

# Woodbury

## Connecticut

Town Hall  
P.O. Box 369  
Woodbury, CT 06798  
(203) 263-2141

*Belongs to*  
Litchfield County  
Waterbury Labor Market Area  
Naugatuck Valley Economic Dev. Region  
Central Naugatuck Valley Planning Area

Incorporated in 1673

### Demographics

<i>Population (1998)</i>				<i>Race/Ethnicity (1998)</i>				
	<i>Town</i>	<i>County</i>	<i>State</i>		<i>Town</i>	<i>County</i>	<i>State</i>	
1980	6,942	156,768	3,107,580	White	8,282	174,776	2,648,212	
1990	8,131	174,092	3,287,116	Black	51	1,786	274,213	
1998	8,620	181,874	3,271,239	Asian Pacific	121	2,258	73,304	
2003	8,834	185,084	3,272,149	Native American	38	321	5,952	
'98-'03 Growth	2.48%	1.76%	0.03%	Other	4	140	5,336	
				Hispanic (any race)	124	2,593	264,222	
Land Area (sq. miles)	36.47	920.01	4,845	<i>Poverty Rate (1990)</i>	3.42%	3.97%	6.61%	
Pop./ Sq. Mile (1998)	236.36	197.69	653	<i>Educational Attainment (1990)</i>				
Per Capita Inc. (1998)	\$30,284	\$24,032	\$27,078	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>	<i>%</i>
Households (1998)	3,450	69,599	1,229,087	High School Graduate	1,321	23.2%	648,366	29.7%
Median Age (1997)	40.0	38.3	37.2	Some College	1,474	25.9%	495,696	22.7%
<i>Age Distribution (1998)</i>				Bachelors or More	2,383	41.9%	597,693	27.4%
	<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	262 6%	688 16%	313 7%	1,662 40%	756 18%	506 12%	4,187	
Female	258 6%	651 15%	312 7%	1,735 39%	783 18%	694 16%	4,433	
County Total	11,904 7%	31,016 17%	13,820 8%	70,482 39%	27,967 15%	26,685 15%	181,874	
State Total	216,119 7%	550,400 17%	280,101 9%	1,257,928 38%	499,093 15%	467,598 14%	3,271,239	

### Economics

<i>Business Profile (1997)</i>					<i>Top Five Grand List (1997)</i>		
<i>Sector</i>	<i>Firms</i>	<i>% of Total</i>	<i>Emp.</i>	<i>% of Total</i>		<i>Amount</i>	<i>% of Total</i>
Agriculture	37	5.4%	129	4.1%	O & G Industries, Inc.	\$6,511,620	1.00%
Const. and Mining	110	16.2%	368	11.7%	Swiss Village LLC	\$2,891,130	0.45%
Manufacturing	36	5.3%	153	4.9%	Northwood LLC	\$2,481,308	0.38%
Trans. And Utilities	15	2.2%	109	3.5%	Woodbury Gardens Assoc.	\$2,455,800	0.38%
Trade	184	27.0%	1,015	32.4%	G C O Enterprises LLC	\$2,380,320	0.37%
Finance, Ins. and Real Estate	48	7.0%	143	4.6%	Grand List Total (1996)	\$648,930,715	
Services	246	36.1%	1,126	35.9%	<i>Top Five Major Employers (1997)</i>		
Government	5	0.7%	91	2.9%	Regional School District #14	West Chevrolet	
Total	681	100.0%	3,134	100.0%	Town of Woodbury	Goodhill Plumbing	
					O & G Industries		
					<i>Town</i>	<i>State</i>	
					Retail Sales (1996)	\$58,779,992	\$30,837,967,729

### Education

<i>1995-1996 School Year</i>				<i>Connecticut Mastery Test Percent Above Goal</i>						
	<i>Town</i>	<i>State</i>		Grade 4		Grade 6		Grade 8		
				<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	
Total Students	1,355	461,203		Reading	70	55	81	60	76	64
Total Expenditures Per Pupil	\$7,246	\$8,300		Math	78	59	68	52	61	51
Average Teacher's Salary	\$44,841	\$48,598		Writing	61	46	68	46	77	51
Students Attending Public School	91.1%	89.2%		<i>Average SAT Score</i>						
Student/Teacher Ratio	15.2	14.5		Verbal	495		503			
Grads Pursuing Post-Sec. Education	79.3%	75.8%		Math	507		499			
High School Dropout Rate	0.8%	4.6%								
<i>Average Class Size</i>										
Kindergarten	19.0	Grade 2	22.0							
Grade 5	23.4	Grade 7	25.0	High School	23.0					

