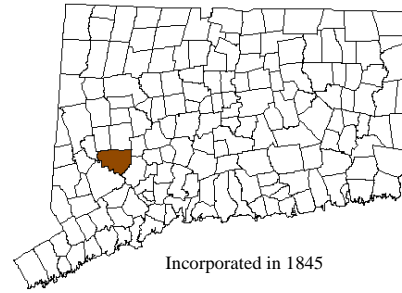


Southbury, Connecticut

CERC Town Profile 2008

Town Hall
501 Main Street South
Southbury, CT 06488
(203) 262-0647

Belongs to
New Haven County
Waterbury Labor Market Area
Naugatuck Valley Economic Dev. Region
Central Naugatuck Valley Planning Area



Incorporated in 1845

Demographics

<i>Population (2007)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Race/Ethnicity (2007)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
1990	15,818	804,219	3,287,116	White	18,196	676,386	2,875,466
2000	18,567	824,008	3,405,565	Black	336	96,649	324,251
2007	19,203	855,457	3,549,606	Asian Pacific	366	29,620	125,880
2012	19,666	877,523	3,647,526	Native American	14	1,380	8,220
'07-'12 Growth / Yr	0.5%	0.5%	0.5%	Other/Multi-Race	291	51,422	215,789
				Hispanic (any race)	453	108,246	405,662
Land Area (sq. miles)	39	606	5,009	<i>Poverty Rate (1999)</i>	4.9%	9.5%	7.9%
Pop./ Sq. Mile (2007)	492	1,412	709	<i>Educational Attainment (2000)</i>			
Median Age (2007)	46	39	39	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>
Households (2007)	7,326	326,684	1,332,283	High School Graduate	2,968	22%	653,300
Med HH Inc. (2007)	\$76,135	\$58,854	\$65,859	Some College	3,442	25%	553,667
				Bachelors or More	5,832	43%	720,994
<i>Age Distribution (2007)</i>							
	<i>0-4</i>	<i>5-17</i>	<i>18-24</i>	<i>25-49</i>	<i>50-64</i>	<i>65+</i>	<i>Total</i>
Male	466 2%	1,629 8%	509 3%	2,824 15%	1,880 10%	1,650 9%	8,958
Female	486 2%	1,565 8%	380 2%	2,963 15%	1,949 10%	2,902 15%	10,245
County Total	50,587 6%	145,630 17%	82,770 10%	297,311 35%	159,565 19%	119,594 14%	855,457
State Total	211,025 6%	609,581 17%	332,254 9%	1,223,861 34%	683,396 19%	489,489 14%	3,549,606

Economics

<i>Business Profile (2005)</i>	<i>% of Total</i>		<i>Top Five Grand List (2004)</i>	<i>Amount</i>	<i>% of Net</i>
<i>Sector</i>	<i>Establishments</i>	<i>Employment</i>			
Agriculture	3.4%	1.1%	Kettletown LLC C/O IBM Corp	\$85,166,670	4.3%
Const. and Mining	14.1%	4.4%	IBM	\$33,949,965	1.7%
Manufacturing	4.1%	4.1%	Connecticut Light & Power Co.	\$18,568,498	0.9%
Trans. and Utilities	3.4%	2.7%	Pomperaug Woods Inc.	\$14,622,530	0.7%
Trade	19.6%	51.8%	Southhaven Associates LLC	\$14,345,090	0.7%
Finance, Ins. and Real Estate	9.3%	7.7%	Net Grand List (2004)	\$1,996,822,456	
Services	40.8%	25.5%	<i>Top Five Major Employers (2006)</i>		
Government	5.3%	2.7%	Mediplex of Southbury	The Heritage	
			International Business Machines (East Hill Woods, Inc.		
			Southbury Hilton		
			<i>Retail Sales (2002)</i>	<i>Town</i>	<i>State</i>
			All Outlets	\$144,830,934	\$105,014,859,890

Education

<i>2004-2005 School Year</i>	<i>Town</i>	<i>State</i>	<i>Connecticut Mastery Test Percent Above Goal</i>						
			<i>Grade 4</i>		<i>Grade 6</i>		<i>Grade 8</i>		
			<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	
Total Town School Enrollment	3,330	567,138	Reading	80	0	82	0	88	0
Most public school students in Southbury attend Regional School District 15, which has 4,539 students.			Math	69	0	81	0	77	0
			Writing	85	0	74	0	80	0
For more education data please see:	<i>Students per Computer</i>	<i>Town</i>	<i>State</i>	<i>Average Class Size</i>			<i>Average SAT Score</i>		
http://www.state.ct.us/sde/	Elementary:	5.3	4.2	Grade K	18.6	Grade 2	20.5	<i>Town</i>	<i>State</i>
	Middle:	4.1	3.5	Grade 5	23.6	Grade 7	21.9	Verbal	543
	Secondary:	6.3	3.4	High School	19.8	Math	551	504	508

