

PARTNERSHIP
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COMMUNITIES



Housing Data Profiles

Data on housing and affordability for each of Connecticut's 169 towns and cities

Created by



Funded through support from Fairfield County's Community Foundation and Liberty Bank Foundation

Choose towns and counties to compare



Housing

Units in Structure

The table below shows breakdown of housing units (both occupied and vacant) by the number of housing units in the structure. Urban core areas have a higher share of multi-family housing, such as apartment buildings. Suburbs and rural areas tend to be built up with one-unit detached homes.

	New London		Groton		Waterford		Connecticut	
Total	12,645	100.0%	17,812	100.0%	8,512	100.0%	1,512,305	100.0%
1, detached	3,777	29.9%	8,174	45.9%	7,352	86.4%	892,608	59.0%
1, attached	355	2.8%	1,639	9.2%	232	2.7%	80,684	5.3%
2	2,328	18.4%	1,483	8.3%	186	2.2%	123,908	8.2%
3 or 4	1,884	14.9%	1,556	8.7%	98	1.2%	130,948	8.7%
5 to 9	1,377	10.9%	1,365	7.7%	267	3.1%	84,021	5.6%
10 to 19	751	5.9%	796	4.5%	114	1.3%	57,153	3.8%

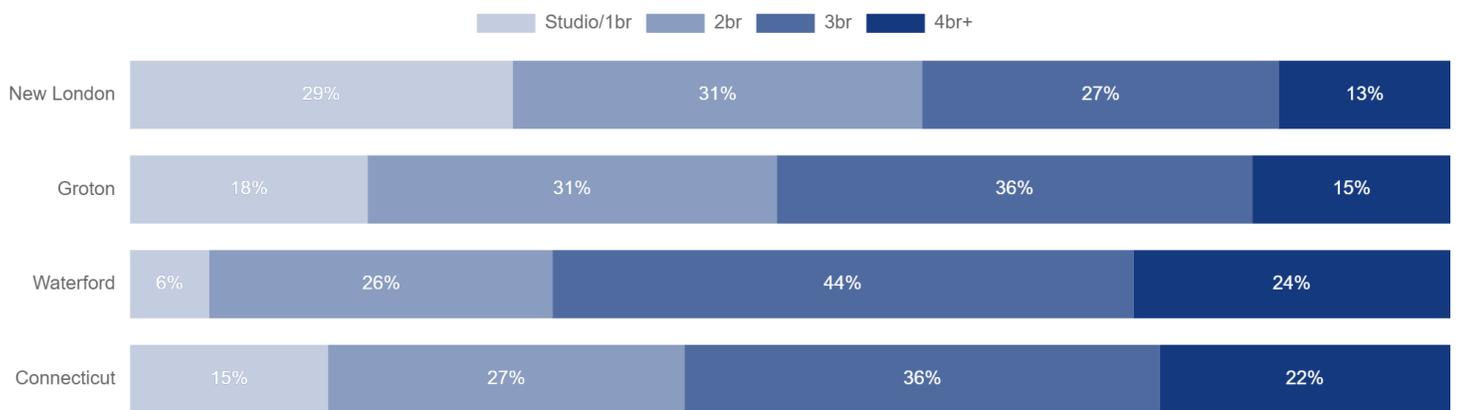
	New London		Groton		Waterford		Connecticut	
20 to 49	834	6.6%	1,196	6.7%	56	0.7%	52,380	3.5%
50 or more	1,301	10.3%	880	4.9%	97	1.1%	78,492	5.2%
Mobile home	0	0.0%	721	4.0%	110	1.3%	11,734	0.8%
Boat, RV, van, etc.	38	0.3%	2	0.0%	0	0.0%	377	0.0%

Source: 2018 American Community Survey, 5-year estimates, Table B25024

Bedrooms

The bar charts below show what percent of housing units by number of bedrooms in New London, Groton, Waterford, and Connecticut.

Hover over bars to see units instead of percentages. Percentages may add up to 99 or 101 due to rounding error.



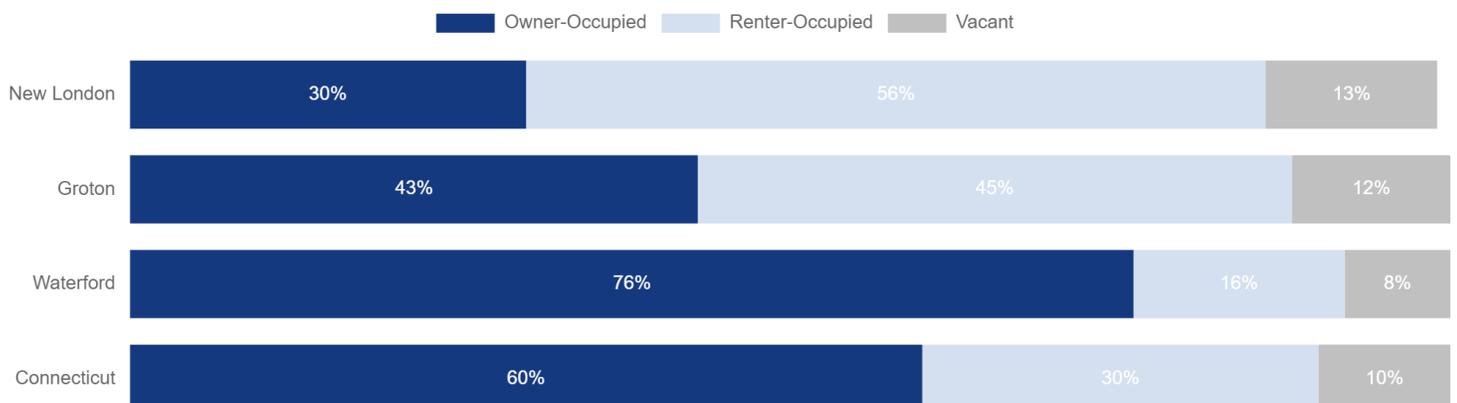
Source: American Community Survey 2018, 5-year estimates, Table B25041
Visualization created by [CTData Collaborative](#)

