

Connecticut Towns: Market Assessment Briefs

Town: *East Hampton, CT*
County: *Middlesex County*

1. Economic Trends

Major Employers - East Hampton

Employer	Sector
East Hampton High School	education
Cobalt Health And Rehab Center	health services
American can Distilling & Mfg Co In	manufacturing
Bevin Brothers Mfg. Co.	manufacturing
Contech of Connecticut	manufacturing

East Hampton's major employers include local schools, health care and manufacturing, including the historic niche markets of witch hazel distillation and bell making. Bevin Brothers plant (bell manufacture) was destroyed by fire in May 2012 but the business is being rebuilt.

Source: CERC, Town Profile 2012

Major Industries - East Hampton

Industry Sector - 2011	% Share of Jobs
Retail Trade	16.9%
Accom & Food Services	12.8%
Health Care	12.3%
Manufacturing	4.7%
Admin & Support	4.6%

East Hampton's employment base is diversified, with 30% in Retail Trade & Accom.-Food Services. Health care supplies 12%. While manufacturing (noted above) and construction (primarily Contech construction products such as bridges) contribute 9.3%.

Source: CT Dept. of Labor

Labor Force & Employment Trends

Labor Force +Employment	East Hampton	Middlesex County
Labor Force-2011	7,363	95,001
Unemployment -2011	8.0%	7.6%
Total Employment -Workplace	1,901	64,554
2005 - 2011 - Annual Growth	1.3%	-1.0%
2010 - 2011 - Annual Growth	0.2%	0.9%

Source: CT Dept. of Labor

Employment grew during the 2005-11 period but has remained flat during the last year while Middlesex County saw close to 1% growth. Consequently, unemployment is slightly higher in East Hampton at 8%.

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2. Demographic Trends

Population Trends

Population	East Hampton	Middlesex County
2000 Total population	13,352	155,071
2010 Total Population	12,959	165,676
Annual Percentage Growth	-0.30%	0.66%
2011 Total Population (est)	12,947	166,127
2016 Total Population (proj.)	13,092	170,141
2011– 2016 Annual Rate	0.22%	0.48%

East Hampton's population has been static since 2000, with no growth expected through 2016. Meanwhile, the county has experienced some modest growth, with similar thrust through 2016.

Source: 2010 Census, ESRI Business Systems

Household Trends

Household	East Hampton	Middlesex County
2000 Total Households	4,127	61,341
2010 Total Households	5,060	67,202
Annual Percentage Growth	2.06%	0.92%
2011 Total Households (est.)	5,064	67,391
2016 Total Households (proj.)	5,169	69,334
2011– 2016 Annual Rate	0.41%	0.58%

Despite declining trends in population, households have increased 2% since 2010, a trend typically supported by expansion of single person households. This trend of expanding households is expected to continue through 2016.

Source: 2010 Census, ESRI Business Systems

Race & Ethnicity

% Share of Population

Population - 2010	East Hampton	Middlesex County
White Alone	95.4%	89.2%
Black Alone	1.1%	4.7%
Asian Alone	1.6%	2.6%
Hispanic (Any Race)	2.7%	4.7%

East Hampton runs counter to the general town and county trend of increasing diversity, with only Hispanics showing an increase since 2000. While the county has shown gains in black and Asian population, East Hampton has seen declines in these groups.

Change - 2000 to 2010

White Alone	2.1%	-2.3%
Black Alone	-45.0%	6.8%
Asian Alone	-33.3%	62.5%
Hispanic (Any Race)	58.8%	56.7%

Source: 2010 Census, ESRI Business Systems

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2. Demographic Trends (Cont'd)

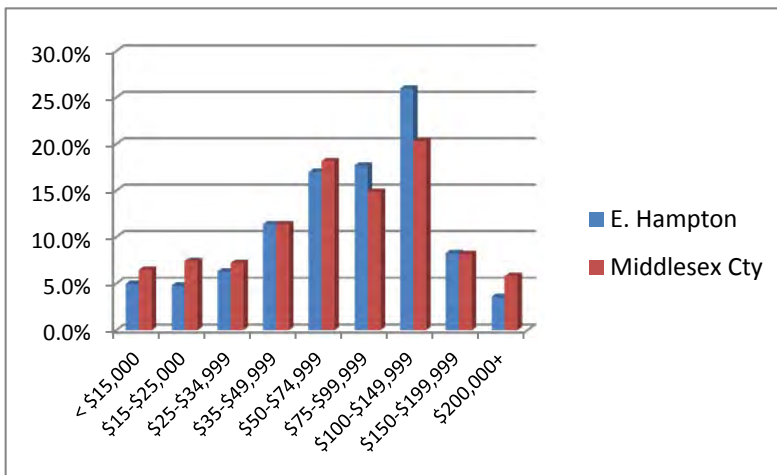
Median Income

Median HH Income	East Hampton	Middlesex County
2000	\$65,496	\$59,175
2011 (est.)	\$81,177	\$73,499
Annual Avg % Growth	2.2%	2.2%

Source: 2010 Census, ESRI Business Systems

Median Income in East Hampton grew at a the annual rate of 2.2% in the last decade, in line with the rate for the county. East Hampton's median income is however 10% higher than the Middlesex County median.

HH Income Distribution (2011)



Source: 2010 Census, ESRI Business Systems

East Hampton's income distribution ranges widely but skews higher than the county as a whole, with 16% at \$35K or below vs. 21% countywide.