Southbury Connecticut



Government

Government Form: Selectman-Town Meeting				Annual Debt Service (2006)	\$1,407,577
				As % of Expenditures	2.8%
Total Revenue (2006)	\$52,880,185	Total Expenditures (2006)	\$50,553,671	Eq. Net Grand List (2004)	\$3,527,670,228
Tax Revenue	\$47,921,035	Education	\$37,082,411	Per Capita	\$185,218
Non-tax Revenue	\$4,959,150	Other	\$13,471,260	As % of State Average	132%
Intergovernmental	\$2,008,893	Total Indebtness (2006)	\$40,700,054	Date of Last Revaluation (2005)	2002
Per Capita Tax (2006)	\$2,486	As % of Expenditures	80.5%	Moody's Bond Rating (2006)	Aa3
As % of State Average	119.0%	Per Capita	\$2,111	Actual Mill Rate (2006)	23.90
				Equalized Mill Rate (2006)	13.52
				% of Grand List Com/Ind (2003)	12.4%

Housing/Real Estate

<i>Housing Stock (2005)</i>	Town	County	State	Owner Occupied Dwellings (2000)	6,470	201,349	869,742
Existing Units (total)	8,251	348,703	1,431,569	As % Total Dwellings	83%	59%	63%
% Single Unit	81.2%	59.3%	64.7%	Subsidize Housing (2001)	78	42,124	148,930
New Permits Auth. (2006)	34	1,654	9,236	<i>Distribution of House Sales (2006)</i>			
As % Existing Units	0.41%	0.47%	0.64%	Number of Sales			
Demolitions (2006)	4	204	1,584	Less than \$100,000	3	374	1,332
House Sales (2006)	178	8,490	37,483	\$100,000-\$199,999	7	1,878	7,461
Median Price	\$426,250	\$253,000	\$275,000	\$200,000-\$299,999	25	3,173	11,804
Built Pre 1950 share (2000)	13.5%	33.2%	31.5%	\$300,000-\$399,999	37	1,600	6,393
				\$400,000 or More	106	1,465	10,493

Labor Force

<i>Place of Residence (2006)</i>				<i>Commuters (2000)</i>			
	Town	County	State	Commuters into Town from:	Town Residents Commuting to:		
Labor Force	9,031	440,949	1,844,244	Southbury	2,140	Southbury	2,140
Employed	8,720	420,204	1,765,083	Waterbury	1,389	Danbury	833
Unemployed	311	20,745	79,161	Woodbury	575	Waterbury	600
Unemployment Rate	3.4%	4.7%	4.3%	Naugatuck	524	Newtown	364
<i>Place of Work (2006)</i>				Watertown	396	Middlebury	221
# of Units	615	22,379	103,662	Danbury	333	Woodbury	203
Total Employment	9,545	366,697	1,672,161	Oxford	251	Ridgefield	201
'92-'06 Growth AAGR	1.3%	0.5%	0.7%	New Haven	228	Bethel	178
Mfg Employment	139	42,083	193,727	Middlebury	207	Shelton	159
				Newtown	206	Stamford	133

Quality of Life

	Town	State	Library (2001)	Town	<i>Residential Utilities</i>			
Banks (2007)	13	1,029	Total Volumes	82,609	Electric Provider			
Lodging (1998)	2	756	Circulation Per Capita	9.0	Connecticut Light & Power			
Day Care Facilities (1999)	10	1,721			(800) 286-2000			
Infant Mortality Rate			<i>Distance to Major Cities Miles</i>		Gas Provider			
Per 1,000 births (2001)	0.0	4.5	Hartford	35	Yankee Gas Company			
Crime Rate (1999)			Boston	129	(800) 989-0900			
Per 1,000 Residents	13	33	New York City	67	Water Provider			
				Providence	97	Aquarion Water Company		
	Town	County						
Hospitals (1999)	0	7	Cable Provider					
Total Beds	0	2,487	Charter Communications of Western CT					
				800-872-7229				