

Connecticut Towns: Market Assessment Briefs

Town: *Middlefield, CT*
County: *Middlesex County*

1. Economic Trends

Major Employers - Middlefield

Employer
Zygo Corporation
Rogers Manufacturing Company
Cooper Atkins Corporation
Lyman Orchards
Liberty Bank

Source: CERC Town Profiles - 2012

Middlefield is a small semi-rural community in the New Haven region with a surprising core of manufacturing as part of its economic base as represented by the Zygo, Rogers and Cooper Atkins. with Zygo being a worldwide supplier of precision optical components. Better known to Connecticut residents is Lyman Orchards, a 1100 acre farm with orchards, food market, pick your own, and golf course.

Key Economic Sectors - Middlefield

Industry Sector - 2011	% Share of Jobs
Manufacturing	34.6%
Construction	12.6%
Health Care	4.4%
Wholesale Trade	3.2%
Retail Trade	3.1%
Government	10.30%

Source: CT Dept. of Labor

As intimated above, manufacturing functions as an important part of the towns economic base with 35% of its job base.

Labor Force & Employment Trends

Labor Force +Employment	Middlefield	Middlesex County
Labor Force-2011	2,493	95,001
Unemployment -2011	7.2%	7.6%
Total Employment -Workplace	1,664	64,554
2005 - 2011 - Annual Growth	-0.7%	-1.0%
2010 - 2011 - Annual Growth	6.9%	0.9%

Source: CT Dept. of Labor

Middlefield reported a 7.2% unemployment rate in 2011 just slightly above the county rate of 7.6%.

Not surprising given Middlefield's dependency on Manufacturing, jobs declined by 10.6% between 2005-2011. Last year, however, the town reported a stellar increase in employment of 6.9% (108 jobs).

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2. Demographic Trends

Population Trends

Population	Middlefield	Middlesex County
2000 Total population	4,203	155,071
2010 Total Population	4,425	165,676
Annual Percentage Growth	0.53%	0.66%
2011 Total Population (est)	4,441	166,127
2016 Total Population (proj.)	4,567	170,141
2011– 2016 Annual Rate	0.56%	0.48%

Population grew at a rate of 0.53% annually last decade, a pace is expected to increase to 0.56% through 2016.

Source: 2010 Census, ESRI Business Systems

Household Trends

Household	Middlefield	Middlesex County
2000 Total Households	1,645	61,341
2010 Total Households	1,742	67,202
Annual Percentage Growth	0.59%	0.92%
2011 Total Households (est.)	1,749	67,391
2016 Total Households (proj.)	1,801	69,334
2011– 2016 Annual Rate	0.59%	0.58%

Similar to population, household growth in Meriden is projected to maintain the same pace as last decade at 0.59% annually.

Source: 2010 Census, ESRI Business Systems

Race & Ethnicity

% Share of Population

Population - 2010	Middlefield	Middlesex County
White Alone	97.0%	89.2%
Black Alone	0.9%	4.7%
Asian Alone	0.6%	2.6%
Hispanic (Any Race)	2.1%	4.7%

Hispanics (any race) represents Middlefield's largest minority group at 2.1%. Over the last decade, this group expanded by 61%, the most of any minority group.

Change - 2000 to 2010

White Alone	-0.8%	-2.3%
Black Alone	28.6%	6.8%
Asian Alone	50.0%	62.5%
Hispanic (Any Race)	61.5%	56.7%

Source: 2010 Census, ESRI Business Systems

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2. Demographic Trends (Cont'd)

