

Connecticut Towns: Market Assessment Briefs

Town: *East Windsor, CT*
County: *Hartford County*

1. Economic Trends

Major Employers - East Windsor

Employer	Sector
Hamilton Sundstrand	manufacturing
Engelhard Surface Technologies	manufacturing
Mulnite Farms	agriculture
Wood Group Aero	manufacturing

Source: CERC, Town Profile 2012

Aerospace companies and suppliers are major employers in East Windsor , including United Technologies, Curtiss Wright (formerly Engelhard) and Wood Group Pratt & Whitney. A legacy of its farming past, Mulnite Farms is a tobacco grower.

Major Industries - East Windsor

Industry Sector - 2011	% Share of Jobs
Admin & Support	21.8%
Wholesale Trade	12.1%
Retail Trade	11.6%
Accom. & Food Services	10.7%
Health Care	6.5%

Source: CT Dept. of Labor

East Windsor has built up a strong Admin - support sector in response to Pratt Whitney. Retail Trade, Food Services and health care supplied 29% of the town jobs in 2011.

Labor Force & Employment Trends

Labor Force +Employment	East Windsor	Hartford County
Labor Force-2011	6,748	472,551
Unemployment -2011	9.2%	9.2%
Total Employment -Workplace	6,739	487,169
2005 - 2011 - Annual Growth	-0.3%	0.1%
2010 - 2011 - Annual Growth	-0.4%	1.1%

Source: CT Dept. of Labor

Employment has been flat in East Windsor over the past decade and unemployment is relatively high at 9.2%. These trends are consistent with experience in Hartford County overall, with the exception that there has been some jobs growth in the county more recently which East Windsor has not shared in.

Connecticut Towns: Market Assessment Briefs

Town: *East Windsor, CT*
County: *Hartford County*

2. Demographic Trends

Population Trends

Population	East Windsor	Hartford County
2000 Total population	9,788	857,183
2010 Total Population	11,162	894,014
Annual Percentage Growth	1.32%	0.42%
2011 Total Population (est)	11,366	894,443
2016 Total Population (proj.)	11,867	904,416
2011– 2016 Annual Rate	0.87%	0.22%

Source: 2010 Census, ESRI Business Systems

East Windsor's population has shown relatively strong annual growth over the past decade and the town is expected to keep growing albeit at a slower rate through 2016. The town offers a less expensive housing option than neighboring towns such as South Windsor for commuters.

Household Trends

Household	East Windsor	Hartford County
2000 Total Households	4,068	335,098
2010 Total Households	4,750	350,854
Annual Percentage Growth	1.56%	0.46%
2011 Total Households (est.)	4,833	351,028
2016 Total Households (proj.)	5,061	355,438
2011– 2016 Annual Rate	0.94%	0.25%

Source: 2010 Census, ESRI Business Systems

Consistent with population growth, East Windsor has seen growth in households since 2010, with that trend expected to continue at a rate higher than the county average. As will be shown below, both ownership and rental housing units have expanded to accommodate this recent

Race & Ethnicity

% Share of Population

Population - 2010	East Windsor	Hartford County
White Alone	83.9%	72.4%
Black Alone	6.9%	13.3%
Asian Alone	4.7%	4.2%
Hispanic (Any Race)	5.7%	15.3%

Change - 2000 to 2010

White Alone	-8.3%	-5.9%
Black Alone	68.3%	13.7%
Asian Alone	135.0%	68.0%
Hispanic (Any Race)	171.4%	33.0%

Source: 2010 Census, ESRI Business Systems

East Windsor is gaining in diversity, with all minority groups participating in population increases. This has been taking place in East Windsor faster than in Hartford County.

