

## Connecticut Towns: Market Assessment Briefs

**Town:** *Washington, CT*  
**County:** *Litchfield County*

### 1. Economic Trends

#### Major Employers - Washington

Employer
Devereux Glenholme School
Rumsey Hall School
Shepaug Middle & High School
Washington Montessori School
The Gunnery

Education forms the foundation of Washington's local economy with a number of private schools including the highly regarded prep school - The Gunnery founded in 1850.

Source: CERC, Town Profiles 2012

#### Major Industries - Washington

Industry Sector - 2011	% Share of Jobs
Accom & Food Services	19.9%
Educational Services	17.6%
Retail Trade	7.5%
Arts & Entertainment	7.3%
Other Services	4.3%
Government	14.1%

Washington has a number of inns and B&B's that cater to tourists and guests visiting the Litchfield County area. It is also a sector together with food services that supports the most jobs in town. Educational services follows, linked to the many private schools in town. Of some interest -- in 2011 there were as many jobs in arts and entertainment as in retail trade.

Source: CT Dept. of Labor

#### Labor Force & Employment Trends

Labor Force +Employment	Washington	Litchfield County
Labor Force-2011	1,910	106,511
Unemployment -2011	7.1%	8.2%
Total Employment -Workplace	1,527	59,580
2005 - 2011 - Annual Growth	0.2%	-0.6%
2010 - 2011 - Annual Growth	1.0%	1.2%

Source: CT Dept. of Labor

Although the town has a relatively small jobs base , it's grown over the period 2005-2016.

Meanwhile, unemployment in town is low by state standards at 7.1% in 2011 compared to 8.2% for Litchfield, and 8.8% for the state.

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### 2. Demographic Trends

#### Population Trends

Population	Washington	Litchfield County
<b>2000 Total population</b>	3,596	182,193
<b>2010 Total Population</b>	3,578	189,927
<b>Annual Percentage Growth</b>	-0.05%	0.42%
<b>2011 Total Population (est)</b>	3,591	189,377
<b>2016 Total Population (proj.)</b>	3,642	190,178
<b>2011– 2016 Annual Rate</b>	0.28%	0.08%

Source: 2010 Census, ESRI Business Systems

Washington saw drop in tis population in the 2000's - but this trend is expected to go positive over the near term 2011-2016.

#### Household Trends

Household	Washington	Litchfield County
<b>2000 Total Households</b>	1,416	71,551
<b>2010 Total Households</b>	1,512	76,640
<b>Annual Percentage Growth</b>	0.66%	0.69%
<b>2011 Total Households (est.)</b>	1,517	76,415
<b>2016 Total Households (proj.)</b>	1,557	77,279
<b>2011– 2016 Annual Rate</b>	0.52%	0.23%

Source: 2010 Census, ESRI Business Systems

Although population growth was negative (likely due to reduced enrollment in private boarding schools), household growth was positive.

#### Race & Ethnicity

##### % Share of Population

Population - 2010	Washington	Litchfield County
<b>White Alone</b>	95.8%	93.9%
<b>Black Alone</b>	0.6%	1.3%
<b>Asian Alone</b>	0.8%	1.5%
<b>Hispanic (Any Race)</b>	4.0%	4.5%

##### Change - 2000 to 2010

<b>White Alone</b>	0.1%	-2.0%
<b>Black Alone</b>	0.0%	18.2%
<b>Asian Alone</b>	-50.0%	25.0%
<b>Hispanic (Any Race)</b>	90.5%	114.3%

Source: 2010 Census, ESRI Business Systems

Less than 5% of Washington's population is minority - the bulk of it found in persons of "two or more races" and "some other race " undefined.

4% of the population is Hispanic , an increase from 2.1% in 2000.

