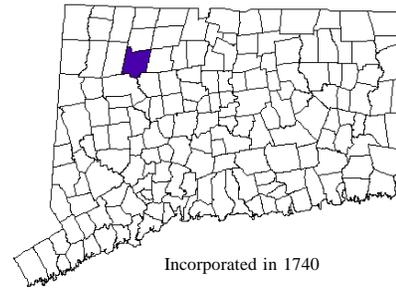


Torrington

Connecticut

Town Hall
140 Main Street
Torrington, CT 06790
(860) 489-2228

Belongs to
Litchfield County
Torrington Labor Market Area
Litchfield Hills Economic Dev. Region
Litchfield Hills Planning Area



Demographics

Population (2001)	Town	County	State	Race/Ethnicity (2001)	Town	County	State	
1990	33,687	174,092	3,287,116	White	34,148	178,821	2,997,210	
2000	35,202	182,193	3,405,565	Black	600	1,752	266,880	
2001	35,313	182,795	3,414,784	Asian Pacific	424	1,493	52,248	
2006	35,952	186,224	3,465,947	Native American	71	359	6,660	
'01-'06 Growth (AAGR)	0.36%	0.37%	0.30%	Hispanic (any race)	1,236	3,831	318,289	
Land Area (sq. miles)	40	920	5,009	Poverty Rate (1990)	5.2%	4.0%	6.6%	
Pop./ Sq. Mile (2001)	887	199	682	Educational Attainment (1990)				
Per Capita Inc. (2001)	\$26,035	\$32,206	\$32,317	Persons Age 25 or Older	Town	%	State	%
Households (2001)	14,549	70,067	1,285,210	High School Graduate	7,988	34.0%	648,366	29.6%
Median Age (2001)	38	38	37	Some College	5,348	22.8%	495,696	22.6%
				Bachelors or More	3,678	15.7%	597,693	27.3%
Age Distribution (2001)								
	0-4	5-17	18-24	25-49	50-64	65+	Total	
Male	1,151 3%	2,974 8%	1,253 4%	6,615 19%	2,574 7%	2,608 7%	17,175	
Female	1,062 3%	2,741 8%	1,242 4%	6,459 18%	2,828 8%	3,806 11%	18,138	
County Total	11,307 6%	33,343 18%	11,832 6%	71,458 39%	29,380 16%	25,475 14%	182,795	
State Total	213,561 6%	597,220 17%	279,666 8%	1,294,651 38%	544,994 16%	484,692 14%	3,414,784	

Economics

Business Profile (2001)	% of Firms	% of Total	% of Emp.	% of Total	Top Five Grand List (2001)	Amount	% of Net
Agriculture	30	1.8%	85	0.5%			
Const. and Mining	226	13.6%	1,207	7.1%			
Manufacturing	100	6.0%	5,491	32.4%			
Trans. and Utilities	38	2.3%	250	1.5%			
Trade	469	28.2%	3,497	20.7%			
Finance, Ins. and Real Estate	102	6.1%	508	3.0%	Net Grand List ()		
Services	682	41.0%	5,448	32.2%	Top Five Major Employers (1997)		
Government	17	1.0%	447	2.6%	Torrington Company	Board of Education	
Total	1,664	100.0%	16,933	100.0%	Charlotte Hungerford Hospital	City of Torrington	
					O & G Industries		
						Town	State
					Retail Sales (1999)	\$1,621,755,160	\$76,264,820,474

Education

1995-1996 School Year	Town	State	Connecticut Mastery Test: Percent Above Goal						
Total Students	4,908	461,203	Grade 4	Grade 6	Grade 8				
Total Expenditures Per Pupil	\$7,494	\$8,300			Town	State			
Average Teacher's Salary	\$47,857	\$48,598	Reading	60	55	61	60	60	64
Students Attending Public School	89.4%	89.2%	Math	61	59	48	59	46	51
Student/Teacher Ratio	15.9	14.5	Writing	53	46	52	46	61	51
Grads Pursuing Post-Sec. Education	76.9%	75.8%	Average SAT Score	Town		State			
High School Dropout Rate	7.5%	4.6%	Verbal	482		503			
Average Class Size			Math	488		499			
Kindergarten 21.2	Grade 2 20.0								
Grade 5 22.9	Grade 7 21.6	High School 23.2							

