

Connecticut Towns: Market Assessment Briefs

Town: *Newington, CT*
County: *Hartford County*

1. Economic Trends

Major Employers - Newington

Employer
CT Department of Transportation
Data Mail
Veterans Hospital - Newington
Hartford Hospital Newington
Town of Newington

Two medical facilities, including one of two federally run Veteran Hospitals operating in the state, serve as Newington's key employers in town. The headquarters for CT Dept. of Transportation is also centered in town.

Source: CERC Town Profiles - 2012

Key Job Sectors - Newington

Industry Sector - 2011	% Share of Jobs
Retail Trade	19.2%
Manufacturing	11.8%
Food Service	8.8%
Health Care	7.6%
Wholesale Trade	4.6%
Government	19.6%

Newington supports a diversified job base topped by Retail - with significant growth occurring in last 15 years -, Manufacturing and Health Care - the latter understated on a percentage basis as a portion of the health jobs for the Veteran's Hospital is found under federal government. Public jobs outside of federal also command a sizeable share of town jobs at 16.2%.

Source: CT Dept. of Labor

Labor Force & Employment Trends

Labor Force +Employment	Newington	Hartford County
Labor Force-2011	17,399	472,551
Unemployment -2011	7.7%	9.2%
Total Employment -Workplace	15,970	487,169
2005 - 2011 - Annual Growth	-1.1%	0.1%
2010 - 2011 - Annual Growth	-1.3%	1.1%

Source: CT Dept. of Labor

Newington's unemployment rate was respectable in 2011 when compared to county and state. The town's job base however has posted declines since 2005 - mainly due to loss in manufacturing jobs, though government (all sectors) has also shrunk.

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2. Demographic Trends

Population Trends

Population	Newington	Hartford County
2000 Total population	29,306	857,183
2010 Total Population	30,562	894,014
Annual Percentage Growth	0.43%	0.42%
2011 Total Population (est)	30,828	894,443
2016 Total Population (proj.)	31,523	904,416
2011– 2016 Annual Rate	0.45%	0.22%

Population grew at a steady rate in Newington last decade and projected to continue through 2016.

Source: 2010 Census, ESRI Business Systems

Household Trends

Household	Newington	Hartford County
2000 Total Households	12,014	335,098
2010 Total Households	12,505	350,854
Annual Percentage Growth	0.44%	0.47%
2011 Total Households (est.)	12,661	351,028
2016 Total Households (proj.)	12,942	355,438
2011– 2016 Annual Rate	0.44%	0.25%

Households mirrored population in growth rate 2000-2010 adding 491 HHs. Similar growth patterns is projected for 2011-2016.

Source: 2010 Census, ESRI Business Systems

Race & Ethnicity

% Share of Population

Population - 2010	Newington	Hartford County
White Alone	86.5%	72.4%
Black Alone	3.5%	13.3%
Asian Alone	5.7%	4.2%
Hispanic (Any Race)	7.6%	15.3%

Hispanics (any race) are the largest minority group in town making up 7.6% of the population, followed by Asians and then Blacks at 3.5%. All three groups expanded in share last decade.

Change - 2000 to 2010

White Alone	-6.5%	-5.9%
Black Alone	66.7%	13.7%
Asian Alone	96.6%	68.0%
Hispanic (Any Race)	105.4%	33.0%

Source: 2010 Census, ESRI Business Systems

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2. Demographic Trends (Cont'd)

Median Income

Median HH Income	Newington	Hartford County
2000	\$57,204	\$50,777
2011 (est.)	\$70,101	\$61,074
Annual Avg % Growth	2.0%	1.8%

Income in Newington is moderate-high with median at \$70,101.

Source: 2010 Census, ESRI Business Systems

HH Income Distribution (2011)

HH Income Distribution	Newington	Hartford County
<u>2011 Total Households</u>	<u>12,661</u>	<u>351,028</u>
< \$15,000	7.2%	11.2%
\$15-\$25,000	7.3%	8.8%
\$25-\$34,999	6.7%	8.3%
\$35-\$49,999	10.9%	12.3%
\$50-\$74,999	20.9%	17.6%
\$75-\$99,999	15.9%	13.3%
\$100-\$149,999	21.2%	16.3%
\$150-\$199,999	5.8%	6.2%
\$200,000+	4.1%	6.0%

31% of HHs in Newington earn over \$100,000, while only 15% have incomes under \$25,000. With respect to the latter, the county shows 20%.

Source: 2010 Census, ESRI Business Systems

HH Income Distribution - 65+ (2010)

HH's	Newington		Hartford County	
	65-74	75+	65-74	75+
Total HHs	<u>1,719</u>	<u>1,901</u>	<u>39,468</u>	<u>41,833</u>
< \$15,000	7.8%	15.2%	11.5%	19.5%
\$15-\$25,000	8.3%	18.4%	11.1%	16.2%
\$25-\$34,999	9.2%	10.7%	10.4%	12.7%
\$35-\$49,999	18.1%	16.2%	16.2%	14.1%
\$50-\$74,999	27.1%	16.1%	20.0%	15.0%
\$75-\$99,999	16.4%	10.9%	13.6%	10.3%
\$100-\$149,999	8.0%	7.6%	9.1%	6.1%
\$150-\$199,999	3.8%	2.8%	3.6%	3.2%
\$200,000+	1.2%	2.1%	4.4%	3.0%
Med Inc.	<u>\$53,982</u>	<u>\$39,155</u>	<u>\$50,601</u>	<u>\$36,308</u>

One quarter of Newington's senior HHs 65+ earn under \$25,000, while 27% (981 HHs) have incomes \$25,000-\$50,000.