Occupancy Status

The bar charts below show what percent of housing units are owner- and renter-occupied, and vacant in New London, Groton, Waterford, and Connecticut.

Among selected geographies, New London has the highest share of renter-occupied units (56.5%).

Hover over bars to see units instead of percentages. Percentages may add up to 99 or 101 due to rounding error.



Source: American Community Survey 2018, 5-year estimates, Table B25004
 Visualization created by [CTData Collaborative](#)

Age of Units

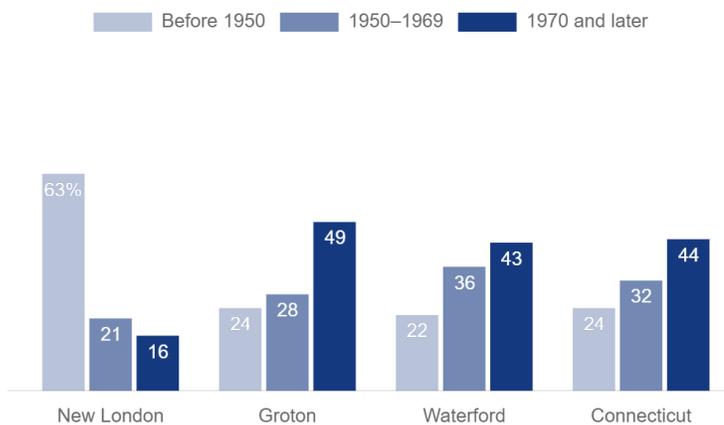
The age of housing is an important indicator for potential environmental hazards and the cost of maintenance and repairs. Homes built prior to 1950 likely have high concentrations of lead paint while those built after 1977 typically do not have lead paint.

The bar charts below show owner- and renter-occupied housing units by year built (prior to 1950, between 1950 and 1969, and 1970 and later).

Hover over bars to see counts. Click categories in the legend to remove them from the chart. Percentages may add up to 99 or 101 due to rounding error.

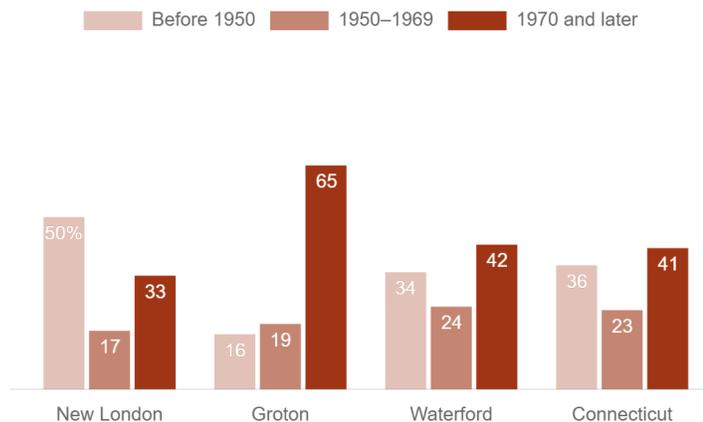
Owner-Occupied

Among selected geographies, New London has the largest share of owner-occupied homes built before 1950.



Renter-Occupied

The highest share of renter-occupied homes built before 1950 among selected geographies is in New London.