Connecticut Town Profiles (Nov. 2001)

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Torrington Connecticut

Government

Government Form	Mayor-Council			Annual Debt Service (1999)	\$6,060,241
				As % of Expenditures	8.6%
Total Revenue (1999)	\$70,280,911	Total Expenditures (1999)	\$70,554,227	Equalized Grand List (2001)	\$2,067,407,488
Tax Revenue	\$42,870,403	Education	\$37,508,448	Per Capita	\$59,743
Non-tax Revenue	\$27,410,508	Other	\$33,045,779	As % of State Average	0.4%
Intergovernmental	\$24,488,066	Total Indebtness (1999)	\$58,537,783	Date of Last Revaluation (2001)	1999
Per Capita Tax (1999)	\$1,239	As % of Expenditures	83.0%	Moody's Bond Rating (1999)	A1
As % of State Average	80.0%	Per Capita	\$1,692	Actual Mill Rate (1999)	25.26
		As % of State Average	122.8%	Equalized Mill Rate (1999)	22.09
				% of Grand List Com/Ind (1999)	17.7%

Housing

Housing Stock (1999)	Town	County	State	Sales Price Distribution (2000)	Town	County	State
Existing Units (total)	15,866	80,211	1,392,233	Number of Sales			
% Single Unit	55.1%	75.0%	63.4%	Less than \$100,000	308	916	12,351
New Permits Auth. (1999)	110	833	10,794	\$100,001-\$200,000	300	1,532	24,349
As % Existing Units	0.69%	1.04%	0.78%	\$200,001-\$300,000	17	580	9,063
Demolitions (1998)	8	50	2,968	\$300,001-\$400,000	1	189	4,013
Residential Sales (2000)	626	3,404	56,032	\$400,001 or More	0	187	6,256
Average Price	\$105,615	\$171,636	\$219,784	<i>1996 Characteristics</i>			
Median Price	\$90,000	\$132,000	\$135,500	Owner Occupied Dwellings	8,704	48,584	807,559
				Housing Stock Age - Pre-1950	42.8%	37.1%	33.9%
				Subsidized Housing Units	1,879	4,308	148,930

Labor Force

(2000)	Town	County	State	<i>Commuters (1990)</i>			
Labor Force	18,272	100,916	1,746,503	Commuters into Town from	Town Residents Commuting to		
Employed	17,837	99,053	1,707,150	Torrington	9,295	Torrington	9,295
Unemployed	435	1,863	39,353	Winchester	1,063	Litchfield	673
Unemployment Rate	2.4%	1.8%	2.3%	Harwinton	763	Winchester	592
Total Employment	16,310	66,340	1,693,400	Litchfield	640	Hartford	590
'92-'00 Growth (AAGR)	0.5%	1.2%	1.3%	New Hartford	590	Waterbury	479
Manufacturing	3,710	16,330	268,400	Waterbury	327	New Hartford	302
				Goshen	306	Farmington	292
				Thomaston	180	Morris	274
				Canton	163	Simsbury	253

Quality of Life

	Town	State	Library (1999)	Town	<i>Residential Utilities</i>	
Banks (2000)	13	1,183	Total Volumes	62,080	Electric Provider	
Lodging (1998)	5	756	Circulation Per Capita	2.4	Connecticut Light & Power (800) 286-2000	
Day Care Facilities (1999)	11	1,722			Gas Provider	
Infant Mortality Rate Per 1,000 births (1998)	no calc	7.0	<i>Distance to Major Cities</i>	<i>Miles</i>	Yankee Gas Company (800) 989-0900	
Crime Rate (1999) Per 1,000 Residents	22	33	Hartford	23	Water Provider	
% Open Land (1990)	70.0%	68.7%	Boston	114	Municipal Provider	
			New York City	91	Contact local	
Hospitals (1999)	1	3	Providence	88	Cable Provider	
Total Beds	109	272			Cablevision of Litchfield, Inc. 860-567-3103	