**Connecticut Town Profiles 1998-1999**

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# Woodbury Connecticut

## Government

Government Form	Selectman- Town Meeting		Annual Debt Service (1996)	\$597,804	
Total Revenue (1996)	\$13,352,088	Total Expenditures (1996)	\$12,481,224	As % of Expenditures	4.8%
Tax Revenue	\$12,066,788	Education	\$8,297,678	Equalized Grand List (1996)	\$750,541,184
Non-tax Revenue	\$624,142	Other	\$4,183,546	Per Capita	\$85,688
Intergovernmental	\$661,158	Total Indebtness (1996)	\$2,741,881	As % of State Average	109.9%
Per Capita Tax (1996)	\$1,384	As % of Expenditures	22.0%	Date of Last Revaluation	10/ 1/88
As % of State Average	97.2%	Per Capita	\$313	Moody's Bond Rating (1997)	Aa
		As % of State Average	30.1%	Actual Mill Rate (1997)	19.18
				Equalized Mill Rate (1996)	15.76
				% of Grand List Com/Ind (1995)	8.8%

## Housing

Housing Stock (1997)	Town	County	State	Sales Price Distribution (1996)	Town	County	State
Existing Units (total)	3,743	78,684	1,374,566	Number of Sales			
% Single Unit	77.6%	74.6%	62.9%	Less than \$100,000	67	1,251	22,254
New Permits Auth. (1997)	65	732	9,349	\$100,001-\$200,000	58	1,355	20,713
As % Existing Units	1.74%	0.93%	0.68%	\$200,001-\$300,000	55	367	6,600
Demolitions (1997)	1	54	1,193	\$300,001-\$400,000	9	98	2,730
Residential Sales (1996)	195	3,192	56,333	\$400,001 or More	6	121	4,036
Average Price	\$179,130	\$157,833	\$194,596	1996 Characteristics			
Median Price	\$174,500	\$130,000	\$138,000	Owner Occupied Dwellings	2,339	48,584	807,559
				Housing Stock Age - Pre-1950	26.0%	37.1%	33.9%
				Subsidized Housing Units	59	4,308	148,930

## Labor Force

1997	Town	County	State	Commuters (1990)	Commuters into Town from	Town Residents Commuting to	
Labor Force	5,066	99,974	1,723,300	1. Woodbury	921	Woodbury	921
Employed	4,878	95,692	1,635,400	2. Southbury	189	Waterbury	629
Unemployed	188	4,282	87,900	3. Waterbury	189	Southbury	403
Unemployment Rate	3.7%	4.3%	5.1%	4. Bethlehem	158	Danbury	333
Total Employment	2,080	63,800	1,581,700	5. Naugatuck	109	Watertown	243
Manufacturing	170	17,490	265,850	6. Watertown	104	New Milford	151
'92-'97 Growth Rate	8.9%	5.5%	4.3%	7. Oxford	45	New York	116
Daytime Population	3,197	75,784	1,740,247	8. Roxbury	42	Cheshire	90
				9. Middlebury	37	Newtown	80
				10. Morris	32	Bridgeport	75

## Quality of Life

	Town	State	Library (1996-1997)	Town	Residential Utilities
Banks (1997)	4	1,378	Total Volumes	61,642	Electric Provider
Lodging (1997)	5	756	Circulation Per Capita	12.0	Connecticut Light & Power
Day Care Facilities (1998)	7	1,651			1-800-286-2000
Infant Mortality Rate Per 1,000 Res. (1995)	0	0.099	Distance to Major Cities	Miles	Gas Provider
Crime Rate (1996) Per 1,000 Residents	15.1	40	Hartford	30	na
% Open Land (1990)	74.3%	68.8%	Boston	125	na
			New York City	73	Water Provider
			Providence	94	Municipal Provider
					Contact local provider
Hospitals (1997)	0	3			Cable Provider
Total Beds	0	276			Charter Communications of Western CT
					860-355-1131