

## Connecticut Towns: Market Assessment Briefs

**Town:** *Thompson*  
**County:** *Windham County*

### 1. Economic Trends

#### Major Employers - Thompson

Employer	Sector
Town of Thompson-Inc. Board of Ed	
Norampac Thompson Inc.	
Numa Tool Co.	
Drake Petroleum	
Superior Bakery Incorporated	

Thompson's town government and board of education is the largest employer in town with just over 300 employees. largest private employers include Norampac (packaging Mfg.), Numa Tool (designer and Mfg. of drilling tools), Superior Bakery (retail-wholesale bakery) and Drake

Source: CERC, Town Profile 2012

#### Key Job Sectors

Industry Sector - 2011	% Share of Jobs
Manufacturing	21.3%
Health Care	12.0%
Accom & Food Services	11.3%
Construction	4.4%
Professional-Tech Services	4.0%
Government	20.6%

Outside of Government, key job sectors in town are found in Manufacturing, Health Care and Accom & Food services, which together support 706 jobs.

Source: CT Dept. of Labor

#### Labor Force & Employment Trends

Labor Force +Employment	Thompson	Windham County
Labor Force-2011	5,575	65,312
Unemployment -2011	9.1%	9.8%
Total Employment -Workplace	1,583	37,661
2005 - 2011 - Annual Growth	2.1%	-0.1%
2010 - 2011 - Annual Growth	2.9%	0.9%

Source: CT Dept. of Labor

Thompson reported a 9.1% unemployment rate in 2011, below the county but still high.

Notably, the trend in local job growth was positive 2005-2011, with employment increasing from 1,405 to 1,583.

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**Town:** *Thompson*  
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### 2. Demographic Trends

#### Population Trends

Population	Thompson	Windham County
<b>2000 Total population</b>	8,878	109,091
<b>2010 Total Population</b>	9,458	118,428
<b>Annual Percentage Growth</b>	0.64%	0.83%
<b>2011 Total Population (est)</b>	9,476	118,648
<b>2016 Total Population (proj.)</b>	9,653	121,291
<b>2011– 2016 Annual Rate</b>	0.37%	0.44%

Thompson posted steady population growth last decade, though at a pace below the county.

Source: 2010 Census, ESRI Business Systems

#### Household Trends

Household	Thompson	Windham County
<b>2000 Total Households</b>	3,482	41,142
<b>2010 Total Households</b>	3,730	44,810
<b>Annual Percentage Growth</b>	0.69%	0.86%
<b>2011 Total Households (est.)</b>	3,737	44,897
<b>2016 Total Households (proj.)</b>	3,820	46,044
<b>2011– 2016 Annual Rate</b>	0.44%	0.51%

Thompson added 248 net new households 2000-2010 and is projected to add another 90 HHs by 2016.

Source: 2010 Census, ESRI Business Systems

#### Race & Ethnicity

##### % Share of Population

Population - 2010	Thompson	Windham County
<b>White Alone</b>	95.9%	89.6%
<b>Black Alone</b>	0.6%	2.2%
<b>Asian Alone</b>	0.7%	1.2%
<b>Hispanic (Any Race)</b>	1.8%	9.6%

The minority population in Thompson is small. Hispanics, the largest minority group, accounted for only 1.8% of Thompson's resident base.

##### Change - 2000 to 2010

<b>White Alone</b>	-2.1%	-1.9%
<b>Black Alone</b>	50.0%	15.8%
<b>Asian Alone</b>	75.0%	33.3%
<b>Hispanic (Any Race)</b>	125.0%	35.2%

Source: 2010 Census, ESRI Business Systems

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### 2. Demographic Trends (Cont'd)