Connecticut Towns: Market Assessment Briefs

Town: East Windsor, CT
County: Hartford County

2. Demographic Trends (Cont'd)

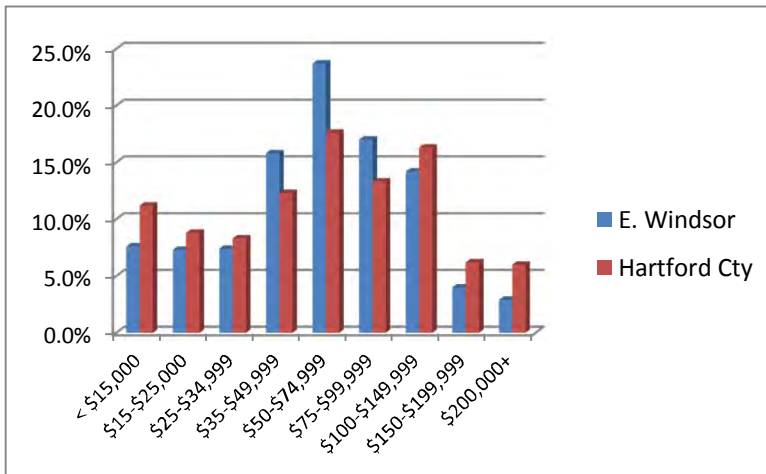
Median Income

Median HH Income	East Windsor	Hartford County
2000	\$51,197	\$50,777
2011 (est.)	\$59,737	\$61,074
Annual Avg % Growth	1.5%	1.8%

Source: 2010 Census, ESRI Business Systems

Median Income East Windsor grew at a modest annual rate of 1.5% in the last decade, only slightly below the average annual rate of 1.8% for Hartford County.

HH Income Distribution (2011)



Source: 2010 Census, ESRI Business Systems

East Windsor's income distribution is relatively wide ranging, with just 22% with incomes under \$35K, as compared to 28% for the county.

HH Income Distribution - 65+ (2010)

HH's	East Windsor		Hartford Cty	
	65-74	75+	65-74	75+
Total HHs	557	484	39,468	41,833
< \$15,000	8.4%	18.4%	11.5%	19.5%
\$15-\$25,000	17.6%	11.2%	11.1%	16.2%
\$25-\$34,999	11.1%	12.8%	10.4%	12.7%
\$35-\$49,999	18.0%	19.2%	16.2%	14.1%
\$50-\$74,999	19.7%	19.6%	20.0%	15.0%
\$75-\$99,999	13.3%	9.3%	13.6%	10.3%
\$100-\$149,999	8.8%	3.5%	9.1%	6.1%
\$150-\$199,999	1.4%	1.7%	3.6%	3.2%
\$200,000+	1.6%	4.3%	4.4%	3.0%
Med Inc.	\$44,593	\$39,666	\$50,601	\$36,308

Source: 2010 Census, ESRI Business Systems

East Windsor's seniors skew a bit less affluent than their younger neighbors or the county, at least with respect to those 65-75. Of those 65-75, 37% have incomes below \$35K and of those 75+, 42% have incomes below \$35K.

Connecticut Towns: Market Assessment Briefs

Town: *East Windsor, CT*
County: *Hartford County*

2. Demographic Trends (Cont'd)

Poverty Rates

Households - 2010	East Windsor % Total	Hartford Ct % Total
Married Couple - Family	0.2%	1.1%
Other Family HHs (spouse not present)	2.0%	3.9%
Non-Family HHs	1.8%	5.2%
Poverty Ratio - Total	4.0%	10.2%

Households poverty rates in East Windsor are low at 4% in 2010 compared to 10% in the County.