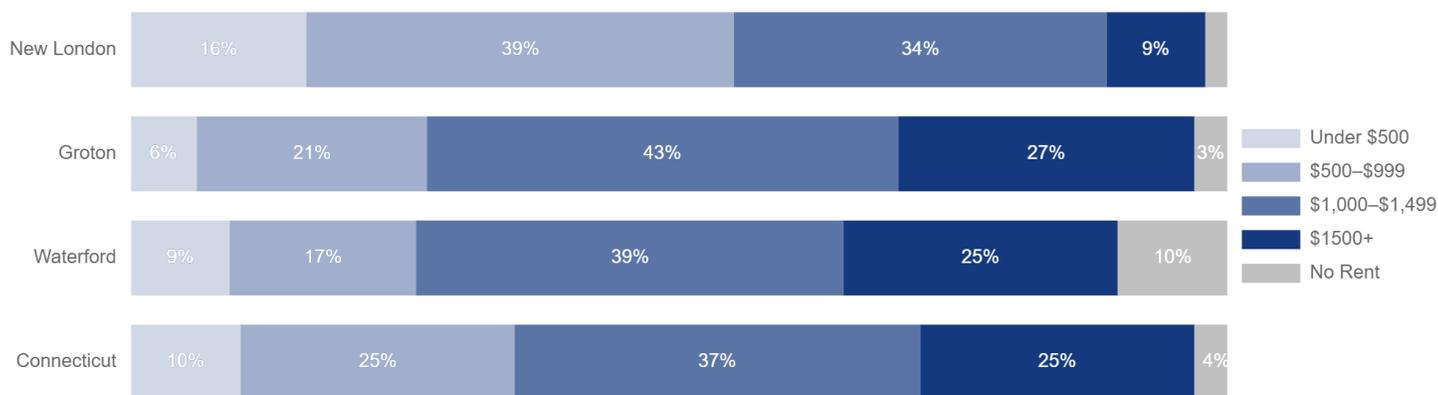


Source: American Community Survey 2018, 5-year estimates, Table B25036
 Visualization created by [CTData Collaborative](#)

Units by Gross Rent

The bar chart below shows rental units by gross rent in New London, Groton, Waterford, and Connecticut.

Hover over bars to see units instead of percentages. Percentages may add up to 99 or 101 due to rounding error.



Source: American Community Survey 2018, 5-year estimates, Table B25063
 Visualization created by [CTData Collaborative](#)

Building and Demolition Permits

Building permits are an important indicator of economic activity in the region. Areas of growing population and intense development see a larger number of issued permits.

The table below shows how many building authorizations were issued in 2017 in New London, Groton, Waterford, and Connecticut, by number of units.

	New London		Groton		Waterford		Connecticut	
Permits, Total	39	100%	36	100%	23	100%	4,547	100%
Permits, 1 Unit	39	100%	14	39%	17	74%	2,480	55%
Permits, 2 Units	0	0%	0	0%	0	0%	102	2%
Permits, 3 or 4 Units	0	0%	0	0%	0	0%	53	1%
Permits, 5 or More Units	0	0%	22	61%	6	26%	1,912	42%
Demolitions	4	–	0	–	3	–	1,403	–
Net Gain	35	–	36	–	20	–	3,144	–

Source: 2017 CT Department of Economic and Community Development (latest available data as of August 2020)

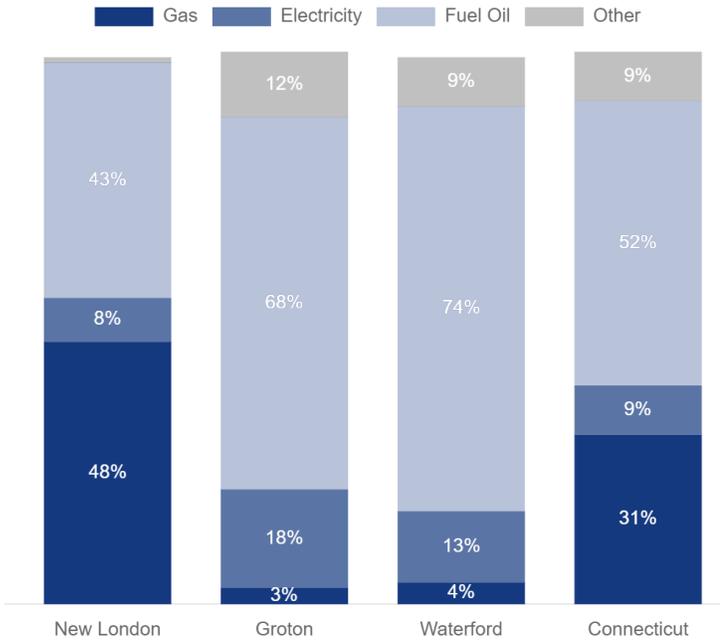
Heating Fuel

In Connecticut, gas, electricity, and fuel oil (such as kerosene) are the most common types of heating fuels. The bar charts below show owner- and renter-occupied housing units by heating fuel used in New London, Groton, Waterford, and Connecticut.

Hover over bars to see counts. Click categories in the legend to remove them from the chart. Percentages may add up to 99 or 101 due to rounding error.

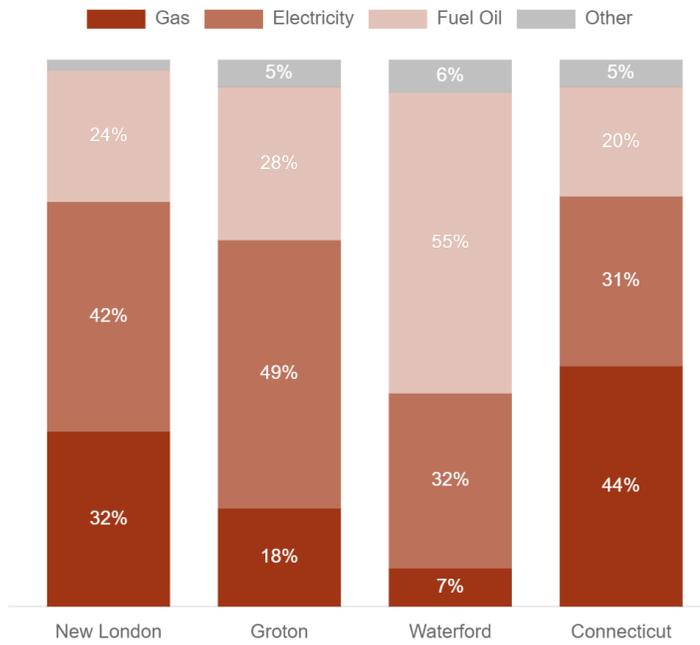
Owner-Occupied

74% of homeowners in Waterford use fuel oil for heating.



