

Population

Town	Population Estimates, July 1 2021, (V2021)	Population Growth Estimate 2020-2040
Bethany	5,288	-5.0%
Branford	28,176	-14.0%
East Haven	27,804	-1.0%
Guilford	22,031	-2.0%
Hamden	60,923	12.6%
Madison	17,619	-7.0%
Meriden	60,517	5.2%
Milford	52,390	-8.0%
New Haven	135,081	6.3%
North Branford	13,498	-14.0%
North Haven	24,169	-2.0%
Orange	14,246	2.2%
Wallingford	44,194	-1.0%
West Haven	55,294	26.0%
Woodbridge	9,045	-20.0%
Region	570,275	
New Haven County	863,700	
Connecticut	3,605,597	
United States	331,893,745	

Sources: 2021 U.S. Census Bureau Quick Facts, Partnership for Strong Communities Housing Profiles

Population Growth by Decade

Town	1990	2000	2010	2021	Percentage Change 2010-2021
Bethany	4,608	5,040	5,563	5,288	-4.94%
Branford	27,603	28,683	28,026	28,176	0.54%
East Haven	26,144	28,189	29,257	27,804	-4.97%
Guilford	19,848	21,398	22,375	22,031	-1.54%
Hamden	52,434	56,913	60,960	60,923	-0.06%
Madison	45,485	17,858	18,269	17,619	-3.56%
Meriden	59,479	58,244	60,868	60,517	-0.58%
Milford	49,938	52,305	52,759	52,390	-0.70%
New Haven	130,474	123,626	129,779	135,081	4.09%
North Branford	12,996	13,906	14,407	13,498	-6.31%
North Haven	22,247	23,035	24,093	24,169	0.32%
Orange	12,830	13,233	13,956	14,246	2.08%
Wallingford	40,822	43,026	45,135	44,194	-2.08%
West Haven	54,021	52,360	55,564	55,294	-0.49%
Woodbridge	7,924	8,983	8,990	9,045	0.61%
Total	536,853	546,799	570,001	570,275	0.05%

Source: U.S. Census Bureau Quick Facts

Comparison of Region, State, and U.S.

Population Change Since 1990	1990-2000	2000-2010	2010-2021
South Central Region	1.85%	4.24%	0.05%
Connecticut	3.60%	4.95%	0.88%
United States	13.15%	9.70%	7.51%

Source: U.S. Census Bureau Quick Facts

Demographics

New Haven County Median Age by Decade

Median Age in New Haven County

2000	2010	2020
37	39.3	40.5

Source: U.S. Census Bureau

Median Age by Town

Town	Median Age (2020)
Bethany	44.1
Branford	50.8
East Haven	41.6
Guilford	48.5
Hamden	36.3
Madison	50.1
Meriden	40.8
Milford	44.8
New Haven	30.7
North Branford	49.8
North Haven	46.4
Orange	45.1
Wallingford	45.5
West Haven	35
Woodbridge	47.1
Connecticut	41.1
U.S.	38

Data Source: CT Data Collaborative

Population by Race & Ethnicity

Race	Regional	CT	US
White	64.0%	78.8%	75.8%
Black or African American alone	14.6%	12.7%	13.6%
American Indian and Alaska Native alone	0.2%	0.7%	1.3%
Asian alone	4.6%	5.1%	6.1%
Native Hawaiian and Other Pacific Islander alone	0.0%	0.1%	0.3%
Two or More Races	6.0%	2.6%	2.9%
Hispanic or Latino	17.7%	17.7%	18.9%
White alone, not Hispanic or Latino	56.8%	64.6%	59.3%

Source: 2021 U.S. Census Bureau Quick Facts

Population by Gender

Location	Female	Not Female
Region	52.1%	47.9%
New Haven County	51.6%	48.4%
Connecticut	50.9%	49.1%
United States	50.5%	49.5%

