

## Connecticut Towns: Market Assessment Briefs

**Town:** Wallingford, CT  
**County:** New Haven County

### 1. Economic Trends

#### Major Employers - Wallingford

Employer	Sector
Amphenol Corp	
Bristol-Myers Squibb Company	
Respironics	
Verizon Wireless	
Quest Diagnostics, Inc.	

Source: CERC, Town Profiles 2012

Over the last 30 years Wallingford has been very successful in rebuilding its economic base from primarily manufacturing to one incorporating broad sectors of the economy. Providing the basis for this transition are five industrial and corporate parks covering 1500 acres. Some of the larger and more noteworthy companies in town are listed to the left. Not included on this list but a key employer is Gaylord Hospital - a highly regarded long term acute & chronic care hospital.

#### Major Industries - Wallingford

Industry Sector - 2011	% Share of Jobs
Manufacturing	17.7%
Health Care	15.8%
Retail Trade	9.9%
Administrative & Support	7.7%
Wholesale Trade	7.6%
Government	9.4%

Source: CT Dept. of Labor

Wallingford's job base is diverse with manufacturing still a key member (4,741 jobs), though much less so compared to 30 years ago. Health Care (Gaylord), Retail Trade and Admin & Support combined added 9,065 jobs to the local economic base in 2011. .

#### Labor Force & Employment Trends

Labor Force +Employment	Wallingford	New Haven County
Labor Force-2011	25,807	457,666
Unemployment -2011	8.1%	9.7%
Total Employment -Workplace	26,854	348,985
2005 - 2011 - Annual Growth	-0.1%	-0.5%
2010 - 2011 - Annual Growth	1.3%	1.0%

Source: CT Dept. of Labor

Wallingford is a sizeable jobs center with employment of 26,854 as of 2011 - greater than the local labor force. Between 2005-2011, overall employment declined by 6%, but increased last year (2011) by 1.3%.

Meanwhile the jobless rate in town stood at 8.1%, better than the rate posted for the county.

## Connecticut Towns: Market Assessment Briefs

**Town:** Wallingford, CT  
**County:** New Haven County

### 2. Demographic Trends

#### Population Trends

Population	Wallingford	New Haven County
2000 Total population	42,923	824,008
2010 Total Population	45,135	862,477
Annual Percentage Growth	0.50%	0.46%
2011 Total Population (est)	45,109	862,441
2016 Total Population (proj.)	45,122	871,880
2011– 2016 Annual Rate	0.01%	0.22%

Wallingford experienced steady population growth last decade but future growth is expected be flat.

Source: 2010 Census, ESRI Business Systems

#### Household Trends

Household	Wallingford	New Haven County
2000 Total Households	16,665	319,040
2010 Total Households	18,032	334,502
Annual Percentage Growth	0.79%	0.47%
2011 Total Households (est.)	18,025	334,488
2016 Total Households (proj.)	18,119	338,444
2011– 2016 Annual Rate	0.10%	0.24%

Wallingford recorded steady HH growth last decade with the adding 1,367 new households. Over the short term (to 2016), household expansion is projected to be more moderate.

Source: 2010 Census, ESRI Business Systems

#### Race & Ethnicity

##### % Share of Population

Population - 2010	Wallingford	New Haven County
White Alone	91.0%	74.8%
Black Alone	1.4%	12.7%
Asian Alone	3.4%	3.5%
Hispanic (Any Race)	7.9%	15.0%

9% of Wallingford's population in 2010 was minority - with Asians the largest group. Persons of Hispanic origin - any race accounted for nearly 8% of the population base , a 75% increase from 2000.

##### Change - 2000 to 2010

White Alone	-4.0%	-6.4%
Black Alone	40.0%	12.4%
Asian Alone	88.9%	45.8%
Hispanic (Any Race)	75.6%	48.5%

