



*New England School Development Council*

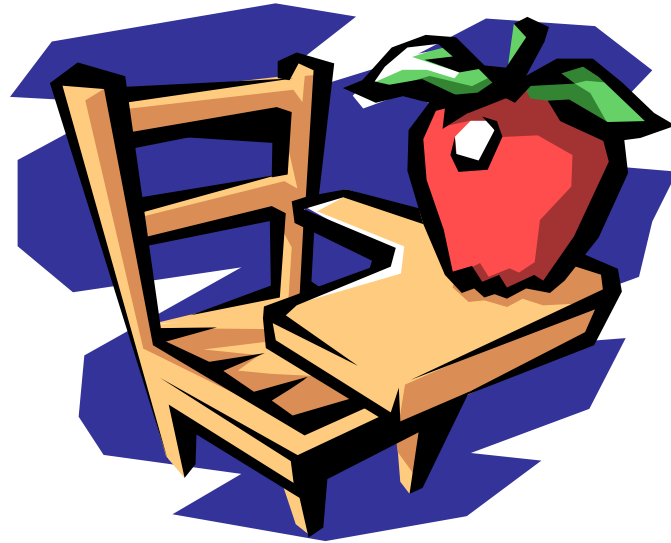
**Plymouth, CT  
Demographic Information &  
Enrollment Projections**

**May 8, 2019**

# **NESDEC PROJECT TEAM**

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# DEMOGRAPHIC ANALYSIS



# Introduction

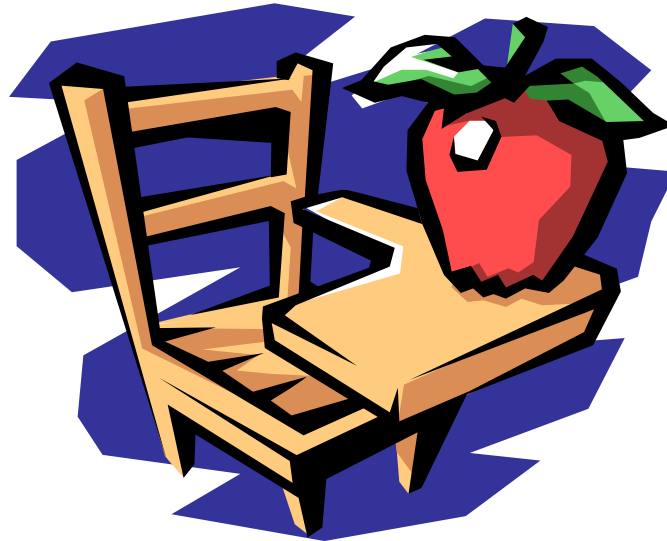
## PROJECT SCOPE

### **Enrollment Trend Analysis**

The NESDEC Team analyzed District and municipal records and data provided by Town Officials, local and regional real estate sources, The State of Connecticut, and The U.S. Census Bureau.

**Based on the Enrollment Trend Analysis, NESDEC reviewed Plymouth Grade-Level Enrollment projections.**

# Demographic Analysis



# Population Trends

**General Population** – The U.S. Census Bureau estimated that Plymouth had a population of 11,718 as of July 1, 2017, a 4.2% decline from the 2010 U.S. Census count.

# **Residential Sales Outlook**

Factors indicate that Plymouth is likely to experience accelerated housing turnover during the course of the next decade. These factors include the following:

# National and Regional Factors

On the national level, the “Baby Boomer” generation has begun turning 65 years of age at the rate of 10,000 per day, and this is projected to continue for the next 11 years. According to regional and local realtors, many from this age cohort are likely to downsize to smaller homes. *Thus, demand for apartment and condominium units is likely to increase, while the 3- and 4-bedroom homes vacated by the Boomers will most likely be purchased by families with children.*

*The Millennial Generation, born between 1980 and 1998, has been comparatively slow to marry, become parents, and purchase single-family homes. Many in this age group still have high college debt. However, many from this generation are now in their mid to late 30's, and they have decided to begin raising families and purchase single-family homes.*

According to Bloomberg, The National Association of Realtors used the U.S. Census Bureau's 2017 American Community Survey to track households with an age range of 19 to 37 in the 100 largest metro areas in the United States. The results of the study indicate that the New Haven-Milford area had the nation's highest percentage of Millennial movers (75.0%).