Renter-Occupied

49% of renters in Groton use electricity for heating.



Source: American Community Survey 2018, 5-year estimates, Table B25117. *Other* category includes bottled gas, coal, wood, solar energy, other fuels and no fuel.

Visualization created by [CTData Collaborative](#)

Affordability



Assisted Housing Units

Totally assisted units are housing units that receive government financial assistance or the construction or substantial rehabilitation of low and moderate income housing, and any housing occupied by persons receiving rental assistance.

The table below shows the number of affordable units, and its share of all housing units in New London, Groton, Waterford, and Connecticut.

Groton (23.4%) has the largest share of totally assisted units among selected geographies.

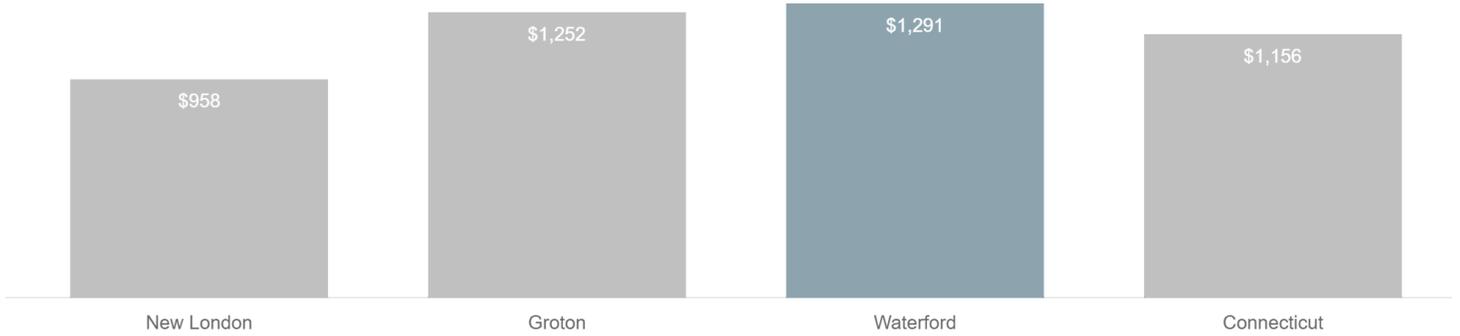
	New London	Groton	Waterford	Connecticut
Total Assisted	2,703 (22.8%)	4,212 (23.4%)	415 (4.8%)	172,277 (11.6%)
CHFA/USDA Mortgages	502	376	257	29,519
Governmentally Assisted Units	1,598	3,727	123	91,303
Tenant Rental Assistance	507	99	35	46,289
Deed Restrictions	96	10	0	5,166

Source: CT Department of Housing, 2019 Affordable Housing Appeals Listing

Median Rent

Median rent represents gross rent paid by the "middle" renter. In other words, half of renters pay less than the median rent, and half pay more.

Among selected geographies, the highest median gross rent of \$1,291 is in Waterford, and the lowest median rent of \$958 is in New London.



Source: 2018 American Community Survey, 5-year estimates, Table B25064
 Visualization created by [CTData Collaborative](#)

Housing Costs

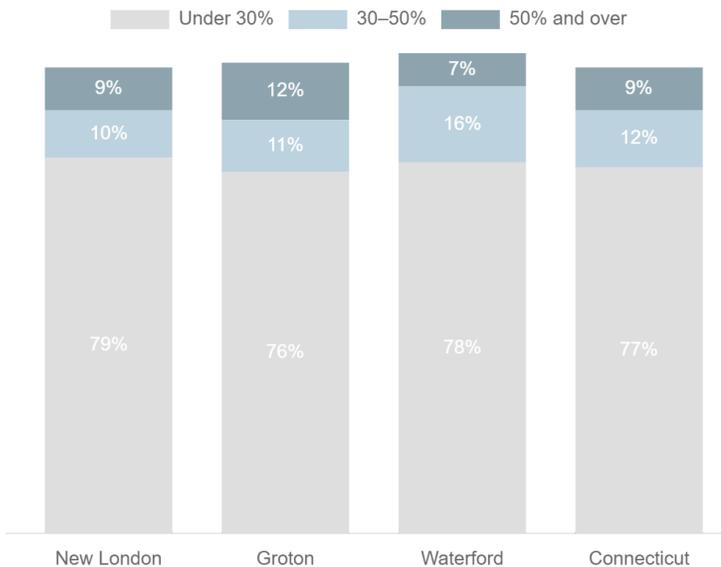
Guidelines from the federal Department of Housing and Urban Development state that households should pay no more than 30% of their income on housing to be able to pay other expenses. Those paying over 30% are considered cost-burdened, those paying 50% – severely cost-burdened. Those living in rented accommodation tend to spend a greater share of their income on housing compared to homeowners.

Three bar charts below show how much households spend on housing. It is broken down into homeowners with and without mortgage, and renters.