Source: 2010 Census, ESRI Business Systems

## Connecticut Towns: Market Assessment Briefs

**Town:** Wallingford, CT  
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### 2. Demographic Trends (Cont'd)

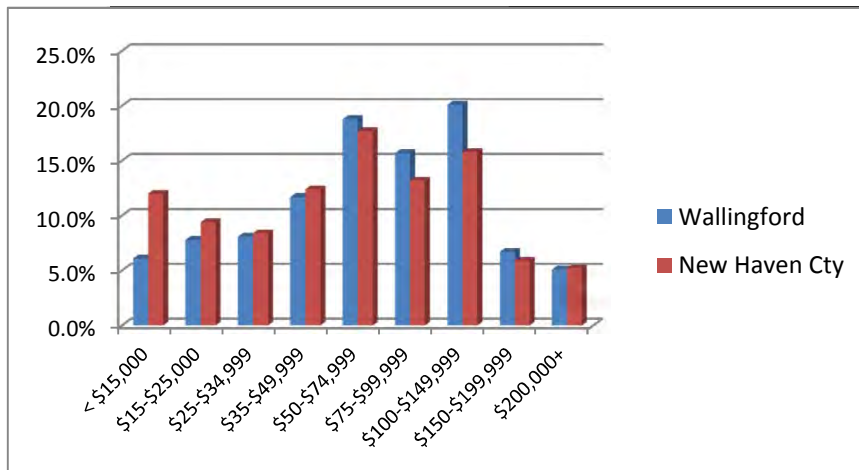
#### Median Income

Median HH Income	Wallingford	New Haven County
<b>2000</b>	\$57,524	\$48,834
<b>2011 (est.)</b>	\$70,669	\$58,775
<b>Annual Avg % Growth</b>	2.1%	1.9%

Source: 2010 Census, ESRI Business Systems

Wallingford's income profile is moderate-high with median income 20% higher than the county median.

#### HH Income Distribution (2011)



Source: 2010 Census, ESRI Business Systems

Income Distribution within Wallingford is most concentrated in middle income brackets \$50,000-\$100,000 (34.5%), but also well represented in the higher income band \$100,000-\$150,000 (20%). Meanwhile, 22% of town's HHs earn under \$35,000.

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

HH's	Wallingford		New Haven Cty	
	65-74	75+	65-74	75+
<b>Total HHs</b>	<b>1,906</b>	<b>2,008</b>	<b>36,177</b>	<b>40,068</b>
< \$15,000	8.9%	17.1%	12.9%	21.8%
\$15-\$25,000	14.4%	18.2%	12.5%	18.0%
\$25-\$34,999	14.2%	11.1%	11.1%	11.1%
\$35-\$49,999	18.3%	14.9%	15.2%	12.9%
\$50-\$74,999	18.2%	10.6%	19.1%	14.0%
\$75-\$99,999	12.3%	14.7%	12.8%	10.0%
\$100-\$149,999	8.0%	5.1%	8.7%	5.5%
\$150-\$199,999	1.9%	4.9%	3.6%	3.3%
\$200,000+	3.7%	3.3%	4.1%	3.4%
<b>Med Inc.</b>	<b>\$44,020</b>	<b>\$37,789</b>	<b>\$47,829</b>	<b>\$33,930</b>

Source: 2010 Census, ESRI Business Systems

A large core of 65+ households in Wallingford earn under \$25,000 (29%), while 35% of the 75+ HHs have incomes under this level. 29% of all 65+ HHs earn between \$25,000-\$50,000.

## Connecticut Towns: Market Assessment Briefs

**Town:** Wallingford, CT  
**County:** New Haven County

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

#### Poverty Rates

Households - 2010	Wallingford % Total	New Hav.Ct % Total
Married Couple - Family	1.8%	1.4%
Other Family HHs (spouse not present)	1.7%	3.9%
Non-Family HHs	2.8%	5.4%
Poverty Ratio - Total	6.4%	10.6%

Poverty ratios is moderate in Wallingford (though below the county) affecting a broad spectrum of household types.