## **National and Regional Factors (Continued)**

NESDEC's research has found that many communities surrounding the the New Haven-Milford area (within 45 miles or an hour's drive) including Plymouth have experienced increasing sales volume. According to information provided by regional and local realtors, although prices in some of these communities have increased to a level that exceeds affordability for many Millennials, most asking prices in Plymouth are within what is considered to be an affordable Millennial range (\$220,000 and under).

# Residential Sales and Real Estate Information

## Residential Sales

### Warren Group Data – Single-family Sales

- Between 2001 and 2007, Plymouth experienced a single-family sales boom, with average yearly sales totaling 166 per year
- From 2008 to 2012, during the housing downturn, Plymouth single-family home sales averaged 90 units per year
- From 2013 to 2016, single-family home sales in Plymouth averaged 100 units per year
- In 2017 and 2018 Plymouth single-family home sales increased to 174 units (2017) and 175 units (2018). These are among the top 6 single-family home sales totals spanning a period of 32 years

### Warren Group Data – Condominium Sales

- Between 2001 and 2007, Plymouth experienced average annual condominium sales of 25 units per year
- From 2008 to 2012, Plymouth condominium sales averaged 9 units per year
- From 2013 to 2016, condominium sales in Plymouth averaged 11 units per year
- In 2017 and 2018 Plymouth condominium sales totaled 11 units (2017) and 18 units (2018)

### Warren Group Data – Median single-family Home Prices

- During the housing boom, median sales prices for Plymouth single-family homes peaked at \$202,000 per unit
- By 2012, median prices had declined to \$163,500
- In 2018, median single-family home prices reached \$175,000 (still within “affordable range” for Millennials)

# Additional Residential and Realtor Information

## Realtor Information

- Sales volume has increased significantly since 2012-13
- Days on the market have continued to diminish
- Multiple bid situations have been occurring if property is properly priced.
- Common selling price range is \$220,000 and under
- Boomers are downsizing and selling empty-nester 3 and 4-bedroom homes. Families with children are almost always the buyers
- Millennials are buying in the under \$220,000 price range, often as first-time buyers
- Factors affecting sales:
  - Positives:
    - A new industrial park has provided increased tax support to the town
    - Lower interest rates
  - Negatives:
    - The commute to Hartford is difficult

# Information gained from the Plymouth Planning Office Department

## Approved Projects Under Construction

### Single-Family

- No new single-family subdivisions approved, under construction, awaiting construction or awaiting approval

### Apartment Projects

- Prospect Place: Prospect Street School approved in February 2019; no construction yet
  - 28 units in existing building: 1- and 2-bedroom units
  - An additional 30 units on the property (former field space): 1- and 2-bedroom (Some 2-bedroom units will have an open loft that can be used as a bedroom)
  - Not age-restricted

### Condos

- No condos approved, under construction, awaiting construction or awaiting approval

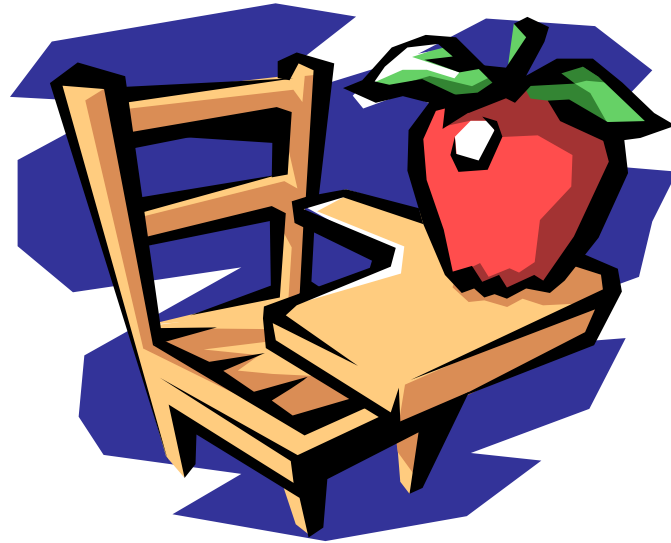
The Planning Department did not identify any major changes that would either accelerate or impede future development.