Hover over bars to see counts. Click categories in the legend to remove them from the chart. **Percentages may not add up to 100% due to not computed values.**

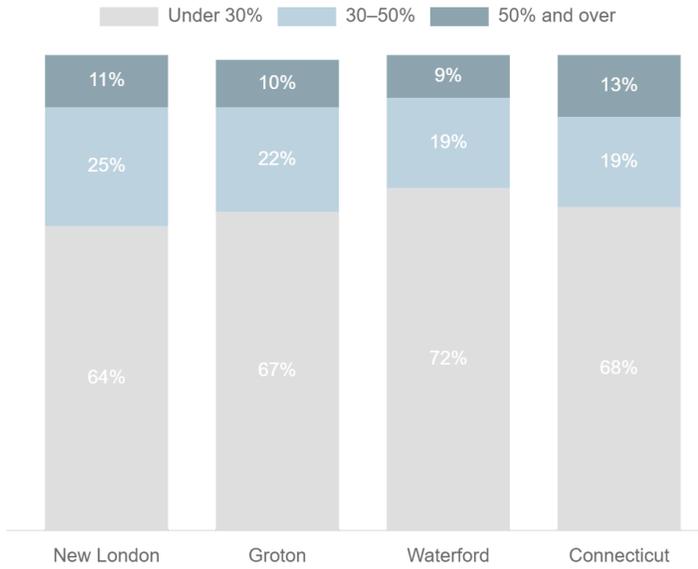
Homeowners, without mortgage

23% of homeowners (no mortgage) in Groton are cost-burdened, that is, spend 30% or more of their income on housing costs.



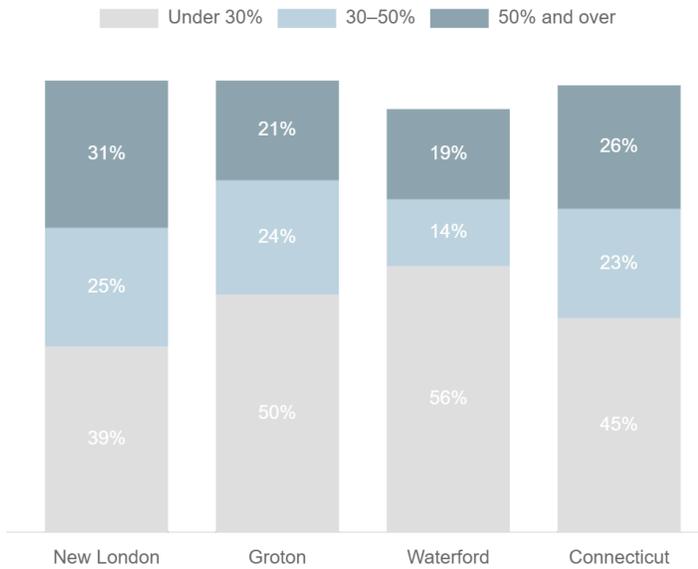
Homeowners, with mortgage

36% of homeowners (with mortgage) in New London are cost-burdened.



Renters

55% of renters in New London are cost-burdened, that is, spend 30% or more of their income on rent and associated costs.

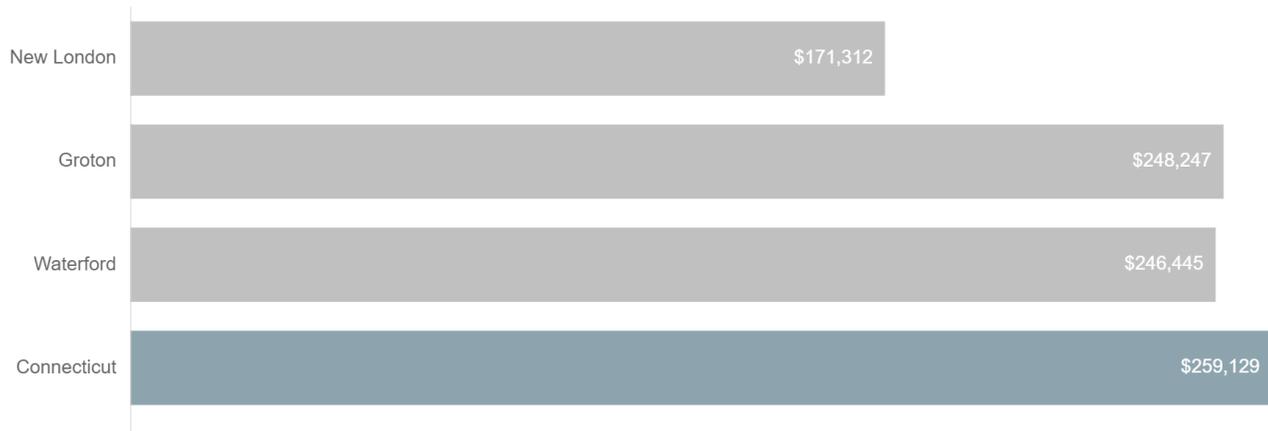


Source: American Community Survey 2018, 5-year estimates, Tables B25070 and B25091
 Visualization created by [CTData Collaborative](#)

Home Values

The real estate website Zillow provides data on home values across cities in the United States. The bar charts below show average home values in New London, Groton, Waterford, and Connecticut in 2019 for single-family residences, including condos and apartments.