Source: 2021 U.S. Census Bureau Quick Facts

Wealth, Poverty, and Economic Distress

Town	Median Household Income (in 2021 dollars), 2017-2021	Persons Living in Poverty, Percent 2021	Households	Median value of owner-occupied housing units, 2017-2021	Gross Median Rent	Economically Distressed Towns (CT definition) 2022
Bethany	\$ 136,667	0.08%	1,768	\$ 405,000	\$ 1,505	#17 East Haven
Branford	\$ 87,738	6.00%	12,717	\$ 324,300	\$ 1,411	#20 West Haven
East Haven	\$ 74,238	8.20%	10,764	\$ 230,800	\$ 1,243	#21 Meriden
Guilford	\$ 115,171	3.70%	8,665	\$ 409,200	\$ 1,560	
Hamden	\$ 80,779	9.30%	22,403	\$ 233,500	\$ 1,489	
Madison	\$ 140,990	2.60%	6,719	\$ 438,700	\$ 1,617	
Meriden	\$ 59,792	13.60%	25,191	\$ 175,700	\$ 1,105	
Milford	\$ 97,785	4.10%	21,310	\$ 328,200	\$ 1,689	
New Haven	\$ 48,973	24.60%	50,264	\$ 207,600	\$ 1,267	
North Branford	\$ 101,463	2.80%	5,149	\$ 307,300	\$ 1,394	
North Haven	\$ 110,009	5.80%	9,503	\$ 304,300	\$ 1,381	
Orange	\$ 128,171	2.30%	5,169	\$ 406,100	\$ 1,774	
Wallingford	\$ 88,573	6.40%	18,280	\$ 276,300	\$ 1,168	
West Haven	\$ 66,858	11.80%	20,341	\$ 210,900	\$ 1,200	
Woodbridge	\$ 171,652	1.90%	3,057	\$ 462,300	\$ 1,572	
Region		11.60%	221,300			
New Haven County	\$ 75,043	11.20%	336,400	\$ 259,400	\$ 1,223	
Connecticut	\$ 83,572	10.10%	1,397,324	\$ 286,700	\$ 1,260	
United States	\$ 69,021	11.60%	124,010,992	\$ 244,900	\$ 1,163	

Sources: 2021 U.S. Census Bureau Quick Facts, Partnership for Strong Communities Housing Profiles, Connecticut Department of Economic Community and Development Distressed Municipalities

Median Household Income by Town

Location	Median household income (in 2021 dollars), 2017-2021
Bethany	\$ 136,667
Branford	\$ 87,738
East Haven	\$ 74,238
Guilford	\$ 115,171
Hamden	\$ 80,779
Madison	\$ 140,990
Meriden	\$ 59,792
Milford	\$ 97,785
New Haven	\$ 48,973
North Branford	\$ 101,463
North Haven	\$ 110,009
Orange	\$ 128,171
Wallingford	\$ 88,573
West Haven	\$ 66,858
Woodbridge	\$ 171,652
Region	
New Haven County	\$ 75,043
Connecticut	\$ 83,572
United States	\$ 69,021

Source: 2021 U.S. Census Bureau Quick Facts

Poverty by Town by Decade

Town	2000	2010	2020	2021	Poverty Change 2020-2021	Poverty Change 2010-2021
Bethany	2.60%	2.10%	2.70%	0.80%	-70.37%	-61.90%
Branford	4.10%	5.80%	5.20%	6.00%	15.38%	3.45%
East Haven	5.20%	8.30%	8.90%	8.20%	-7.87%	-1.20%
Guilford	3.10%	2.80%	2.90%	3.70%	27.59%	32.14%
Hamden	7.80%	6.80%	9.20%	9.30%	1.09%	36.76%
Madison	1.30%	0.70%	2.60%	2.60%	0.00%	271.43%
Meriden	11.00%	13.80%	10.90%	13.60%	24.77%	-1.45%
Milford	3.70%	3.90%	4.10%	4.10%	0.00%	5.13%
New Haven	24.40%	25.20%	25.20%	24.60%	-2.38%	-2.38%
North Branford	1.60%	0.70%	2.40%	2.80%	16.67%	300.00%
North Haven	3.50%	3.90%	4.50%	5.80%	28.89%	48.72%
Orange	2.50%	2.10%	1.80%	2.30%	27.78%	9.52%
Wallingford	3.60%	6.80%	6.30%	6.40%	1.59%	-5.88%
West Haven	8.80%	10.10%	11.10%	11.80%	6.31%	16.83%
Woodbridge	2.30%	1.70%	2.50%	1.90%	-24.00%	11.76%