# Assumptions of the NESDEC Enrollment Projections

The NESDEC enrollment forecast for Plymouth was based upon the cumulative effect of several factors, including:

- A steady rise in the number of single-family sales beginning in 2016 and continuing for the foreseeable future (see data above)
- Realtor and Plymouth Planning Department Information (see data above)
- Continued economic stability on the national and regional levels

# ENROLLMENT HISTORY AND PROJECTIONS



# Plymouth, CT Historical Enrollment

School District: Plymouth, CT revised

5/2/2019

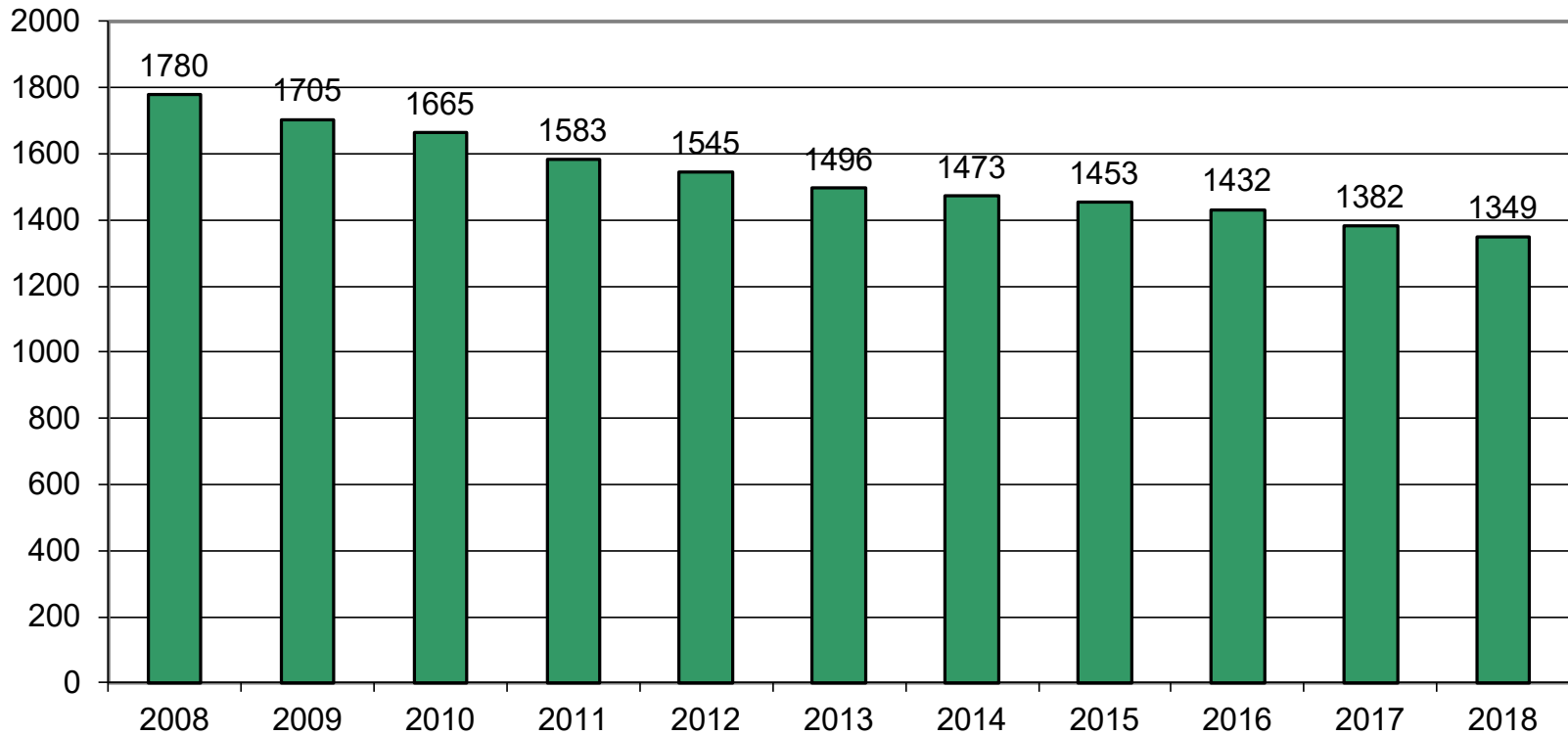
Historical Enrollment By Grade																			
Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2003	142	2008-09	68	117	109	124	142	129	128	153	165	157	151	140	126	139	0	1780	1848
2004	114	2009-10	77	105	114	106	126	145	133	133	154	168	116	142	139	124	0	1705	1782
2005	120	2010-11	62	101	109	110	109	125	143	152	131	158	131	133	135	128	0	1665	1727
2006	136	2011-12	62	104	89	108	111	112	126	143	153	131	119	137	137	113	0	1583	1645
2007	126	2012-13	58	92	117	94	108	114	111	125	145	152	121	110	141	115	0	1545	1603
2008	130	2013-14	68	111	85	120	96	108	109	113	123	144	132	106	111	138	0	1496	1564
2009	93	2014-15	69	98	112	93	125	101	112	114	116	126	122	130	103	121	0	1473	1542
2010	125	2015-16	55	100	90	120	97	125	104	111	117	109	124	128	121	107	0	1453	1508
2011	106	2016-17	55	83	90	86	115	94	131	108	110	121	110	126	135	123	0	1432	1487
2012	100	2017-18	71	95	82	92	92	119	102	132	110	108	98	97	128	127	0	1382	1453
2013	90	2018-19	70	91	99	82	90	98	120	105	137	112	94	95	103	123	0	1349	1419