Among selected geographies, the most expensive homes are in Connecticut, valued at \$259,129, and the cheapest homes are in New London (\$171,312).



Source: [2019 Zillow Home Value Index \(average for 12 months\)](#)
 Visualization created by [CTData Collaborative](#)

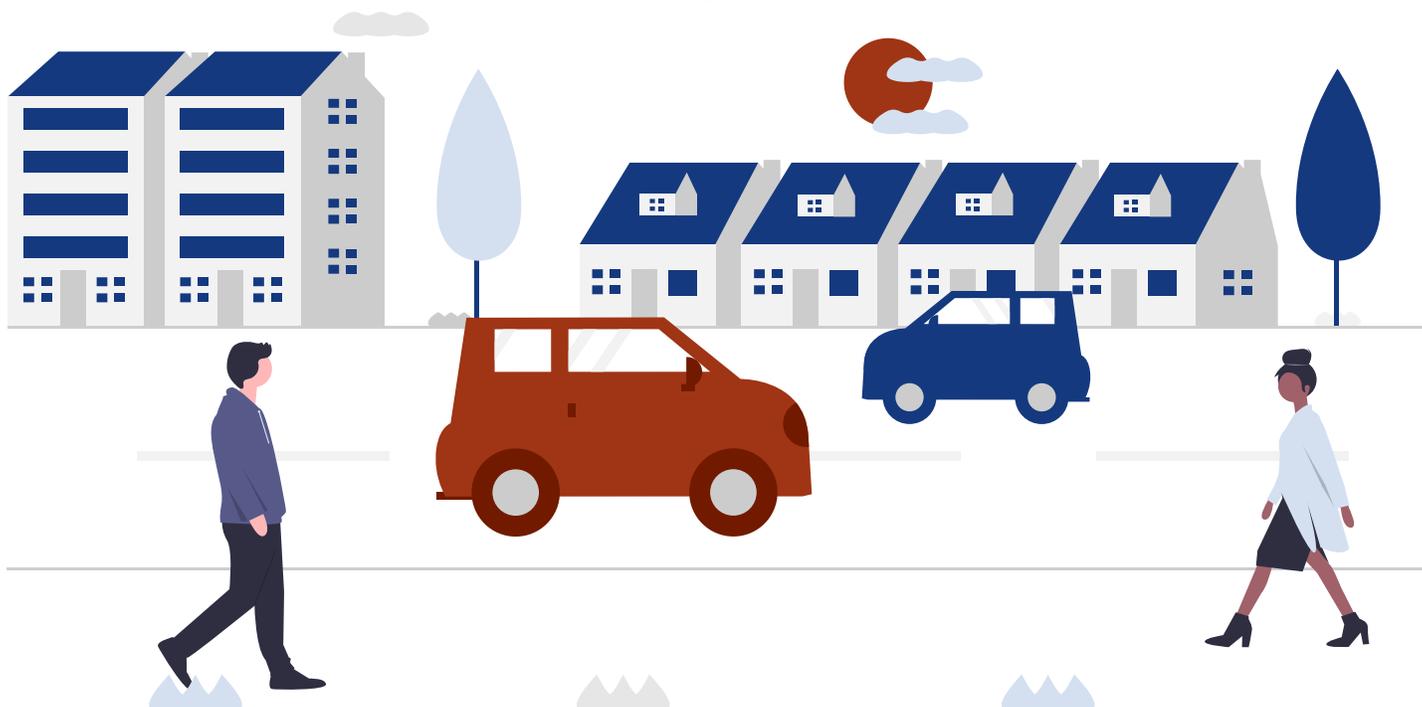
Housing Preservation Units

The table below shows the number of active, federally assisted rental housing units in New London, Groton, Waterford, and Connecticut. *At-risk* units are those rental homes that face an expiring affordability restriction in the next five years.

	New London	Groton	Waterford	Connecticut
Active Units	1,229	1,225	120	77,095
At Risk	295 (24.0%)	0 (0.0%)	0 (0.0%)	11,444 (14.8%)

Source: The National Housing Preservation Database (NHPD), accessed 30 September 2020.

Population



The table below shows estimated current and projected population, number of households (people occupying the same housing unit), average family and household size, and median age in New London, Groton, Waterford, and Connecticut.

See US Census [Subject Definitions](#) to learn the difference between [households](#) and [families](#).

	New London		Groton		Waterford		Connecticut	
Population	27,032		39,105		19,052		3,581,504	
Population Projection (2030)	30,885	14.3% ↑	40,332	3.1% ↑	17,621	-7.5% ↓	3,633,994	1.5% ↑
Population Projection (2040)	31,875	17.9% ↑	38,622	-1.2% ↓	15,996	-16.0% ↓	3,654,015	2.0% ↑
Households	10,975		15,703		7,825		1,367,374	
Average Household Size	2.1		2.3		2.4		2.5	
Average Family Size	2.9		3.0		2.9		3.1	
Median Age	28.8		28.8		46.7		39.1	

Source: 2018 American Community Survey, 5-year estimates, Tables B01002, B11001, B03002, and S1101. Population projections by CT State Data Center.

