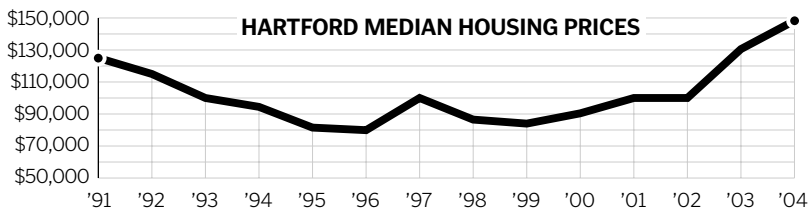
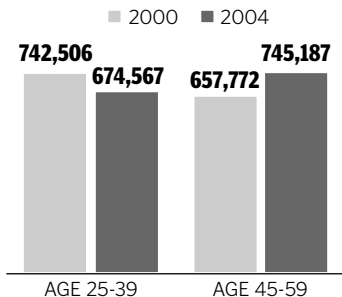


Is Urban Living Act II For The Baby Boomers?

A demographic shift that has Connecticut's population of young adults shrinking and the number of middle-aged adults growing is coinciding with rising housing prices in Hartford. Developers say they believe the growing population of empty-nesters represents a rich urban housing opportunity.

CONNECTICUT POPULATION



No Dough

In 2000, wealthy households were scarce in Hartford. City dwellers had a lower income in Hartford, relative to their suburban neighbors, than in any other large metro area in the United States.

Percentage of households with incomes over \$125,000

City dwellers' income as a percentage of suburb dwellers' income

Washington, DC	11.0%
Charlotte, N.C.	10.1%
Seattle	9.7%
Los Angeles	8.8%
New York	8.6%
Boston	7.6%
Chicago	6.8%
Minneapolis	6.0%
Portland, Ore.	5.8%
Nashville	5.6%
Indianapolis	5.3%
Providence	4.4%
Pittsburgh	4.1%
Columbus, Ohio	3.7%
Baltimore	3.6%
Philadelphia	3.3%
Newark, N.J.	2.7%
Hartford	2.3%
Cleveland	1.7%

MOST DISPARATE

Hartford	49.19%
Detroit	54.55%
Milwaukee	58.28%
Cleveland	59.86%
Philadelphia	61.16%
New York	65.23%
Rochester, N.Y.	67.37%
St. Louis	67.92%
Buffalo, N.Y.	68.57%

LEAST DISPARATE

Los Angeles	99.91%
Orlando, Fla.	99.92%
Tampa, Fla.	100.89%
Raleigh, N.C.	102.20%
Atlanta	103.30%
San Diego	105.39%
Salt Lake City	105.73%
Las Vegas	105.88%
Greensboro, N.C.	109.22%
Seattle	121.79%
Charlotte, N.C.	124.83%

SOURCES: U.S. Census Bureau, Capitol Region Council of Governments, Brookings Institution.