### Housing Data Profiles 2018

#### Population, Age, & Race

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>3,593,222</td>
<td>3,405,565</td>
<td>6%</td>
<td>Householders living alone</td>
<td>28%</td>
<td>26%</td>
<td>2%</td>
</tr>
<tr>
<td>Households</td>
<td>1,352,583</td>
<td>1,301,670</td>
<td>4%</td>
<td>Residents living in families</td>
<td>66%</td>
<td>68%</td>
<td>-2%</td>
</tr>
<tr>
<td>Average household size</td>
<td>2.57</td>
<td>2.53</td>
<td>2%</td>
<td>Households with someone &lt;18</td>
<td>32%</td>
<td>35%</td>
<td>-3%</td>
</tr>
<tr>
<td>Average family size</td>
<td>3.17</td>
<td>3.08</td>
<td>3%</td>
<td>Households with someone &gt; 65</td>
<td>28%</td>
<td>25%</td>
<td>3%</td>
</tr>
</tbody>
</table>

Median age for those living in Connecticut is 40.4 years old, nearly 3 years older than the U.S. median age of 37.6.

#### Race and Ethnicity: Connecticut

<table>
<thead>
<tr>
<th>Racial and Ethnic Groups</th>
<th>Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic or Latino (of any race)</td>
<td>526,508</td>
<td>15%</td>
</tr>
<tr>
<td>White</td>
<td>2,487,119</td>
<td>69%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>346,206</td>
<td>10%</td>
</tr>
<tr>
<td>American Indian and Alaska Native</td>
<td>4,856</td>
<td>0%</td>
</tr>
<tr>
<td>Asian</td>
<td>149,368</td>
<td>4%</td>
</tr>
<tr>
<td>Hawaiian and Other Pacific Islander</td>
<td>746</td>
<td>0%</td>
</tr>
<tr>
<td>Other/Multi-Race</td>
<td>78,419</td>
<td>2%</td>
</tr>
</tbody>
</table>

Source: 2011-15 American Community Survey

Connecticut is becoming increasingly diverse. Between 2010 and 2015, the nonwhite population increased from 28% to 31%.

#### Household Income

Connecticut’s annual median household income in 2015 was $70,331. Among Connecticut’s municipalities, median household income ranges from a high of $217,171 in Weston to a low of $30,630 in Hartford.

#### Aging of the Population

Most of Connecticut’s municipalities - 116 of 169 - are projected to see a drop in their school-age population between 2020 and 2030. In Connecticut, the projected decrease is 2%. Meanwhile the 65+ population for Connecticut is projected to increase by 12%.

#### Median Household Income

<table>
<thead>
<tr>
<th>Source: 2011-15 American Community Survey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connecticut</td>
</tr>
<tr>
<td>Fairfield County</td>
</tr>
<tr>
<td>Hartford County</td>
</tr>
<tr>
<td>Litchfield County</td>
</tr>
<tr>
<td>Middlesex County</td>
</tr>
<tr>
<td>New Haven County</td>
</tr>
<tr>
<td>New London County</td>
</tr>
<tr>
<td>Tolland County</td>
</tr>
<tr>
<td>Windham County</td>
</tr>
</tbody>
</table>

Source: CT State Data Center

#### Age Cohorts - 2015, 2030 Population Projections: Connecticut

Source: CT State Data Center

<table>
<thead>
<tr>
<th>Age Cohorts</th>
<th>2015</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>04</td>
<td></td>
<td></td>
</tr>
<tr>
<td>05-10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11-15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16-20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21-25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>26-30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-35</td>
<td></td>
<td></td>
</tr>
<tr>
<td>36-40</td>
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<td></td>
</tr>
<tr>
<td>41-45</td>
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</tr>
<tr>
<td>46-50</td>
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</tr>
<tr>
<td>51-55</td>
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<td></td>
</tr>
<tr>
<td>56-60</td>
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<td></td>
</tr>
<tr>
<td>61-64</td>
<td></td>
<td></td>
</tr>
<tr>
<td>65-70</td>
<td></td>
<td></td>
</tr>
<tr>
<td>71-74</td>
<td></td>
<td></td>
</tr>
<tr>
<td>75-79</td>
<td></td>
<td></td>
</tr>
<tr>
<td>80+</td>
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</tr>
</tbody>
</table>

Source: 2011-15 American Community Survey
### Characteristics of Housing Stock

#### Tenure

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Connecticut</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>1,491,786</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>906,227</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>446,356</td>
</tr>
<tr>
<td>Vacant</td>
<td>139,203</td>
</tr>
</tbody>
</table>

*Source: 2011-15 American Community Survey*

Connecticut saw its number of housing units increase by 7% from 2000 to 2015. Renters live in 30% of Connecticut’s housing stock.

#### Units in Structure

In Connecticut, 66% of occupied homes are single-family, 33% are multifamily (2+ units in structure), and 1% are mobile homes. Renters live in 79% of Connecticut’s 445,650 multifamily homes, and owners occupy 90% of its 896,611 single-family homes.

#### Year Built

In Connecticut, 22% of the housing stock was built prior to 1939, 36% was built between 1940 and 1969 and the remaining 42% was built after 1970. Shifting demographics indicate that housing built from 1970 on may not meet the needs of CT’s current and future residents.