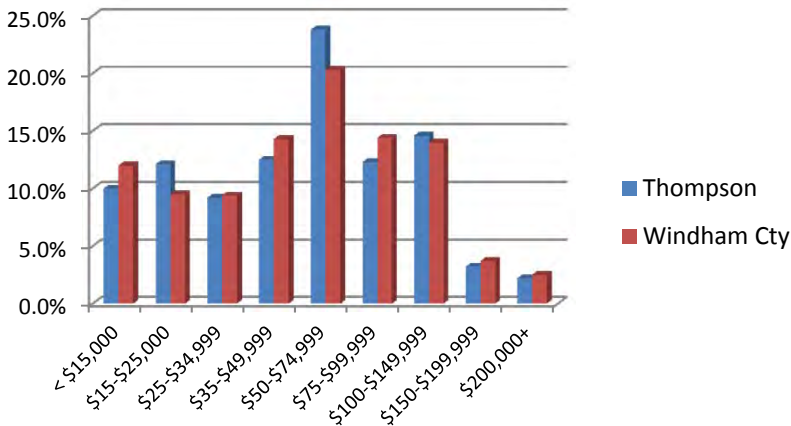
#### Median Income

Median HH Income	Thompson	Windham County
<b>2000</b>	\$46,191	\$45,113
<b>2011 (est.)</b>	\$54,529	\$54,234
<b>Annual Avg % Growth</b>	1.6%	1.8%

Source: 2010 Census, ESRI Business Systems

2010 Median income in Thompson was \$54,529 - nearly equal to the county and signifying a moderate income profile.

#### HH Income Distribution (2011)



Source: 2010 Census, ESRI Business Systems

Thompson's core income base is found among middle income households earning \$50,000-\$75,000 (24%), while at the upper end of the income scale, fewer than 6% earn above \$150,000. At lower incomes, 22% report earnings of under \$25,000.

#### HH Income Distribution - 65+ (2010)

HH's	Thompson		Windham County	
	65-74	75+	65-74	75+
<b>Total HHs</b>	<b>432</b>	<b>437</b>	<b>4,780</b>	<b>4,492</b>
<b>&lt; \$15,000</b>	10.4%	22.2%	13.5%	23.9%
<b>\$15-\$25,000</b>	15.7%	37.3%	14.7%	21.2%
<b>\$25-\$34,999</b>	7.6%	7.3%	11.7%	12.7%
<b>\$35-\$49,999</b>	18.8%	7.1%	19.0%	13.7%
<b>\$50-\$74,999</b>	35.6%	7.3%	17.4%	13.7%
<b>\$75-\$99,999</b>	7.4%	10.1%	10.7%	6.6%
<b>\$100-\$149,999</b>	1.4%	3.2%	6.7%	3.8%
<b>\$150-\$199,999</b>	2.1%	2.5%	3.6%	2.6%
<b>\$200,000+</b>	0.9%	3.0%	2.7%	1.9%
<b>Med Inc.</b>	<b>\$47,278</b>	<b>\$21,201</b>	<b>\$41,613</b>	<b>\$28,195</b>

Source: 2010 Census, ESRI Business Systems

Close to half of Thompson's senior HH's age 65+, or 43%, report earnings of under \$25,000 annually. Another 20% earn between \$25,000 and \$50,000.

## Connecticut Towns: Market Assessment Briefs

**Town:** *Thompson*  
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### 2. Demographic Trends (Cont'd)

#### Poverty Rates

Households - 2010	Thompson % Total	Windham Ct % Total
<b>Married Couple - Family</b>	1.3%	1.6%
<b>Other Family HHs (spouse not present)</b>	2.0%	3.5%
<b>Non-Family HHs</b>	6.8%	4.6%
<b>Poverty Ratio - Total</b>	10.0%	9.6%

The poverty rate is high in Thompson affecting most non-family senior households.