Source: U.S. Census Bureau Quick Facts

Educational Attainment and Access to Technology

Town	Educational Attainment 25+ y/o	Homes with Computer	Homes with Broadband
Bethany	52.50%	96.80%	96.20%
Branford	49.40%	93.90%	92.30%
East Haven	22.40%	91.60%	89.80%
Guilford	59.10%	95.60%	94.10%
Hamden	46.50%	93.50%	89.00%
Madison	67.80%	96.90%	95.60%
Meriden	20.20%	88.30%	79.70%
Milford	46.70%	94.40%	90.40%
New Haven	36.50%	91.50%	86.60%
North Branford	35.60%	95.40%	96.50%
North Haven	46.50%	93.50%	92.50%
Orange	60.70%	97.10%	94.50%
Wallingford	36.80%	90.50%	84.60%
West Haven	26.10%	93.10%	90.70%
Woodbridge	68.40%	98.10%	95.10%
Region		92.59%	88.55%
New Haven County	36.60%	91.90%	86.90%
Connecticut	40.60%	93.20%	88.90%
United States	33.70%	93.10%	87.00%

Source: 2021 U.S. Census Bureau Quick Facts

Home Sales Prices December 2022 over December 2021

Market Area	New Listings			Properties Sold			Median Sold Price			Median DOM		
	Q4 2022	Q4 2021	% Change	Q4 2022	Q4 2021	% Change	Q4 2022	Q4 2021	% Change	Q4 2022	Q4 2021	% Change
New Haven	1972	2325	-15% ▼	2177	3002	-27% ▼	\$300 K	\$278 K	8.04% ▲	19	23	-17% ▼
Single Family Homes	1486	1792	-17% ▼	1636	2297	-29% ▼	\$325 K	\$301 K	8.15% ▲	20	24	-17% ▼
Condo-Townhome	486	533	-8.82% ▼	541	705	-23% ▼	\$208 K	\$187 K	11% ▲	13	20	-35% ▼

Source: Berkshire Hathaway 2022 Annual Report for Connecticut

Home Sales Prices by Year

	2017	2018	2019	2020	2021	2022
Median Sales Price	\$ 195,000	\$ 210,000	\$ 215,000	\$ 255,000	\$ 280,000	\$ 300,000

Source: Berkshire Hathaway 2017, 2018, 2019, 2020, 2021, 2022 Annual Report for Connecticut

Cost of 2-bedroom Rentals

Cost of Rental Housing Comparison	2020	2021	2022	2023
New Haven, CT	\$1,560	\$1,821	\$1,995	\$2,051
New York, NY	\$3,020	\$3,628	\$4,140	\$4,501
Boston, MA	\$4,041	\$3,083	\$3,549	\$3,894

Source: Rent Café

Number of Affordable Units by Town

	Total Housing Units 2010 Census	2021 Affordable Units	2021 % Affordable
Bethany	2,044	13	0.64%
Branford	13,972	477	3.41%
East Haven	12,533	983	7.84%
Guilford	9,596	228	2.38%
Hamden	25,114	2,343	9.33%
Madison	8,049	135	1.68%
Meriden	25,892	4,303	16.62%
Milford	23,074	1,214	5.26%
New Haven	54,967	18,142	33.01%
North Branford	5,629	121	2.15%
North Haven	9,491	552	5.82%
Orange	5,345	72	1.35%
Wallingford	18,945	827	4.37%
West Haven	22,446	3,538	15.76%
Woodbridge	3,478	41	1.18%
	240,575	32,989	13.71%