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

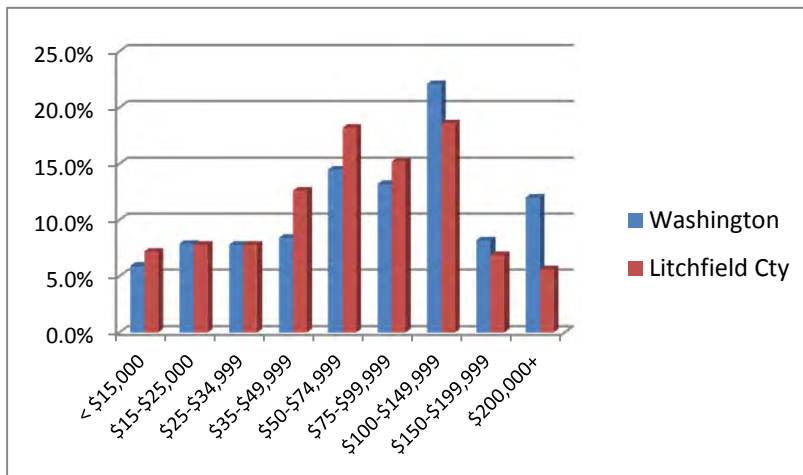
#### Median Income

Median HH Income	Washington	Litchfield County
<b>2000</b>	\$67,416	\$56,199
<b>2011 (est.)</b>	\$83,669	\$68,271
<b>Annual Avg % Growth</b>	2.2%	2.0%

Source: 2010 Census, ESRI Business Systems

Washington is a moderately affluent community with est. 2011 median income 22% above the median for the county.

#### HH Income Distribution (2011)



Source: 2010 Census, ESRI Business Systems

The distribution of income in Washington shows income cresting at the bracket of \$100,000-\$150,000. Households earning under \$35,000 account for 22% of the resident base, close to the 23% reported for the County.

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

HH's	Washington		Litchfield County	
	65-74	75+	65-74	75+
<b>Total HHs</b>	<b>251</b>	<b>196</b>	<b>9,086</b>	<b>8,679</b>
<b>&lt; \$15,000</b>	10.4%	2.6%	7.3%	18.7%
<b>\$15-\$25,000</b>	7.6%	27.0%	10.2%	17.5%
<b>\$25-\$34,999</b>	9.6%	6.6%	9.9%	12.0%
<b>\$35-\$49,999</b>	13.1%	5.6%	13.4%	11.0%
<b>\$50-\$74,999</b>	25.1%	12.2%	24.6%	14.1%
<b>\$75-\$99,999</b>	6.0%	14.3%	11.7%	9.4%
<b>\$100-\$149,999</b>	10.4%	17.3%	9.9%	8.5%
<b>\$150-\$199,999</b>	8.0%	2.6%	5.9%	5.3%
<b>\$200,000+</b>	10.0%	11.7%	7.1%	3.6%
<b>Med Inc.</b>	<b>\$56,750</b>	<b>\$64,808</b>	<b>\$56,781</b>	<b>\$36,932</b>

Source: 2010 Census, ESRI Business Systems

23% of Washington's 65+ households earn under \$25,000, while 30% of its older 75+ households maintain incomes at this level.

Of some interest we find higher median income in Washington for 75+ HH vs. 65-74 - in contrast to many other communities where its the reverse.

## Connecticut Towns: Market Assessment Briefs

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

#### Poverty Rates

Households - 2010	Washington % Total	Litchfield Cty % Total
Married Couple - Family	0.0%	0.8%
Other Family HHs (spouse not present)	0.0%	1.4%
Non-Family HHs	2.0%	4.0%
Poverty Ratio - Total	2.0%	6.1%

Poverty rate in Washington is low and exclusively found in non-family households - essentially single seniors.