Historical Enrollment in Grade Combinations									
Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2008-09	817	749	902	1224	603	475	322	878	556
2009-10	806	729	862	1184	588	455	322	843	521
2010-11	759	697	849	1138	584	441	289	816	527
2011-12	712	650	793	1077	553	427	284	790	506
2012-13	694	636	761	1058	533	422	297	784	487
2013-14	697	629	742	1009	489	380	267	754	487
2014-15	710	641	755	997	468	356	242	718	476
2015-16	691	636	747	973	441	337	226	706	480
2016-17	654	599	707	938	470	339	231	725	494
2017-18	653	582	714	932	452	350	218	668	450
2018-19	650	580	685	934	474	354	249	664	415

Historical Percentage Changes			
Year	K-12	Diff.	%
2008-09	1780	0	0.0%
2009-10	1705	-75	-4.2%
2010-11	1665	-40	-2.3%
2011-12	1583	-82	-4.9%
2012-13	1545	-38	-2.4%
2013-14	1496	-49	-3.2%
2014-15	1473	-23	-1.5%
2015-16	1453	-20	-1.4%
2016-17	1432	-21	-1.4%
2017-18	1382	-50	-3.5%
2018-19	1349	-33	-2.4%
Change		-431	-24.2%

# Plymouth, CT Historical Enrollment

K-12, 2008-2018





# Plymouth, CT Projected Enrollment

School District: Plymouth, CT revised

5/2/2019

Enrollment Projections By Grade*																				
Birth Year	Births		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2013	90		2018-19	70	91	99	82	90	98	120	105	137	112	94	95	103	123	0	1349	1419
2014	78		2019-20	71	74	88	99	82	92	103	123	107	137	101	90	99	100	0	1295	1366
2015	103		2020-21	72	98	72	88	99	84	96	106	125	107	123	97	94	96	0	1285	1357
2016	98	(prov.)	2021-22	73	93	95	72	88	101	88	98	108	125	96	118	101	91	0	1274	1347
2017	96	(prov.)	2022-23	74	91	90	95	72	90	106	90	100	108	113	92	123	98	0	1268	1342
2018	93	(est.)	2023-24	75	88	88	90	95	74	94	109	91	100	97	108	96	120	0	1250	1325
2019	94	(est.)	2024-25	76	89	85	88	90	97	77	96	111	91	90	93	113	93	0	1213	1289
2020	97	(est.)	2025-26	77	92	86	85	88	92	102	79	98	111	82	86	97	110	0	1208	1285
2021	95	(est.)	2026-27	78	91	89	86	85	90	96	105	80	98	100	79	90	94	0	1183	1261
2022	95	(est.)	2027-28	79	90	88	89	86	87	94	98	107	80	88	96	82	88	0	1173	1252
2023	95	(est.)	2028-29	80	90	87	88	89	88	91	96	100	107	72	84	100	80	0	1172	1252

Note: Ungraded students (UNGR) often are HS students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births