Population Change In Past 3 Years

The table below shows population change between 2015 and 2018 for New London, Groton, Waterford, and Connecticut, ordered by percent change.

Geography	Population in 2015	Population in 2018	Change	% Change
Connecticut	3,590,886	3,572,665	-18,221	-0.5% ↓
New London	27,179	26,939	-240	-0.9% ↓
Waterford	19,281	18,887	-394	-2.0% ↓
Groton	39,692	38,692	-1,000	-2.5% ↓

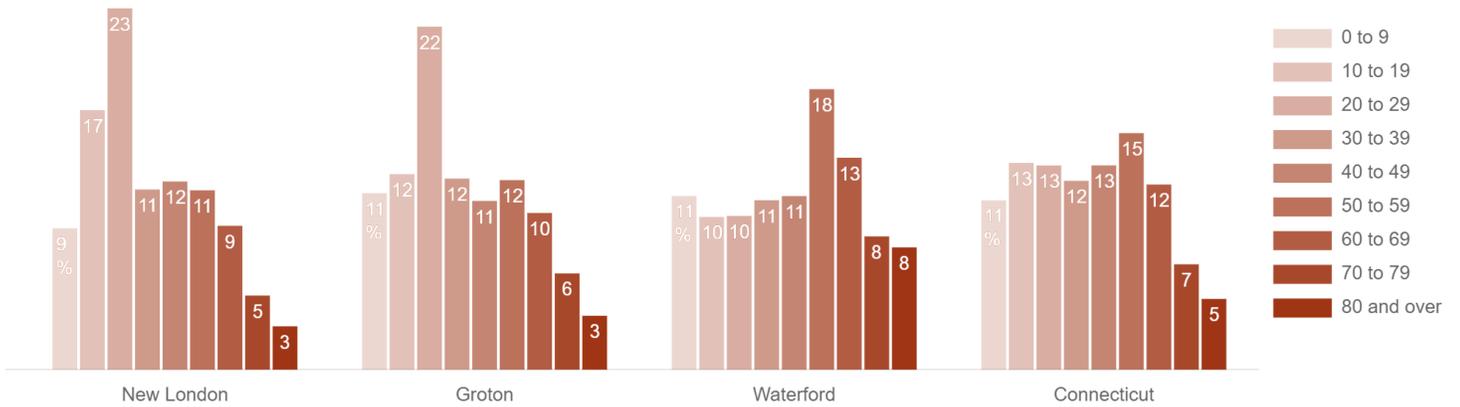
Source: [CT Department of Public Health, annual population estimates](#)

Population by Age

The chart below shows population breakdown by age. Each column represents a ten-year interval and is labeled by percentage of population in that age group.

At 26%, New London has the highest share of youth under the age of 20 among 4 selected geographies. At 30%, Waterford has the highest share of elderly population, or those aged 60 and over.

Hover over bars to see population counts for the age groups. Click categories in the legend to remove them from the chart. Percentages may add up to 99 or 101 due to rounding error.

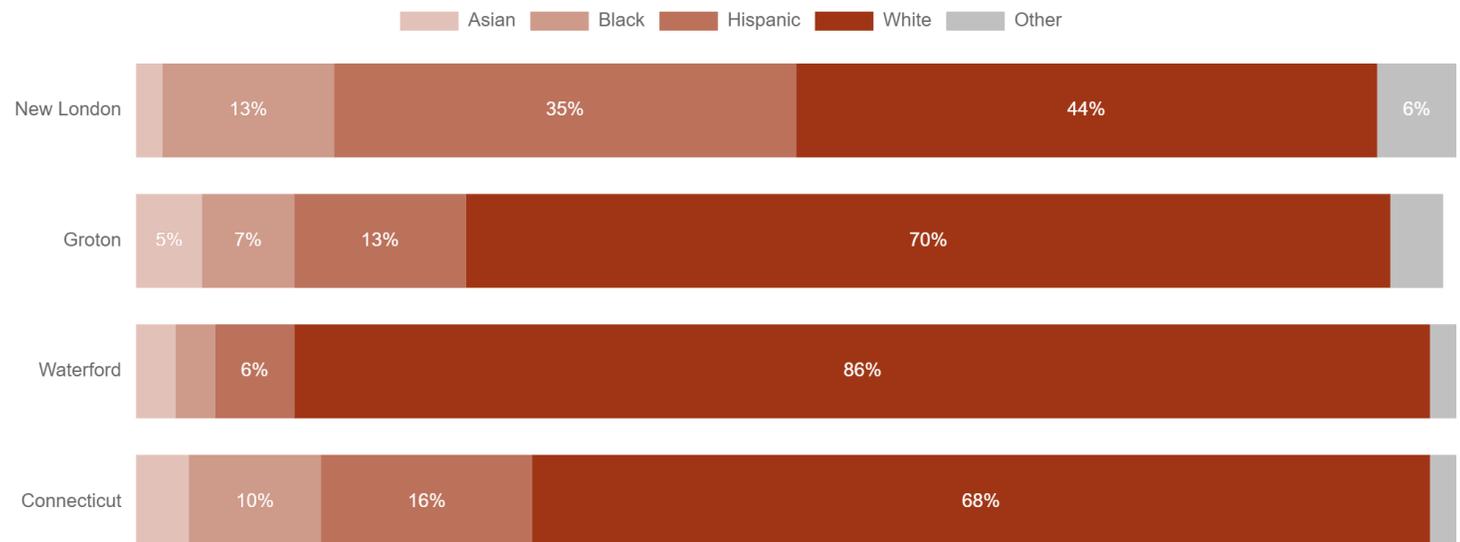


Source: American Community Survey 2018, 5-year estimates, Table S0101
 Visualization created by [CTData Collaborative](#)

Population by Race

The chart below shows population breakdown by race and Hispanic ethnicity. Races include counts and percentages for non-Hispanic population of that race only. Hispanic population of all races is combined under Hispanic category.