Source: Connecticut Department of Housing Affordable Housing Appeals List

People Burdened by the Cost of Housing by Town

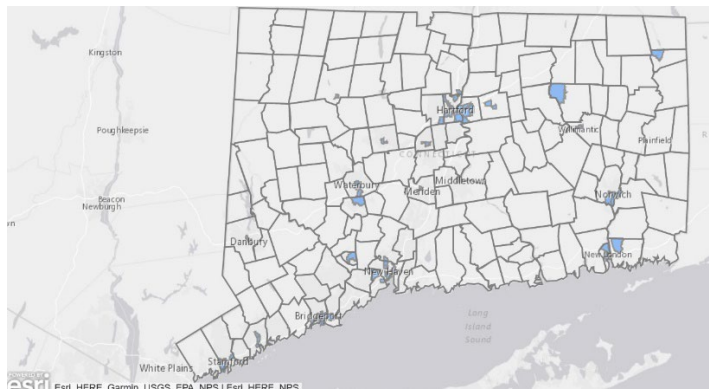
Town	People Burdened by the Cost of Housing
Bethany	23.0%
Branford	37.0%
East Haven	39.0%
Guilford	31.0%
Hamden	34.0%
Madison	29.0%
Meriden	33.0%
Milford	32.0%
New Haven	49.0%
North Branford	30.0%
North Haven	27.0%
Orange	27.0%
Wallingford	27.0%
West Haven	42.0%
Woodbridge	23.0%

Source: Partnership for Strong Communities 2020 Housing Data Profiles

Opportunity Zones

City	Number of Opportunity Zones	Median Household Income	Below Poverty Line	Median Home Value	Edu High School	Median Age
Meriden	3	\$34K	30%	\$189K	70%	36
New Haven	8	\$37K	35%	\$197K	80%	35
West Haven	2	\$57K	18%	\$176K	87%	35

Source: The Opportunity Zones Database



Source: State of Connecticut

New Haven County Annual Industry Distribution of Jobs and Avg. Wage in 2021 (NAICS)

New Haven County Annual Industry Distribution of Jobs and Avg. Wage in 2021 (NAICS)	Establishments	Jobs	Pct. Dist.	Annual Average Wage Per Job
Health Care and Social Services	4,881	77,177	21.60%	\$61,634
Educational Services	499	50,882	14.20%	\$80,080
Retail Trade	2,774	39,249	11.00%	\$38,512
Manufacturing	1,117	28,396	7.90%	\$74,177
Accommodation and Food Services	2,126	24,152	6.70%	\$24,568
Admin. & Support & Waste Mgt. & Rem. Services	1,464	20,772	5.80%	\$53,794
Transportation & Warehousing	542	19,091	5.30%	\$48,262
Professional, Scientific, and Technical Services	2,874	16,024	4.50%	\$114,534
Construction	2,063	15,089	4.20%	\$74,798
Wholesale Trade	1,821	13,586	3.80%	\$92,495
Other Services (Except Public Administration)	2,530	11,331	3.20%	\$40,540
Public Administration	326	10,524	2.90%	\$86,396
Finance and Insurance	1,176	9,778	2.70%	\$111,980
Real Estate and Rental and Leasing	826	5,107	1.40%	\$67,214
Arts, Entertainment, and Recreation	396	4,880	1.40%	\$32,750
Information	621	4,817	1.30%	\$100,296
Management of Companies and Enterprises	200	3,653	1.00%	\$121,578
Utilities	46	2,222	0.60%	\$117,808
Agriculture, Forestry, Fishing and Hunting	49	808	0.20%	\$37,226
Mining	16	70	0.00%	\$65,912
Unallocated	94	69	0.00%	\$99,277