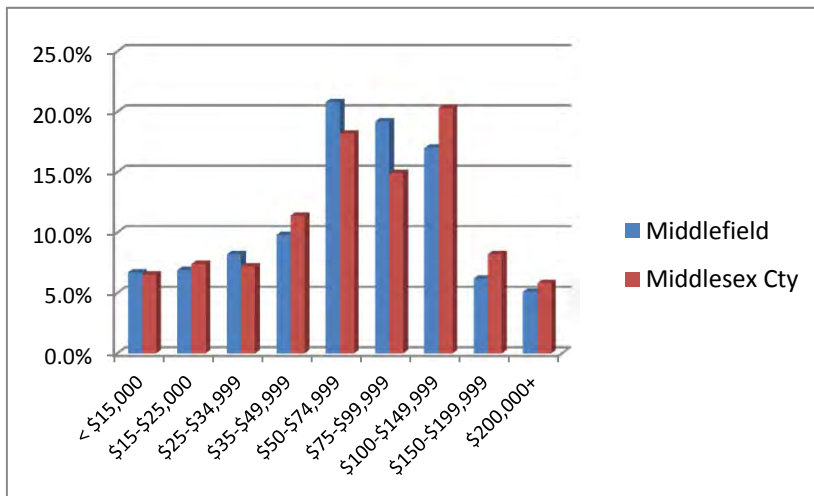
Median Income

Median HH Income	Middlefield	Middlesex County
2000	\$59,334	\$59,175
2011 (est.)	\$70,939	\$73,499
Annual Avg % Growth	1.8%	2.2%

Source: 2010 Census, ESRI Business Systems

Household income profile in Middlefield is middle-high with a median of \$70,939.

HH Income Distribution (2011)



Middlefield's income distribution closely resembles the county in the lower incomes but diverges within the middle bands - with Middlefield more weighted towards concentrations in \$50,000-\$100,000 bracket while the county overall sees a spike at over \$100,000. For both Middlefield and the county, the share of households below \$25,000 is relatively low at 13.6%, and 13.9%, respectively.

HH Income Distribution - 65+ (2010)

HH's	Middlefield		Middlesex Cty	
	65-74	75+	65-74	75+
Total HHs	400	370	7,768	7,550
< \$15,000	6.5%	13.2%	8.5%	14.3%
\$15-\$25,000	9.0%	25.4%	11.7%	17.9%
\$25-\$34,999	5.8%	8.1%	6.9%	10.3%
\$35-\$49,999	12.0%	14.1%	9.4%	12.2%
\$50-\$74,999	25.5%	9.5%	23.8%	18.4%
\$75-\$99,999	19.3%	1.1%	11.8%	8.6%
\$100-\$149,999	11.8%	12.7%	15.6%	7.7%
\$150-\$199,999	2.0%	6.8%	5.9%	4.9%
\$200,000+	8.3%	9.2%	6.3%	5.8%
Med Inc.	\$63,779	\$37,656	\$61,429	\$43,133

Source: 2010 Census, ESRI Business Systems

Over one quarter of Middlefield's senior HH's age 65+, or 27%, report earnings of under \$25,000 annually. An estimated 20%(153 HHs) earn between \$35,000 to \$75,000.

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2. Demographic Trends (Cont'd)

Poverty Rates

Households - 2010	Middlefield % Total	Middlesex Ct % Total
Married Couple - Family	0.8%	0.5%
Other Family HHs (spouse not present)	0.4%	1.5%
Non-Family HHs	1.8%	3.9%
Poverty Ratio - Total	3.0%	6.0%

Poverty rate in Middlefield stood at 3% in 2010 vs. 6% for the county. Non-family households were most effected - many of these being seniors.