#### Bedrooms

A majority of homes in CT have 3 or more bedrooms, with 37% having 3 bedrooms and 22% having 4 or more. 42% of the homes in the state have 2 or fewer bedrooms. Towns and cities that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing Baby Boomers.

#### Housing Units by Number of Bedrooms

*Source: 2011-15 American Community Survey*
**Housing Costs for Owners and Renters**

### Affordability

Across CT, 50% of renters and 32% of owners spend more than 30% of their income on housing. Households that spend more than 30% of their income on housing may have little left over for necessities such as transportation, food, health care, etc.

### Home Value

The value of homes in Connecticut has risen significantly over the last 15 years, putting home ownership out of reach for many middle-class households. In Connecticut, 42% of homes were valued under $150,000 in 2000, compared to 15% now. The median home value in Connecticut is now $270,500, an increase of 68% since 2000.

### Gross Rent

According to 2011-15 American Community Survey data, 54% of Connecticut’s 446,356 rental units have a gross rent over $1,000 per month and 20% have a gross rent under $750 per month.

### Housing Costs & Income

#### Owner Households: Connecticut

The average homeowner household in Connecticut has a median income of $92,047.

- **Median Income:** $102,774
- **Median Monthly Owner Costs:** $2,067

#### Renter Households: Connecticut

- **Median Gross Rent:** $1,075
- **35% of income for rent:**
- **65% of income for all other expenses.**

- **Median Income Renter Households:** $36,407
- **48% less than the median income of all households.**

#### Self-Reported Value of Owner-Occupied Homes: Connecticut

**Source:** Census 2000, 2011-2015 American Community Survey

- **Median Value:**
  - $0-$149,999
  - $150k-$199,999
  - $200k-$299,999
  - $300k-$399,999
  - $400k or more

- **2000 Census**
- **2011-15 ACS**

- **# of Homes**
  - 0
  - 50,000
  - 100,000
  - 150,000
  - 200,000
  - 250,000
  - 300,000
  - 350,000

Source: 2011-15 American Community Survey
Housing Wage

2017 Housing Wage: Connecticut

$24.72

Each year, the National Low Income Housing Coalition calculates the “housing wage,” the hourly wage needed for a household to afford a typical 2-bedroom apartment in metro areas throughout the United States.

Connecticut’s housing costs are typically high, ranking #8 in 2017 with a housing wage of $24.72.

Building Permits

Connecticut saw a sharp decline in building permits following the crash of the housing market in the mid-2000s. As the housing market slowly recovers, statewide building permits have increased by small amounts since 2011, with permits for multifamily units at levels not seen for a decade. Building permits issued, however, remain well below the levels seen in the 1980s and 1990s.

Calculation of % of Total Units Assisted:

Connecticut

164,998 ÷ 1,487,891 = 11.1%

Total Assisted Units
Total Units, 2010 Census
Units Assisted

Housing Data Profiles are produced by the Partnership for Strong Communities.

For more details about the information presented or to use any of the graphics in the Housing Data Profiles, please contact: Charles Patton, Senior Policy Analyst, charles@pschousing.org.
Data Sources & Notes

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- Populations, Age, & Race
  - DP-1 - Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data
  - DP02 - Selected Social Characteristics In The United States, 2011-2015 American Community Survey 5-Year Estimates
  - DP05 - ACS Demographic And Housing Estimates, 2011-2015 American Community Survey 5-Year Estimates
  - Note: Due to rounding throughout the profile, some results may not appear to correspond with the values in tables, charts and text.

- Age & Income
  - Median Household Income
    - B25119 - Median Household Income The Past 12 Months (in 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied Housing Units More Information, 2011-2015 American Community Survey 5-Year Estimates, Note: Some towns were excluded from the 2011-2015 American Community Survey because their margin of error was too large. In these cases, data from the 2010-2014 American Community Survey was used instead.

- Aging of Population

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- Tenure, Units in Structure, Year Built, Bedrooms
  - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
  - Tenure note: Universe is all housing units. Total housing stock includes vacant units.
  - Units in Structure notes: Multifamily includes all units with 2+ units in structure. Does not include boats, RVs, vans, etc. Universe is occupied housing units (does not include vacant units).

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- Affordability
  - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Percent income spent on housing costs is not calculated for some households, noted in chart as “Not computed.”

- Home Value
  - B25075 - Value, Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates

- Gross Rent
  - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates

- Housing Costs & Income
  - Median Household Income by Tenure
  - Median Household Income for Owner-Occupied Households by Mortgage Status
  - Median Monthly Housing Costs by Mortgage Status, Median Gross Rent
    - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Median Gross Rent data suppressed for some geographies by Census Bureau, reasons for suppression may vary.

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- Housing Wage
  - Out of Reach 2017, 2-Bedroom Housing Wage, National Low Income Housing Coalition

- Grand Lists
  - Total Grand Lists by Town, 2008 and 2014, CT Office of Policy and Management

- Building Permits
  - Connecticut New Housing Authorizations in 2016, Construction Report: Housing Production & Permits, CT Dept. of Economic and Community Development

- Affordable Housing Appeals List
  - 2016 Affordable Housing Appeals List, CT Dept. of Housing