

Connecticut Towns: Market Assessment Briefs

Town: Suffield, CT
County: Hartford County

1. Economic Trends

Major Employers - Suffield

Employer	Sector
State of Connecticut	
H.P. Hood Inc.	
The Suffield House	
C&S Wholesale Grocers	
Suffield Academy	

Largest employer in Suffield is the State of Connecticut which oversees the MacDougal-Walker Correctional Institute, a high security prison of 2,120 inmates. Other major employers are H.P.Hood, producer of dairy products, Suffield Academy, a 410 -student prep school, C&S, wholesale grocer, and Suffield House, a 120 bed skilled nursing

Source: CERC, Town Profile 2012

Key Job Sectors

Industry Sector - 2011	% Share of Jobs
Trans.-Wholesale Trade	12.2%
Health Care	10.9%
Manufacturing	7.3%
Educational Services	6.3%
Retail Trade	4.7%
Government	30.3%

The state-run MacDougal-Walker facility is a major source of employment for the town supporting more than 600 jobs. Other key job sectors are found in service industries linked with health care and education- the latter largely from Suffield Academy. Wholesale Trade also ranks high in job contribution led by C&S Wholesale Grocers

Source: CT Dept. of Labor

Labor Force & Employment Trends

Labor Force +Employment	Suffield	Hartford County
Labor Force-2011	7,969	472,551
Unemployment -2011	7.5%	9.2%
Total Employment -Workplace	4,291	487,169
2005 - 2011 - Annual Growth	-0.7%	0.1%
2010 - 2011 - Annual Growth	1.5%	1.1%

Unemployment in town averaged a respectful 7.5% in 2011 given the economic conditions, well below Hartford County.

As of 2011, however, Suffield had yet to reach the peak attained in 2005 - though positive employment data for 2011 suggested a rebound may be in process.

Source: CT Dept. of Labor

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2. Demographic Trends

Population Trends

Population	Suffield	Hartford County
2000 Total population	13,553	857,183
2010 Total Population	15,735	894,014
Annual Percentage Growth	1.50%	0.42%
2011 Total Population (est)	15,931	894,443
2016 Total Population (proj.)	16,518	904,416
2011– 2016 Annual Rate	0.73%	0.22%

Source: 2010 Census, ESRI Business Systems

Suffield's rate of annualized population growth last decade was over three times the rate posted for the county - boosted in part by growth at MacDougal-Walker. For the period 2011-16, this rate is projected to moderate only slightly.

Household Trends

Household	Suffield	Hartford County
2000 Total Households	4,660	335,098
2010 Total Households	5,155	350,854
Annual Percentage Growth	1.02%	0.46%
2011 Total Households (est.)	5,222	351,028
2016 Total Households (proj.)	5,435	355,438
2011– 2016 Annual Rate	0.80%	0.25%

Source: 2010 Census, ESRI Business Systems

Households - which does not include prison population - also expanded at a robust rate last decade at a pace double that of the county.

Race & Ethnicity

% Share of Population

Population - 2010	Suffield	Hartford County
White Alone	85.8%	72.4%
Black Alone	7.8%	13.3%
Asian Alone	1.3%	4.2%
Hispanic (Any Race)	5.6%	15.3%

Change - 2000 to 2010

White Alone	-3.3%	-5.9%
Black Alone	11.4%	13.7%
Asian Alone	30.0%	68.0%
Hispanic (Any Race)	30.2%	33.0%

Source: 2010 Census, ESRI Business Systems

Blacks made up Suffield's largest minority at 7.8% in 2010, a 11% increase from 2000 - followed by Hispanics (any race) at 5.6%.

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2. Demographic Trends (Cont'd)

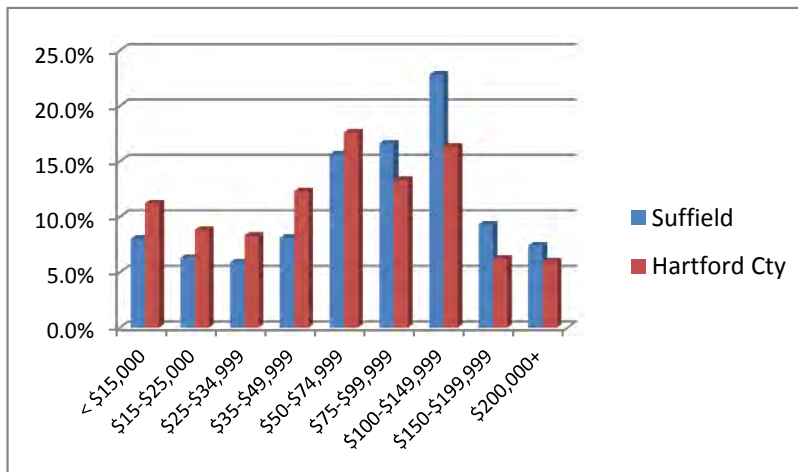
Median Income

Median HH Income	Suffield	Hartford County
2000	\$66,119	\$50,777
2011 (est.)	\$82,367	\$61,074
Annual Avg % Growth	2.2%	1.8%

Source: 2010 Census, ESRI Business Systems

Suffield's income base is ranks as one of the highest along the north-I-91 corridor with median HH income 34% higher than the county overall.

HH Income Distribution (2011)



Source: 2010 Census, ESRI Business Systems

As can be seen in the graph to the left, income distribution in Suffield spikes within the bandwidth \$100,000-\$150,000, while HHs earning over \$100,000 comprise 40% of all households in Suffield compared to 28% for the county. 14% of the households in town report earnings under \$25,000.