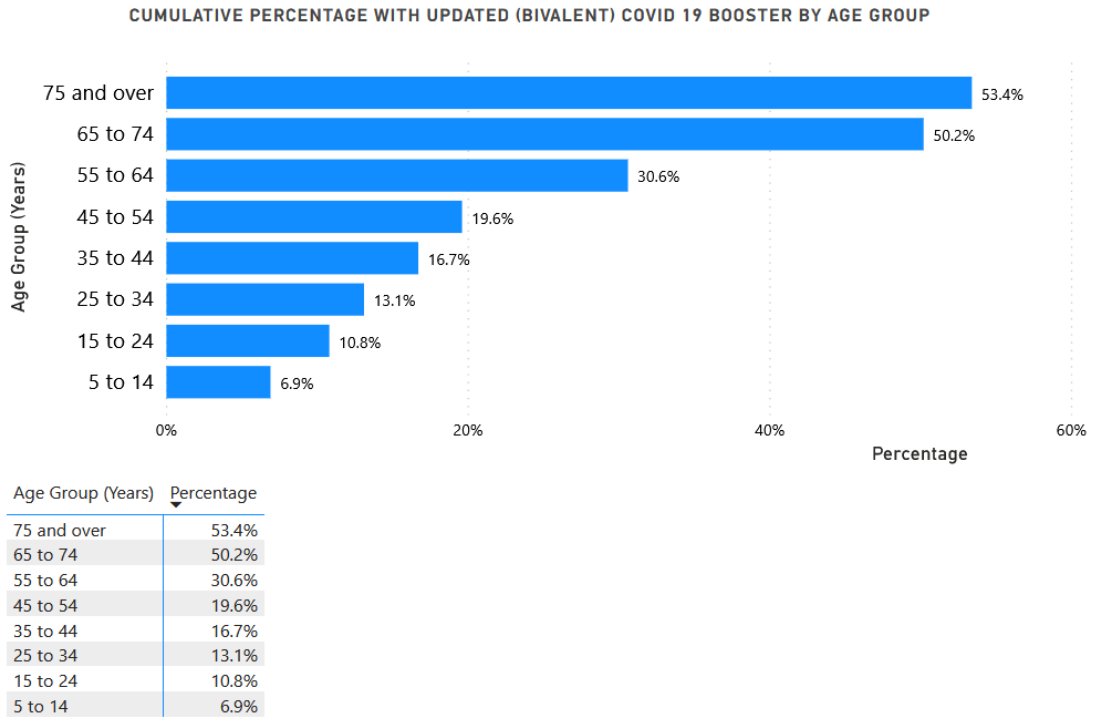
Source: StatsAmerica County Profile 2021

New Business Registrations June 2018-October 2022

	2018			2019			2020		
	New Business Registrations	Minority-Owned	Veteran-Owned	New Business Registrations	Minority-Owned	Veteran-Owned	New Business Registrations	Minority-Owned	Veteran-Owned
Bethany Total	16	2	1	48	1	2	56	7	1
Branford Total	151	8	3	264	14	2	308	26	4
East Haven Total	113	12	1	178	20	3	217	41	5
Guilford Total	108	3	1	240	7	2	233	13	5
Hamden Total	233	30	2	455	76	4	561	158	9
Madison Total	83	2	2	176	9	2	200	11	12
Meriden Total	196	22	3	371	58	8	465	135	19
Milford Total	250	17	4	496	58	7	520	83	16
New Haven Total	527	59	8	1097	172	12	1225	365	17
North Branford Total	28	0	0	51	5	0	53	5	1
North Haven Total	124	9	1	223	20	4	241	25	3
Orange Total	100	7	1	159	7	2	153	21	3
Wallingford Total	167	4	3	330	27	5	352	40	5
West Haven Total	186	22	2	359	56	4	469	135	10
Woodbridge Total	63	0	0	103	12	2	106	17	1
	2345	197	32	4550	542	59	5159	1082	111
	Starting June 2018	8.40%	1.36%		11.91%	1.30%		20.97%	2.15%
	2021			2022					
	New Business Registrations	Minority-Owned	Veteran-Owned	New Business Registrations	Minority-Owned	Veteran-Owned			
Bethany Total	50	9	2	56	7	2			
Branford Total	353	45	6	346	40	4			
East Haven Total	298	79	3	245	70	5			
Guilford Total	248	17	1	244	26	7			
Hamden Total	786	261	14	656	232	11			
Madison Total	187	13	4	180	7	2			
Meriden Total	600	176	4	558	169	12			
Milford Total	724	113	14	614	100	19			
New Haven Total	1734	542	17	1403	422	20			
North Branford Total	59	5	0	58	4	0			
North Haven Total	259	45	5	261	49	6			
Orange Total	172	42	1	166	20	2			
Wallingford Total	431	61	10	420	50	11			
West Haven Total	600	181	5	517	172	6			
Woodbridge Total	151	36	2	118	24	1			
	0	6652	1625	88	5842	1392	108		
		24.43%	1.32%	Through Oct 2022	23.83%	1.85%			

Source: CT Data Collaborative

Vaccinations



Source: Connecticut Department of Health, February 24, 2023