household income is \$88,642 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$90,766 in five years. In 2000, average household income was \$70,556, compared to \$53,319 in 1990.

Current per capita income is \$34,626 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$35,623 in five years. In 2000, the per capita income was \$27,149, compared to \$19,511 in 1990.

Population by Employment

Total Businesses	244	1,813	4,705
Total Employees	3,844	19,960	49,470

Currently, 93.2 percent of the civilian labor force in the identified market area is employed and 6.8 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 94.9 percent of the civilian labor force, and unemployment will be 5.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 65.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 69.9 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 14.3 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 15.8 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 86.7 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 21.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.0 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 31.0 percent were high school graduates only (29.8 percent in the U.S.)
- 7.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 19.4 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 16.2 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



Executive Summary

Frederick P. Petrella, CCIM

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.