Source: ACS Population Survey, ESRI Business Systems

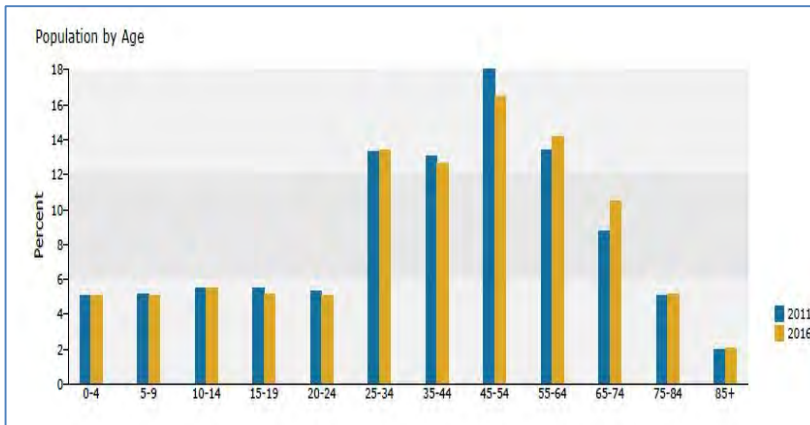
Age Trends

Population - 2010	East Windsor % Total	Hartford Ct % Total
Age 18+	80.7%	77.2%
Age 65+	15.7%	14.6%
Age 75+	7.2%	7.4%
Median Age	42.9	39.9

East Windsor's population profile is a bit older compared to the county with a median age of 43 vs. 40 for the county.

Source: 2010 Census, ESRI Business Systems

Age Distribution 2011-2016



East Windsor is expected to gain 55+ population through 2016. Also notable is the relatively high concentration of 25-34 year olds at 13-14%.

Source: 2010 Census, ESRI Business Systems

Connecticut Towns: Market Assessment Briefs

Town: *East Windsor, CT*
County: *Hartford County*

3. Housing Trends

Tenure and Vacancy

HH's	East Windsor		Hartford Cty	
	2000	2010	2000	2010
Own-Occp	65.2%	67.4%	64.2%	65.5%
Own-Units	2,657	3,200	215,275	229,920
Rent-Occp	34.8%	32.6%	35.8%	34.5%
Rent Units	1,421	1,550	119,823	120,934
Ttl Occp Units	4,078	4,750	335,098	350,854
Vacancy	6.4%	10.9%	5.1%	6.3%

Source: 2010 Census, ESRI Business Systems

The majority of East Windsor's housing market is owner occupied with 67% in 2010. Owner occupancy has grown at 20% since 2000, while rental occupancy grew at 9%. Overall vacancy in the city is relatively high at nearly 11% at last census inhibiting rent growth. Hartford County's vacancy rate was 6.3% by contrast.

Housing Characteristics

% Share of Total Housing

Structure Type - 2010	East Windsor	Hartford County
1 Detached	52.2%	55.0%
1-Attached	7.7%	5.5%
2-unit	4.3%	7.8%
3/4 unit	4.5%	10.0%
5+ units	31.4%	21.7%
Total Housing Units - 2010	5,045	374,249

Source: ACS Housing Surveys, ESRI Business Systems

East Windsor's housing stock is well-diversified with 52% of its inventory associated with single family homes and 31% found in properties of 5 units or more.

Rent-occupied Housing by Contract Rent

Renters with Contract Rent

Contract Rent - 2010 Distribution	E. Windsor	Hartford County
Under \$200	5.4%	6.9%
\$200-\$399	12.8%	8.7%
\$400-\$599	11.8%	14.6%
\$600-\$799	24.6%	28.0%
\$800-\$999	27.2%	21.8%
\$1000-\$1249	17.0%	10.5%
\$1250-\$1499	0.5%	3.4%
\$1500-\$1999	0.8%	1.3%
above \$2000	0.0%	1.2%
Median Contract Rent	\$781	\$733

Source: ACS Housing Surveys, ESRI Business Systems

Median rent in East Windsor is a bit higher than Hartford County as a whole. Rents mainly cluster in the \$600-\$1,250 range.

Connecticut Towns: Market Assessment Briefs

Town: *East Windsor, CT*

County: *Hartford County*

4. Rental Housing Market

Mfamily

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0	N/A				
1	N/A				
2	N/A				
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	N/A				
2	22	\$1,340	\$1,338	43	\$1100-\$1600
3	3	\$1,383	\$1,383	63	\$1300-\$1400
4	N/A				

Source: CT MLS

(Dom- Days on Market)

Managed Apartments

	# of Prop	Avg Studio BR rent	Avg One BR rent	Avg Two BR rent	Avg Three BR rent
<i>Apts</i>	3	\$840	\$1,057	\$1,271	\$1,322

Source: AMS, Property Mgrs., Internet, RE Journals