Source: ACS Population Survey, ESRI Business Systems

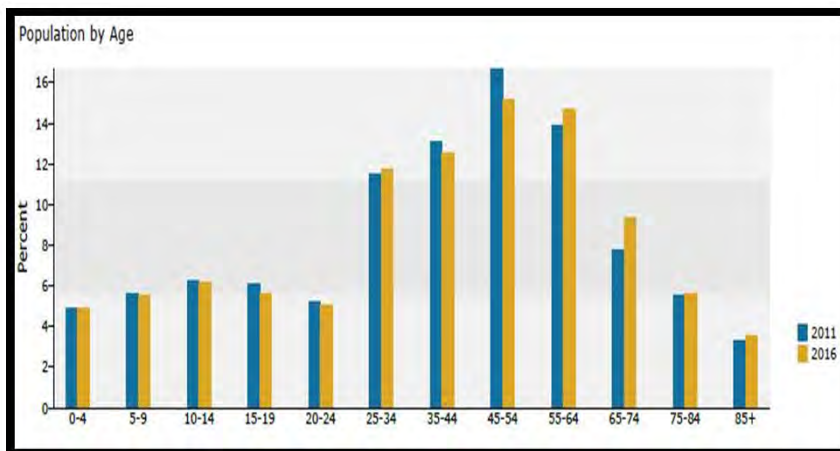
#### Age Trends

Population - 2010	Wallingford % Total	New Hav.Ct % Total
Age 18+	79.0%	77.6%
Age 65+	16.5%	14.4%
Age 75+	8.9%	7.3%
Median Age	42.9	39.2

Wallingford has higher proportion of seniors over 65 compared to the county pushing its median age to 42.9 vs. 39.2 for the county.

Source: 2010 Census, ESRI Business Systems

#### Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

Waterbury's senior population , 65+, is expected to rise to 18.5% of total resident base by 2016, up from 16.5% in 2010. Moderate increases are also projected for age cohorts 25-34 and 55-64.

## Connecticut Towns: Market Assessment Briefs

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### 3. Housing Trends

#### Tenure and Vacancy

HH's	Wallingford		New Haven Cty	
	2000	2010	2000	2010
<b>Own-Occp</b>	72.6%	72.9%	63.1%	63.4%
<b>Own-Units</b>	12,132	13,140	201,317	212,169
<b>Rent-Occp</b>	27.4%	27.1%	36.9%	36.6%
<b>Rent Units</b>	4,569	4,892	117,723	122,333
<b>Ttl Occp Units</b>	16,700	18,032	319,040	334,502
<b>Vacancy</b>	3.5%	4.8%	6.4%	7.6%

Housing tenure in Wallingford was 73% owner-occupant - 27% rental in 2010, essentially unchanged from 2000 - though both gained in numbers.

Housing vacancy for 2010 was 4.8%, a rate considered adequate for maintaining positive market environment.

Source: 2010 Census, ESRI Business Systems

#### Housing Characteristics

##### % Share of Total Housing

Structure Type - 2010	Wallingford	New Haven County
<b>1 Detached</b>	62.8%	54.3%
<b>1-Attached</b>	6.2%	5.8%
<b>2-unit</b>	9.1%	9.2%
<b>3/4 unit</b>	8.1%	10.8%
<b>5+ units</b>	13.8%	19.9%
<b>Total Housing Units - 2010</b>	17,911	362,004

Wallingford offers a broad mix of housing product with approximately two thirds found in single family and the balance well distributed between low density and high density housing.

Source: ACS Housing Surveys, ESRI Business Systems

#### Rent-occupied Housing by Contract Rent

##### Renters with Contract Rent

Contract Rent - 2010 Distribution	Wallingford	New Haven County
<b>Under \$200</b>	2.8%	5.6%
<b>\$200-\$399</b>	3.0%	6.6%
<b>\$400-\$599</b>	9.2%	10.9%
<b>\$600-\$799</b>	28.5%	25.5%
<b>\$800-\$999</b>	32.0%	25.2%
<b>\$1000-\$1249</b>	9.0%	11.6%
<b>\$1250-\$1499</b>	1.8%	6.1%
<b>\$1500-\$1999</b>	4.0%	2.8%
<b>above \$2000</b>	1.6%	1.3%
<b>Median Contract Rent</b>	\$812	\$794

Like its housing types, Wallingford's rental market is found in various forms with 2-4 unit multi-family homes and condos functioning an important role in the market along with managed apartments. On the whole - rents are moderate to high in town with median rent for Wallingford in 2010 estimated at \$812/m compared to \$794 for the county.

Source: ACS Housing Surveys, ESRI Business Systems

## Connecticut Towns: Market Assessment Briefs

**Town:** *Waterbury, CT*  
**County:** *New Haven County*

### 4. Rental Housing Market

#### Mfamily

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0					
1	10	\$701	\$696	58	\$575-\$800
2	26	\$981	\$973	64	\$700-\$1250
3	5	\$1,120	\$1,100	35	\$950-\$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	11	\$838	\$838	31	\$725-\$1200
2	34	\$1,265	\$1,252	28	\$800-\$1850
3	5	\$1,780	\$1,710	27	\$1500-\$2100
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>Apts</i>	4	\$745	\$841	\$1,031	

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