Source: ACS Population Survey, ESRI Business Systems

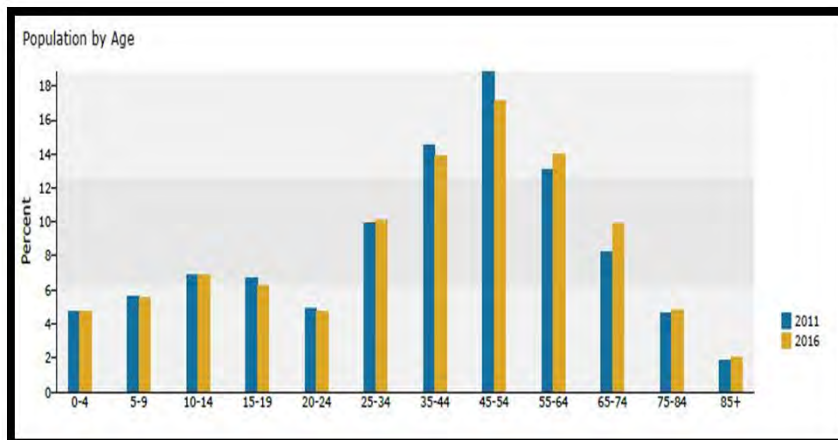
#### Age Trends

Population - 2010	Thompson % Total	Windham Ct % Total
<b>Age 18+</b>	78.2%	77.7%
<b>Age 65+</b>	14.6%	12.8%
<b>Age 75+</b>	6.5%	5.9%
<b>Median Age</b>	42.6	39.1

Thompson has older age profile compared to the county with median age at 42.6 vs. 39.1 for the county.

Source: 2010 Census, ESRI Business Systems

#### Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

Senior population 65+ in Thompson is expected to rise in share to 16.8% by 2016. In 2000, the ratio was 13.3%.

## Connecticut Towns: Market Assessment Briefs

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### 3. Housing Trends

#### Tenure and Vacancy

HH's	Thompson		Windham County	
	2000	2010	2000	2010
Own-Occp	80.1%	79.4%	67.4%	69.3%
Own-Units	2,790	2,963	27,736	31,075
Rent-Occp	19.9%	20.6%	32.6%	30.7%
Rent Units	694	767	13,406	13,735
Ttl Occp Units	3,484	3,730	41,142	44,810
Vacancy	6.1%	10.6%	6.4%	8.7%

Source: 2010 Census, ESRI Business Systems

Thompson is predominantly owner-occupied, more so than the county at 79% vs. 69% for the county. There was, however a slight gain in rentals - both percentage and number - last decade.

Thompson's 2010 vacancy was reported at 10.6%, a rate that can be disruptive to

#### Housing Characteristics

##### % Share of Total Housing

Structure Type - 2010	Thompson	Windham County
1 Detached	74.4%	65.3%
1-Attached	1.8%	2.1%
2-unit	8.9%	9.2%
3/4 unit	3.3%	6.5%
5+ units	11.6%	17.0%
Total Housing Units - 2010	3,872	49,073

Source: ACS Housing Surveys, ESRI Business Systems

Although 75% of Thompson's housing is single family, the balance is widely distributed among various structure types - including 3.5% in mobile homes.

#### Rent-occupied Housing by Contract Rent

##### Renters with Contract Rent

Contract Rent - 2010 Distribution	Thompson	Windham County
Under \$200	6.5%	6.9%
\$200-\$399	4.5%	10.5%
\$400-\$599	28.9%	22.9%
\$600-\$799	42.0%	32.3%
\$800-\$999	5.4%	14.3%
\$1000-\$1249	4.2%	3.6%
\$1250-\$1499	1.2%	2.3%
\$1500-\$1999	0.0%	0.5%
above \$2000	0.0%	0.5%
Median Contract Rent	\$628	\$652

Source: ACS Housing Surveys, ESRI Business Systems

Rents in Thompson, as in much of the county are low. Most rentals are found in low density MF homes. Median rent was estimated at \$628 for 2010.

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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	4	\$815	\$803	35	\$750-\$850
	3	4	\$833	\$833	56	\$750-\$925
	4					

Source: CT MLS

(Dom- Days on Market)