Based on children already born

Based on students already enrolled

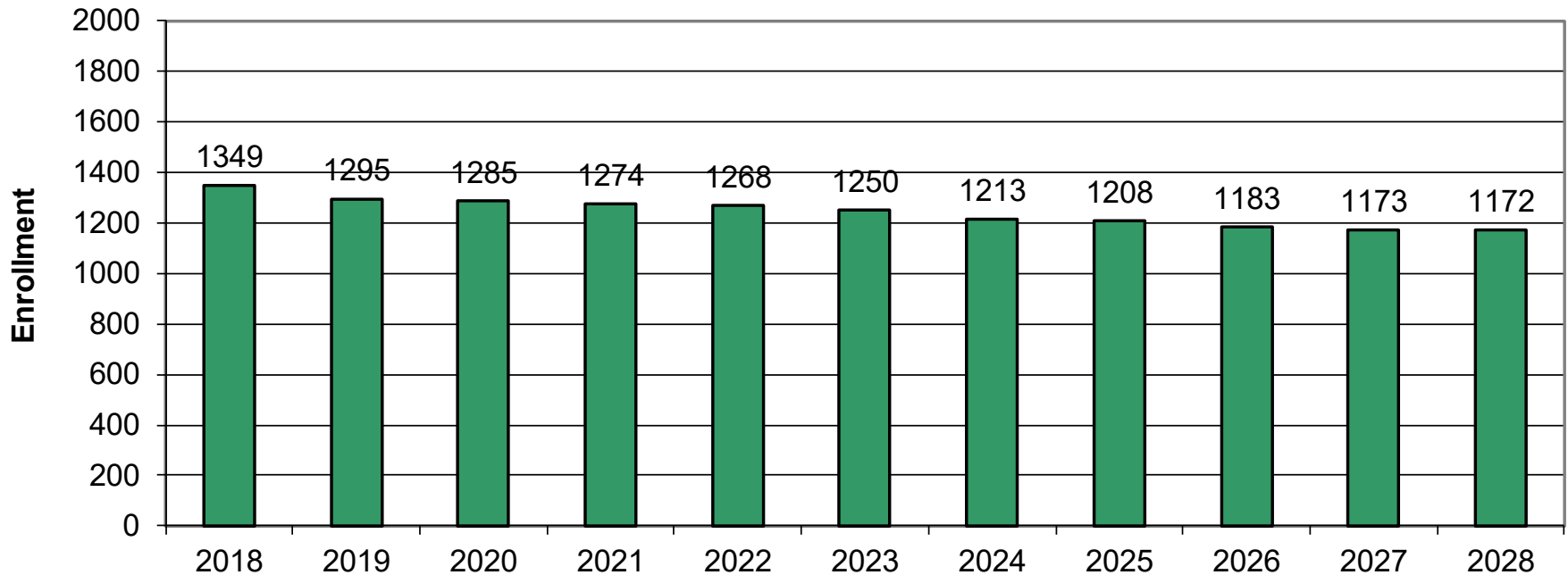
Projected Enrollment in Grade Combinations*									
Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2018-19	650	580	685	934	474	354	249	664	415
2019-20	609	538	661	905	470	367	244	634	390
2020-21	609	537	643	875	434	338	232	642	410
2021-22	610	537	635	868	419	331	233	639	406
2022-23	618	544	634	842	404	298	208	634	426
2023-24	604	529	638	829	394	300	191	612	421
2024-25	602	526	622	824	375	298	202	591	389
2025-26	622	545	624	833	390	288	209	584	375
2026-27	615	537	642	820	379	283	178	541	363
2027-28	613	534	632	819	379	285	187	541	354
2028-29	613	533	629	836	394	303	207	543	336

Projected Percentage Changes			
Year	K-12	Diff.	%
2018-19	1349	0	0.0%
2019-20	1295	-54	-4.0%
2020-21	1285	-10	-0.8%
2021-22	1274	-11	-0.9%
2022-23	1268	-6	-0.5%
2023-24	1250	-18	-1.4%
2024-25	1213	-37	-3.0%
2025-26	1208	-5	-0.4%
2026-27	1183	-25	-2.1%
2027-28	1173	-10	-0.8%
2028-29	1172	-1	-0.1%
Change		-177	-13.1%

\*Projections should be updated annually to reflect changes in in/out-migration of families, real estate sales, residential construction, births, and similar factors.