Source: ACS Population Survey, ESRI Business Systems

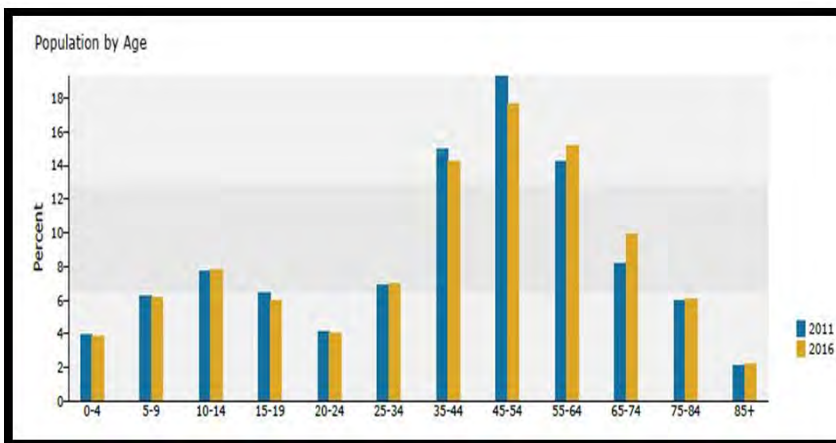
Age Trends

Population - 2010	Middlefield % Total	Middlesex Ct % Total
Age 18+	77.3%	78.8%
Age 65+	16.0%	15.5%
Age 75+	8.1%	7.4%
Median Age	44.7	43.0

Middlefield age profile is older than the county with median age of 44.7 compared to 43 for the county.

Source: 2010 Census, ESRI Business Systems

Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

Between the period 2011 2016, Middlebury is expected to see notable declines in the 35 to 54 age cohorts, while the 65+ age bracket is expected to jump from 16.1% share to 18.2%.

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3. Housing Trends

Tenure and Vacancy

HH's	Middlefield		Middlesex County	
	2000	2010	2000	2010
Own-Occp	84.4%	84.5%	72.1%	74.4%
Own-Units	1,389	1,472	61,341	49,976
Rent-Occp	15.6%	15.5%	27.9%	25.6%
Rent Units	256	270	17,116	17,226
Ttl Occp Units	1,644	1,742	61,341	67,202
Vacancy	5.5%	5.0%	8.8%	10.2%

Source: 2010 Census, ESRI Business Systems

Rental occupancy dipped slightly in share last decade but gained in units rented. Nevertheless, at 16% of all occupied housing, rental plays a very small role in the Middlefield's housing market.

Notably vacancy in town was reported at 5% in 2010 , or actually less than in 2000 - despite the impact of a severe housing

Housing Characteristics

% Share of Total Housing

Structure Type - 2010	Middlefield	Middlesex County
1 Detached	90.9%	71.2%
1-Attached	3.4%	3.7%
2-unit	3.6%	4.8%
3/4 unit	1.0%	4.7%
5+ units	1.1%	15.6%
Total Housing Units - 2010	1,863	74,837

Source: ACS Housing Surveys, ESRI Business Systems

Virtually all of Middlefield's housing is single attached and no units were identified in properties over 10 units with the exception of 30-unit Sugarloaf Terrace, a senior assisted property owned by Middlefield Housing Authority.

Rent-occupied Housing by Contract Rent

Renters with Contract Rent

Contract Rent - 2010 Distribution	Middlefield	Middlesex County
Under \$200	8.6%	4.5%
\$200-\$399	9.0%	6.1%
\$400-\$599	7.4%	9.0%
\$600-\$799	38.5%	28.2%
\$800-\$999	6.3%	21.6%
\$1000-\$1249	5.4%	13.3%
\$1250-\$1499	5.0%	4.4%
\$1500-\$1999	0.0%	4.0%
above \$2000	15.4%	1.9%
Median Contract Rent	\$712	\$791

Source: ACS Housing Surveys, ESRI Business Systems

Rents in Middlefield are concentrated within the bandwidth of \$600 to \$800, while median rent was determined to be \$712/m.

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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	\$791	\$791	72	\$775-\$900
2	N/A				
3	N/A				
4	N/A				

Source: CT MLS

(Dom- Days on Market)

Sfamily

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0	N/A				
1	N/A				
2	3	\$1,391	\$1,391	17	\$1100-\$1650
3	2	\$1,450	\$1,450	35	\$1400-\$1520
4	5	\$2,270	\$2,260	28	\$1850-\$2550

Source: CT MLS

(Dom- Days on Market)