Source: 2010 Census, ESRI Business Systems

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2. Demographic Trends (Cont'd)

Poverty Rates

Households - 2010	Newington % Total	Hartford % Total
Married Couple - Family	0.4%	1.1%
Other Family HHs (spouse not present)	1.4%	3.9%
Non-Family HHs	2.8%	5.2%
Poverty Ratio - Total	4.4%	10.2%

the 2010 estimated Poverty rate in Newington was under half that of the county. Impact fell mostly on Non-family HHs - mostly seniors.

Source: ACS Population Survey, ESRI Business Systems

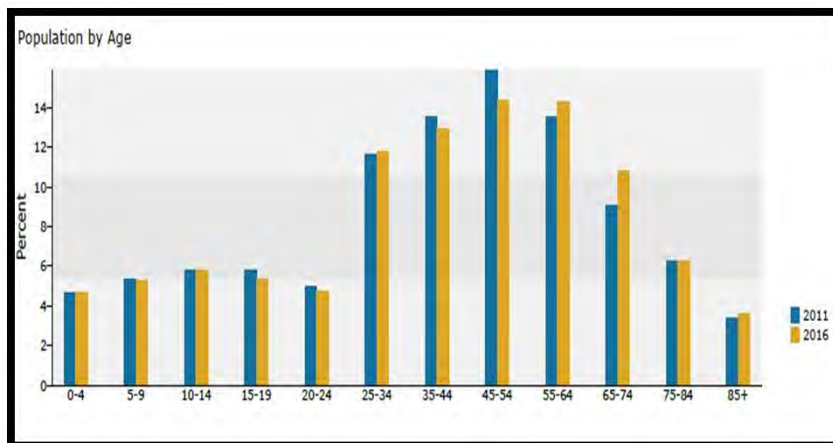
Age Trends

Population - 2010	Newington % Total	Hartford % Total
Age 18+	80.2%	77.2%
Age 65+	18.4%	14.6%
Age 75+	9.7%	7.4%
Median Age	43.6	39.9

Newington's age profile is older than the county - less share of young adults-children, higher share of seniors.

Source: 2010 Census, ESRI Business Systems

Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

The share of 65+ population in Newington is expected to jump 2.3 points from 18.4% to 20.7%.

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3. Housing Trends

Tenure and Vacancy

HH's	Newington		Hartford County	
	2000	2010	2000	2010
Own-Occp	80.6%	81.3%	64.2%	65.5%
Own-Units	9,689	10,204	215,275	229,920
Rent-Occp	19.4%	18.7%	35.8%	34.5%
Rent Units	2,330	2,346	119,823	120,934
Ttl Occp Units	12,019	12,550	335,098	350,854
Vacancy	2.0%	3.5%	5.1%	6.3%

Source: 2010 Census, ESRI Business Systems

A high percentage of housing in Newington is owner-occupancy with 81% in 2010. Meanwhile, vacancy was exceptionally low in 2010 at 3.5% - suggesting a relatively tight market.

Housing Characteristics

% Share of Total Housing

Structure Type - 2010	Newington	Hartford County
1 Detached	64.2%	55.0%
1-Attached	13.4%	5.5%
2-unit	3.1%	7.8%
3/4 unit	4.3%	10.0%
5+ units	15.2%	21.7%
Total Housing Units - 2010	13,011	374,249

Source: ACS Housing Surveys, ESRI Business Systems

While owner occupancy is high in Newington - it does not translate into exceptionally high percentage of single detached housing. In fact, Newington underwent significant condominium growth in the 90s as well as short burst last decade. Single detached account for 64%, townhouses 13% - a relatively high share, while nearly 9% of inventory is in larger denser housing of 10 units or more - both rentals and condos.

Rent-occupied Housing by Contract Rent

Renters with Contract Rent

Contract Rent - 2010 Distribution	Newington	Hartford County
Under \$200	4.4%	6.9%
\$200-\$399	9.3%	8.7%
\$400-\$599	6.1%	14.6%
\$600-\$799	9.3%	28.0%
\$800-\$999	43.7%	21.8%
\$1000-\$1249	17.5%	10.5%
\$1250-\$1499	3.1%	3.4%
\$1500-\$1999	0.0%	1.3%
above \$2000	0.9%	1.2%
Median Contract Rent	\$879	\$733

Source: ACS Housing Surveys, ESRI Business Systems

Much of the market rate rentals in Newington are found in either older managed apartments or condos. The rental market in smaller multi-family homes of 2-4 units is somewhat limited. Pricing for managed apartment rents cluster between \$750 to \$1000; Condos top of at \$1300. Median rent in town was

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4. Rental Housing Market

Mfamily

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0					
1	2	\$750	\$750	49	\$750-\$750
2	2	\$875	\$875	50	\$800-\$950
3	4	\$1,306	\$1,248	35	\$1175-\$1300
4					

Source: CT MLS

(Dom- Days on Market)

Condo

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0					
1	14	\$900	\$872	32	\$765-\$1050
2	47	\$1,382	\$1,359	44	\$900-\$1875
3					
4					

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>Apartments</i>	10	***	\$914	\$1,104	\$1,325

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