Source: ACS Population Survey, ESRI Business Systems

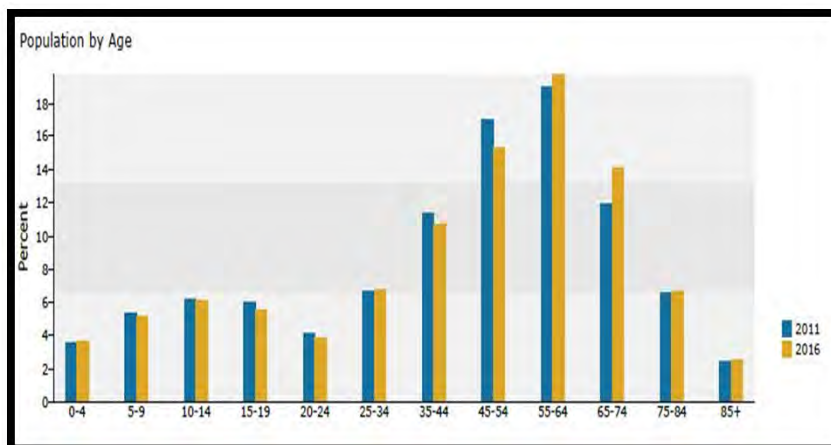
#### Age Trends

Population - 2010	Washington % Total	Litchfield Cty % Total
Age 18+	81.2%	78.4%
Age 65+	20.5%	16.0%
Age 75+	8.9%	7.5%
Median Age	49.7	44.4

Washington presents a much older profile compared to the county - whose profile is much older than most counties in the state. Median age in Washington is near 50, while 20.5% of its population is over 65.

Source: 2010 Census, ESRI Business Systems

#### Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

Projections call for the 65+ population in Washington to jump to 23.2% by 2016. This is a significant change from the 15.8% share this age group had in 2000.

## Connecticut Towns: Market Assessment Briefs

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### 3. Housing Trends

#### Tenure and Vacancy

HH's	Washington		Litchfield County	
	2000	2010	2000	2010
<b>Own-Occp</b>	78.5%	78.1%	75.2%	76.3%
<b>Own-Units</b>	1,111	1,181	53,822	58,455
<b>Rent-Occp</b>	21.5%	21.9%	24.8%	23.7%
<b>Rent Units</b>	305	331	17,755	18,185
<b>Ttl Occp Units</b>	1,416	1,512	71,577	76,640
<b>Vacancy</b>	19.7%	28.8%	9.7%	12.5%

Source: 2010 Census, ESRI Business Systems

Rental occupancy in town was 22% in 2010 - or 331 units.

2010 vacancy was near 30% - but as a popular second home community, 75% of this vacancy is linked with seasonals. When isolating for vacant year-round homes (for sale or rental), the rate drops to 4.9%.

#### Housing Characteristics

##### % Share of Total Housing

Structure Type - 2010	Washington	Litchfield County
<b>1 Detached</b>	85.3%	73.3%
<b>1-Attached</b>	1.6%	3.8%
<b>2-unit</b>	1.2%	7.1%
<b>3/4 unit</b>	6.7%	5.7%
<b>5+ units</b>	5.2%	10.1%
<b>Total Housing Units - 2010</b>	1,962	87,550

Source: ACS Housing Surveys, ESRI Business Systems

Most homes in rural Washington are single family; less than 300 units are found in attached housing - with very little in properties above 9 units.

#### Rent-occupied Housing by Contract Rent

##### Renters with Contract Rent

Contract Rent - 2010 Distribution	Washington	Litchfield County
<b>Under \$200</b>	0.0%	4.7%
<b>\$200-\$399</b>	0.0%	7.9%
<b>\$400-\$599</b>	17.6%	18.2%
<b>\$600-\$799</b>	30.4%	30.0%
<b>\$800-\$999</b>	20.2%	15.8%
<b>\$1000-\$1249</b>	9.3%	7.5%
<b>\$1250-\$1499</b>	5.3%	3.1%
<b>\$1500-\$1999</b>	0.0%	2.2%
<b>above \$2000</b>	2.7%	2.0%
<b>Median Contract Rent</b>	\$781	\$693

Source: ACS Housing Surveys, ESRI Business Systems

Washington's cachet (and the center Washington Depot) helps prop up rents in town above what is typically found in Litchfield County - outside seasonal rents. Still most rents fall between \$750 and \$1000 for attached housing. There is a healthy single family rental market with rents \$1250 to \$2000.

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### 4. Rental Housing Market

#### Condo

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0					
1					
2	2	\$1,575	\$1,475	42	\$1400-\$1550
3					
4					

Source: CT MLS

(Dom- Days on Market)

#### Sfamily

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0					
1	3	\$1,250	\$1,250	140	\$1200-\$1300
2	6	\$2,479	\$1,992	76	\$1325-\$1750
3	5	\$2,910	\$2,650	111	\$1550-\$4000
4					

Source: CT MLS

(Dom- Days on Market)