Hover over bars to see population counts for racial groups. Click categories in the legend to remove them from the chart. Percentages may add up to 99 or 101 due to rounding error.



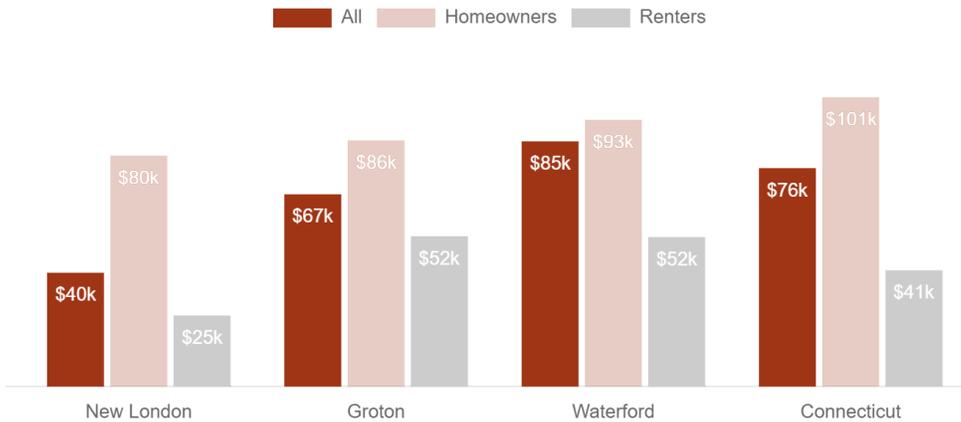
Source: American Community Survey 2018, 5-year estimates, Table B03002. *Other* category includes those self-identifying as American Indian and Alaska Native, Native Hawaiian and Pacific Islander, some other race, and two or more races.
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New London x Groton x Waterford x Connecticut x

Jump to [Housing](#), [Affordability](#), or [Population](#).

Median represents the "middle" income if all households were to be arranged from lowest to highest. In other words, half of households earn less than the median amount, and half earn more.

Among all households in selected geographies, the highest median household income of \$85,438 is in Waterford, and the lowest income of \$39,675 is in New London.

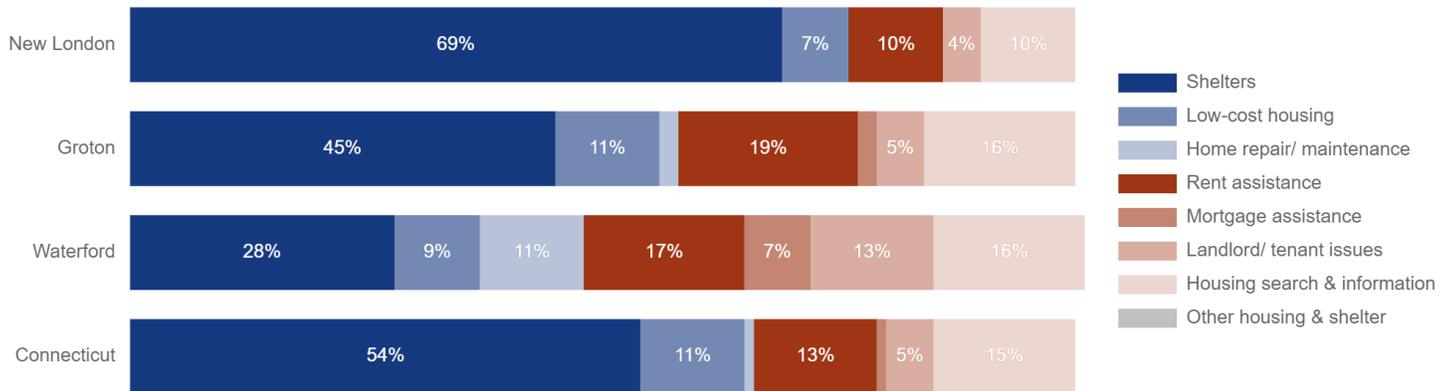


Source: 2018 American Community Survey, 5-year estimates, Tables B19013 and B25119
 Visualization created by [CTData Collaborative](#)

2-1-1 Calls

The bar charts below show 2-1-1 calls related to shelters and housing in New London, Groton, Waterford, and Connecticut.

Hover over bars to see numbers instead of percentages. Percentages may add up to 99 or 101 due to rounding error.



Source: 211Counts Connecticut, <https://ct.211counts.org/>
 Visualization created by [CTData Collaborative](#)

About

The Partnership for Strong Communities's Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town in the state, as well as each county, and the state as a whole.

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