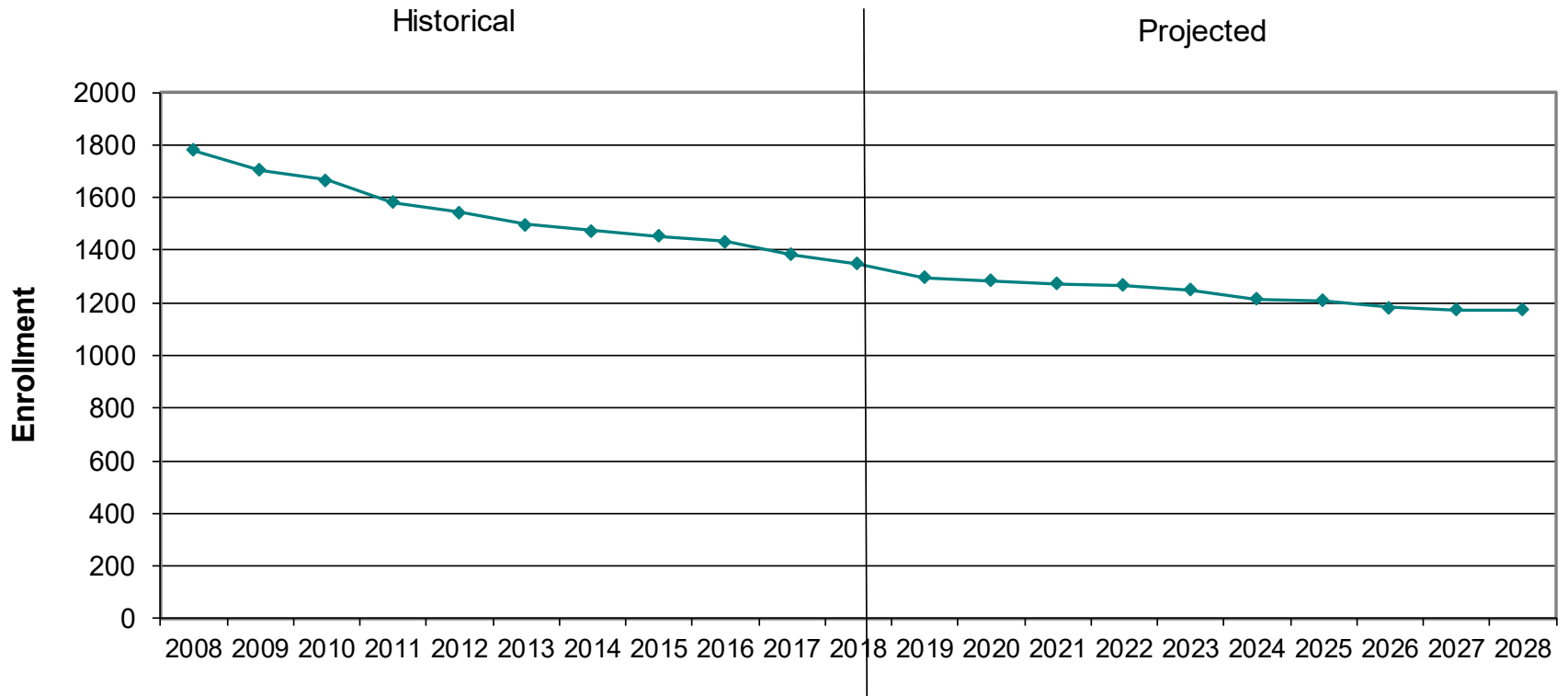
# Plymouth, CT Projected Enrollment

K-12 To 2028 Based On Data Through School Year 2018-19

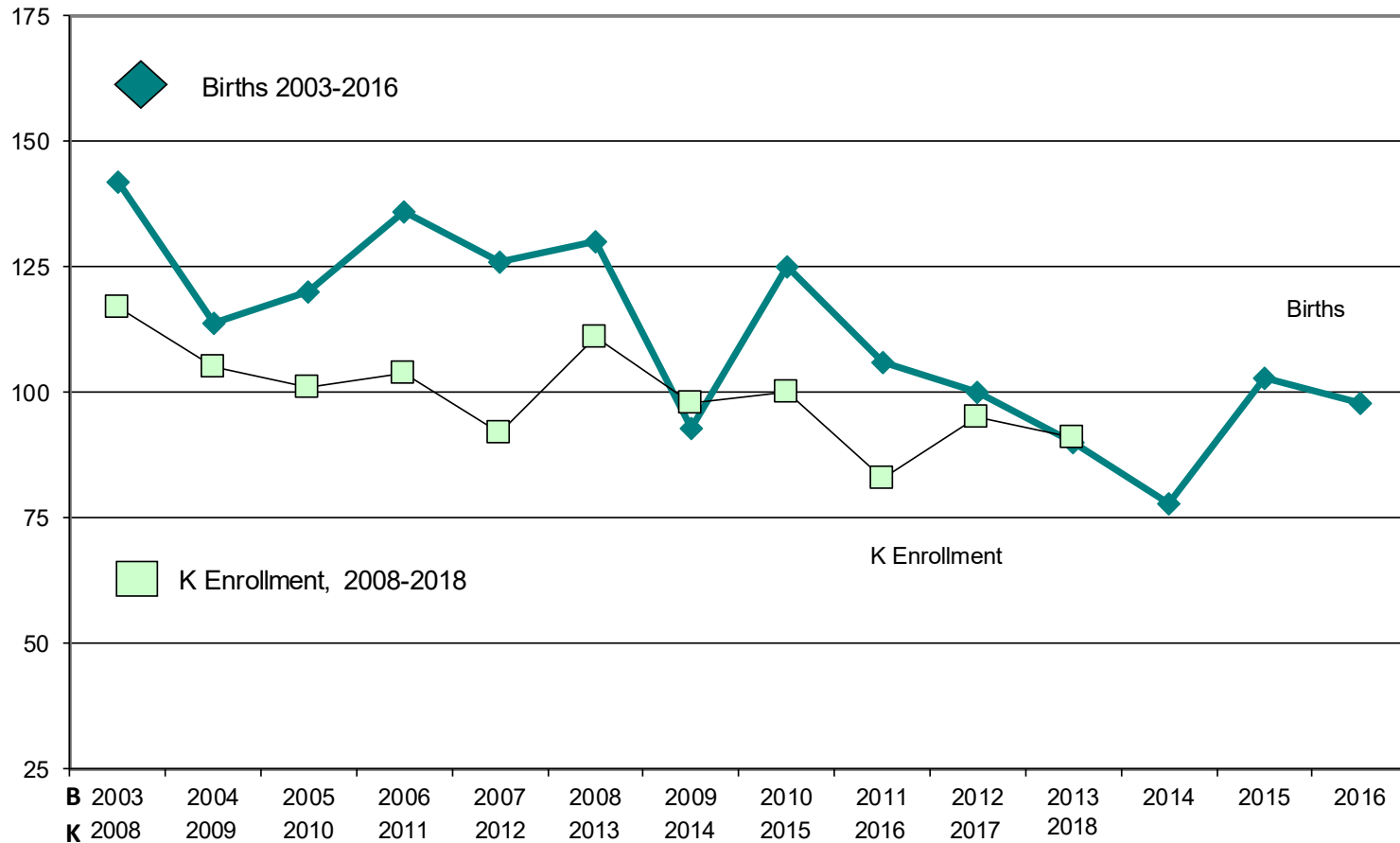


# Plymouth, CT Historical & Projected Enrollment

**K-12, 2008-2028**



# Plymouth, CT Birth-to-Kindergarten Relationship



# Plymouth, CT Additional Data

Building Permits Issued		
Year	Single-Family	Multi-Units
2005	23	0
2014	6	0
2015	5	0
2016	5	0
2017	5	0
2018	n/a	n/a

Source: HUD and Building Department

Enrollment History		
Year	Career-Tech 9-12 Total	Non-Public K-12 Total
2005-06	99	2000-01 = 181
2014-15	100	n/a
2015-16	81	n/a
2016-17	63	n/a
2017-18	84	n/a
2018-19	83	n/a

Residents in Non-Public Independent and Parochial Schools (General Education)														
Enrollments as of Oct. 1	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 TOTAL
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

K-12 Home-Schooled Students	
2018	0

K-12 Residents "Choiced-out", or in Charter or Magnet Schools	
2018	118 *

\* 2016 = 140

K-12 Special Education Outplaced Students	
2018	13 *

\* 2016 = 22

K-12 Choiced-In, Tuitioned-In, & Other Non-Residents	
2018	0

The above data were used to assist in the preparation of the enrollment projections. If additional demographic work is needed, please contact our office.

**NESDEC commends Plymouth for commissioning this study. The town is engaged in thoughtful, data-based planning and prudent use of available resources. Planning for municipal and school needs begins with a firm grounding in community data and accurate forecasting of future population and school enrollments.**



*New England School Development Council*

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**BEST WISHES  
FROM THE  
NESDEC  
PLYMOUTH TEAM**

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