HH Income Distribution - 65+ (2010)

HH's	Suffield		Hartford County	
	65-74	75+	65-74	75+
Total HHs	640	676	39,468	41,833
< \$15,000	14.2%	18.6%	11.5%	19.5%
\$15-\$25,000	9.8%	16.4%	11.1%	16.2%
\$25-\$34,999	5.9%	16.7%	10.4%	12.7%
\$35-\$49,999	12.0%	9.5%	16.2%	14.1%
\$50-\$74,999	27.2%	14.6%	20.0%	15.0%
\$75-\$99,999	22.7%	8.6%	13.6%	10.3%
\$100-\$149,999	3.6%	6.1%	9.1%	6.1%
\$150-\$199,999	1.6%	6.8%	3.6%	3.2%
\$200,000+	3.0%	2.7%	4.4%	3.0%
Med Inc.	\$54,968	\$33,598	\$50,601	\$36,308

Source: 2010 Census, ESRI Business Systems

While the town income profile overall suggest considerable income and wealth, a large proportion of seniors 65+ (30%) operate at low incomes of under \$25,000.

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2. Demographic Trends (Cont'd)

Poverty Rates

Households - 2010	Suffield % Total	Hartford Cty % Total
Married Couple - Family	0.8%	1.1%
Other Family HHs (spouse not present)	0.5%	3.9%
Non-Family HHs	0.9%	5.2%
Poverty Ratio - Total	2.4%	10.2%

The poverty rate in Suffield is 2.4% , substantially below the rate for the county.

Source: ACS Population Survey, ESRI Business Systems

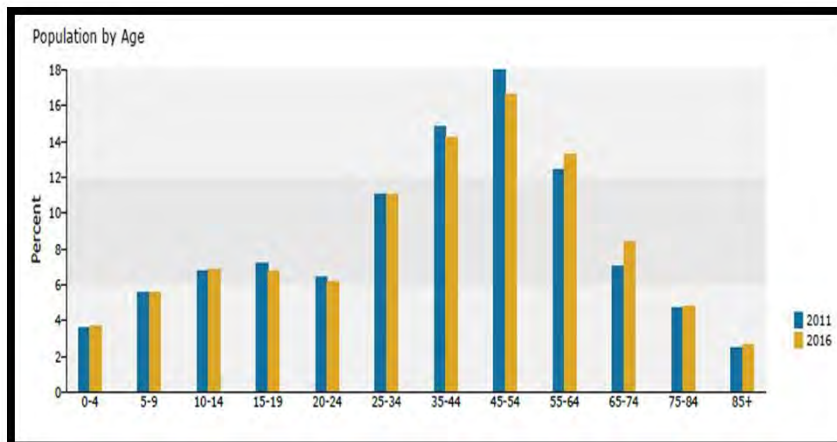
Age Trends

Population - 2010	Suffield % Total	Hartford Cty % Total
Age 18+	79.8%	77.2%
Age 65+	14.1%	14.6%
Age 75+	7.2%	7.4%
Median Age	41.6	39.9

There is little difference in age profile between the county and Suffield. Median age is slightly higher at 41.6.

Source: 2010 Census, ESRI Business Systems

Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

It is anticipated that Suffield's 65+ population will grow in proportion from 14% in 2010 to 15.8% in 2016. .

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3. Housing Trends

Tenure and Vacancy

HH's	Suffield		Hartford County	
	2000	2010	2000	2010
Own-Occp	82.1%	85.2%	64.2%	65.5%
Own-Units	3,829	4,394	215,275	229,920
Rent-Occp	17.9%	14.8%	35.8%	34.5%
Rent Units	835	761	119,823	120,934
Ttl Occp Units	4,664	5,155	335,098	350,854
Vacancy	4.0%	5.7%	5.1%	6.3%

Suffield witnessed growth in ownership housing last decade - both in numbers and share. Meanwhile, rental occupancy had been reduced to 761 from 835 in 2000.

Source: 2010 Census, ESRI Business Systems

Housing Characteristics

% Share of Total Housing

Structure Type - 2010	Suffield	Hartford County
1 Detached	80.8%	55.0%
1-Attached	7.8%	5.5%
2-unit	4.1%	7.8%
3/4 unit	2.8%	10.0%
5+ units	4.5%	21.7%
Total Housing Units - 2010	5,063	374,249

Single family makes up 4 out five homes in Suffield - while townhomes, and low-density multi family homes comprising the much of the balance.

Source: ACS Housing Surveys, ESRI Business Systems

Rent-occupied Housing by Contract Rent

Renters with Contract Rent

Contract Rent - 2010 Distribution	Suffield	Hartford County
Under \$200	3.3%	6.9%
\$200-\$399	9.5%	8.7%
\$400-\$599	14.5%	14.6%
\$600-\$799	19.1%	28.0%
\$800-\$999	21.8%	21.8%
\$1000-\$1249	5.5%	10.5%
\$1250-\$1499	7.6%	3.4%
\$1500-\$1999	0.0%	1.3%
above \$2000	0.0%	1.2%
Median Contract Rent	\$767	\$733

The rental housing market in Suffield is small and defined primarily by privately owned housing - sf, mf, and condos, townhouses. This results in broadly distributed rents based on product type and owner's financial needs. In Suffield, market rate rent rates are seen from \$600 to \$1,500. Median rent is estimated at

Source: ACS Housing Surveys, ESRI Business Systems

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4. Rental Housing Market

Mfamily

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0					
1	3	\$1,008	\$992	41	\$950-\$1025
2	11	\$1,072	\$1,059	15	\$650-\$1275
3					
4					

Source: CT MLS

(Dom- Days on Market)

Condo

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0					
1					
2	6	\$1,275	\$1,267	64	\$1000-\$1500
3					
4					

Source: CT MLS

(Dom- Days on Market)