HH Income Distribution - 65+ (2010)

HH's	East Hampton		Middlesex Cty	
	65-74	75+	65-74	75+
Total HHs	426	362	7,768	7,550
< \$15,000	4.2%	12.4%	8.5%	14.3%
\$15-\$25,000	16.2%	11.3%	11.7%	17.9%
\$25-\$34,999	7.7%	6.6%	6.9%	10.3%
\$35-\$49,999	1.4%	17.7%	9.4%	12.2%
\$50-\$74,999	19.5%	28.5%	23.8%	18.4%
\$75-\$99,999	16.2%	4.7%	11.8%	8.6%
\$100-\$149,999	25.1%	4.1%	15.6%	7.7%
\$150-\$199,999	4.7%	6.6%	5.9%	4.9%
\$200,000+	4.9%	8.0%	6.3%	5.8%
Med Inc.	\$76,056	\$50,979	\$61,429	\$43,133

Source: 2010 Census, ESRI Business Systems

East Hampton's seniors also show wide divergence of income, with 28-30% under \$35K and a like number with incomes of \$100-200K+. Senior incomes here trend higher than countywide.

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2. Demographic Trends (Cont'd)

Poverty Rates

Households - 2010	East Hampton % Total	Middlesex Ct % Total
Married Couple - Family	0.2%	0.5%
Other Family HHs (spouse not present)	1.1%	1.5%
Non-Family HHs	1.9%	3.9%
Poverty Ratio - Total	3.1%	6.0%

Households poverty rates in East Hampton are low at 3% in 2010 compared to 6% in the County.

Source: ACS Population Survey, ESRI Business Systems

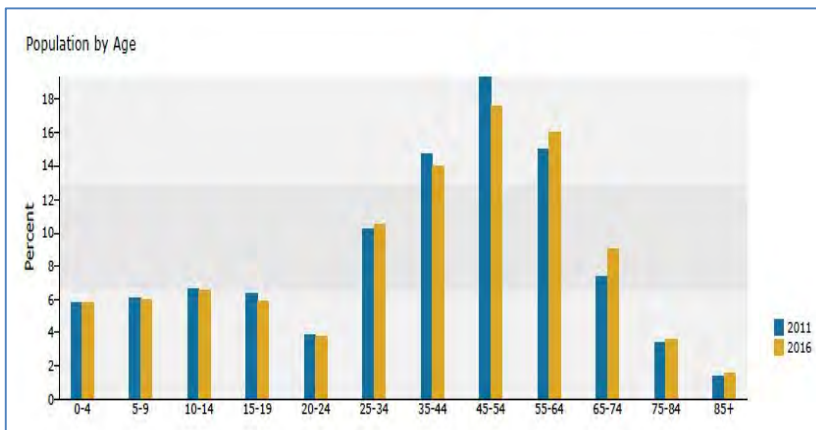
Age Trends

Population - 2010	East Hampton % Total	Middlesex Ct % Total
Age 18+	77.0%	78.8%
Age 65+	11.9%	15.5%
Age 75+	4.8%	7.4%
Median Age	42.7	43.0

East Hampton's population profile is about the same as compared to the county with a median age of 42.7 vs. nearly 43 for the county.

Source: 2010 Census, ESRI Business Systems

Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

East Hampton's 55+ cohorts will be growing through 2016 while all others decrease, with the exception of a slight bump for 25-34.

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3. Housing Trends

Tenure and Vacancy

HH's	East Hampton		Middlesex Cty	
	2000	2010	2000	2010
Own-Occp	80.8%	85.3%	72.1%	74.4%
Own-Units	3,337	4,316	61,341	49,976
Rent-Occp	19.1%	14.7%	27.9%	25.6%
Rent Units	789	744	17,116	17,226
Ttl Occp Units	4,126	5,060	61,341	67,202
Vacancy	6.5%	7.7%	8.8%	10.2%

Source: 2010 Census, ESRI Business Systems

East Hampton witnessed an increase in ownership homes and a decrease in rentals between 2000 and 2010. Ownership housing is the predominant condition at 85% of all housing. Vacancy at 7.7% is lower than the county rate of 10.2%

Housing Characteristics

% Share of Total Housing

Structure Type - 2010	East Hampton	Middlesex County
1 Detached	83.8%	71.2%
1-Attached	3.4%	3.7%
2-unit	1.0%	4.8%
3/4 unit	2.9%	4.7%
5+ units	9.1%	15.6%
Total Housing Units - 2010	5,485	74,837

Source: ACS Housing Surveys, ESRI Business Systems

Single family homes predominate in East Hampton, at 84% of total housing stock. Larger multi-family structures aggregate some 500 units townwide.

Rent-occupied Housing by Contract Rent

Renters with Contract Rent

Contract Rent - 2010 Distribution	E. Hampton	Middlesex County
Under \$200	0.0%	4.5%
\$200-\$399	2.1%	6.1%
\$400-\$599	10.6%	9.0%
\$600-\$799	31.8%	28.2%
\$800-\$999	18.6%	21.6%
\$1000-\$1249	2.5%	13.3%
\$1250-\$1499	0.0%	4.4%
\$1500-\$1999	0.0%	4.0%
above \$2000	0.0%	1.9%
Median Contract Rent	\$763	\$791

Source: ACS Housing Surveys, ESRI Business Systems

Rents in East Hampton concentrate in the \$600-1000 range, with median rent at \$763, just under the county median at \$791.

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4. Rental Housing Market

Mfamily

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0	N/A				
1	3	\$842	\$800	99	\$625-\$1000
2	7	\$1,078	\$1,073	24	\$800-\$1350
3	N/A				
4	N/A				

Source: CT MLS

(Dom- Days on Market)

Condo

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0	N/A				
1	4	\$875	\$875	36	\$800-\$900
2	10	\$1,115	\$1,115	44	\$975-\$1250
3	N/A				
4	N/A				

Source: CT MLS

(Dom- Days on Market)