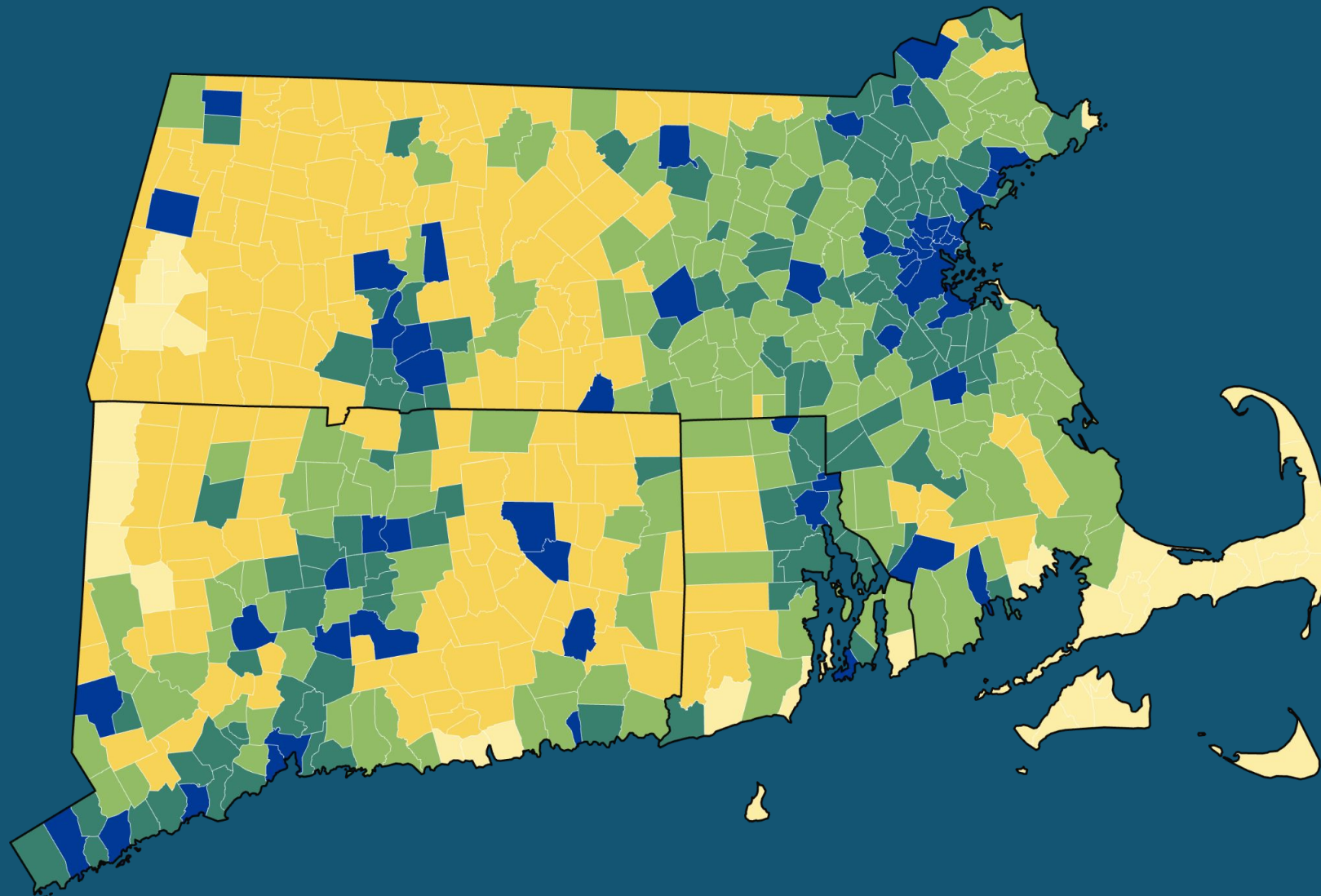


One Region, Many Realities:

Planning Across a Fractured Southern New England



Southern New England APA
Conference

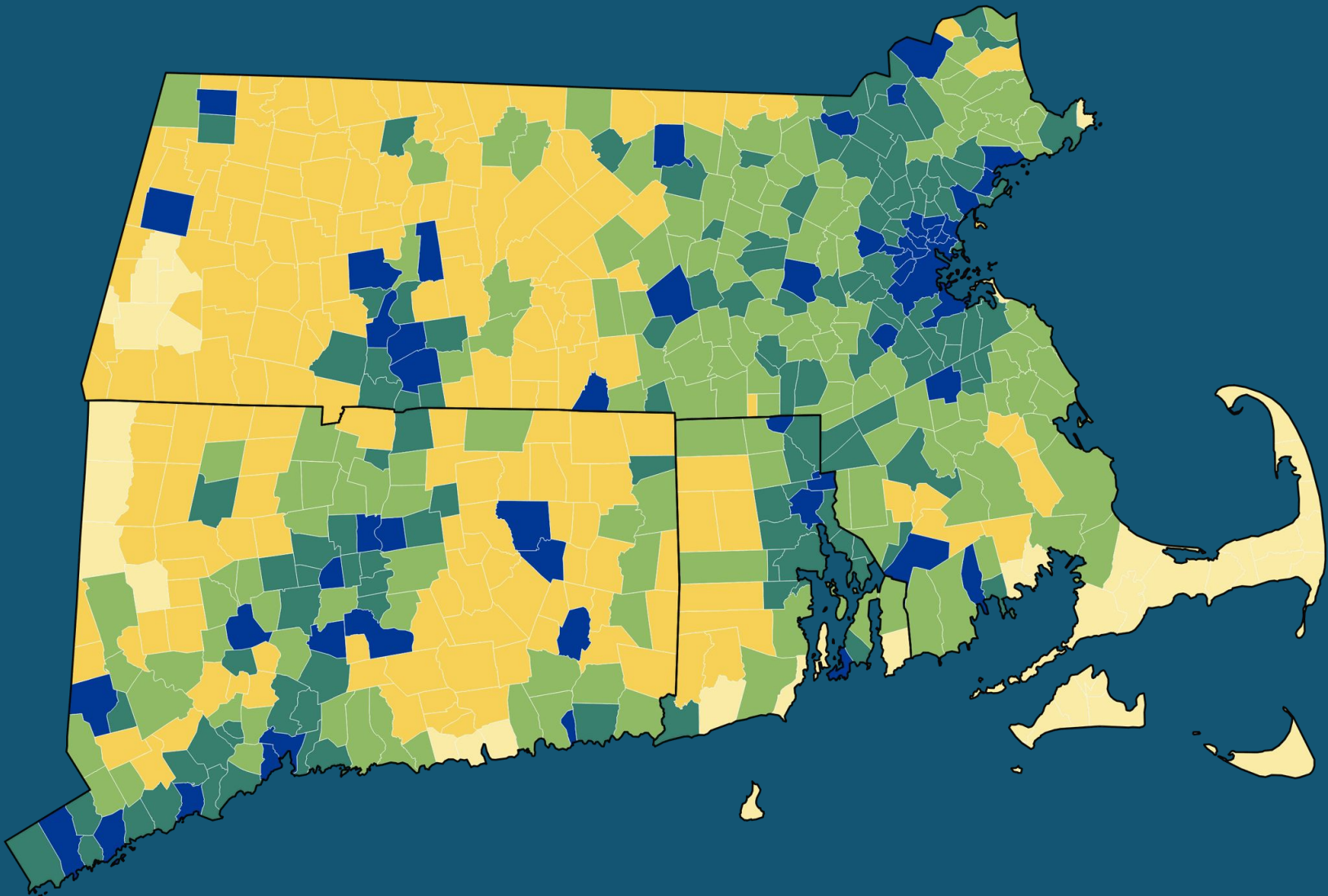
October
2026

Place Type

- Urban core
- Compact suburb and small city
- Low-density suburb
- Rural and exurban town
- Seasonal and resort

By place type: municipalities and people

Urban core	54 towns, 4.5M people
Compact suburb and small city	128 towns, 3.9M people
Low-density suburb	152 towns, 2.2M people
Rural and exurban town	181 towns, 0.8M people
Seasonal and resort	44 towns, 0.4M people



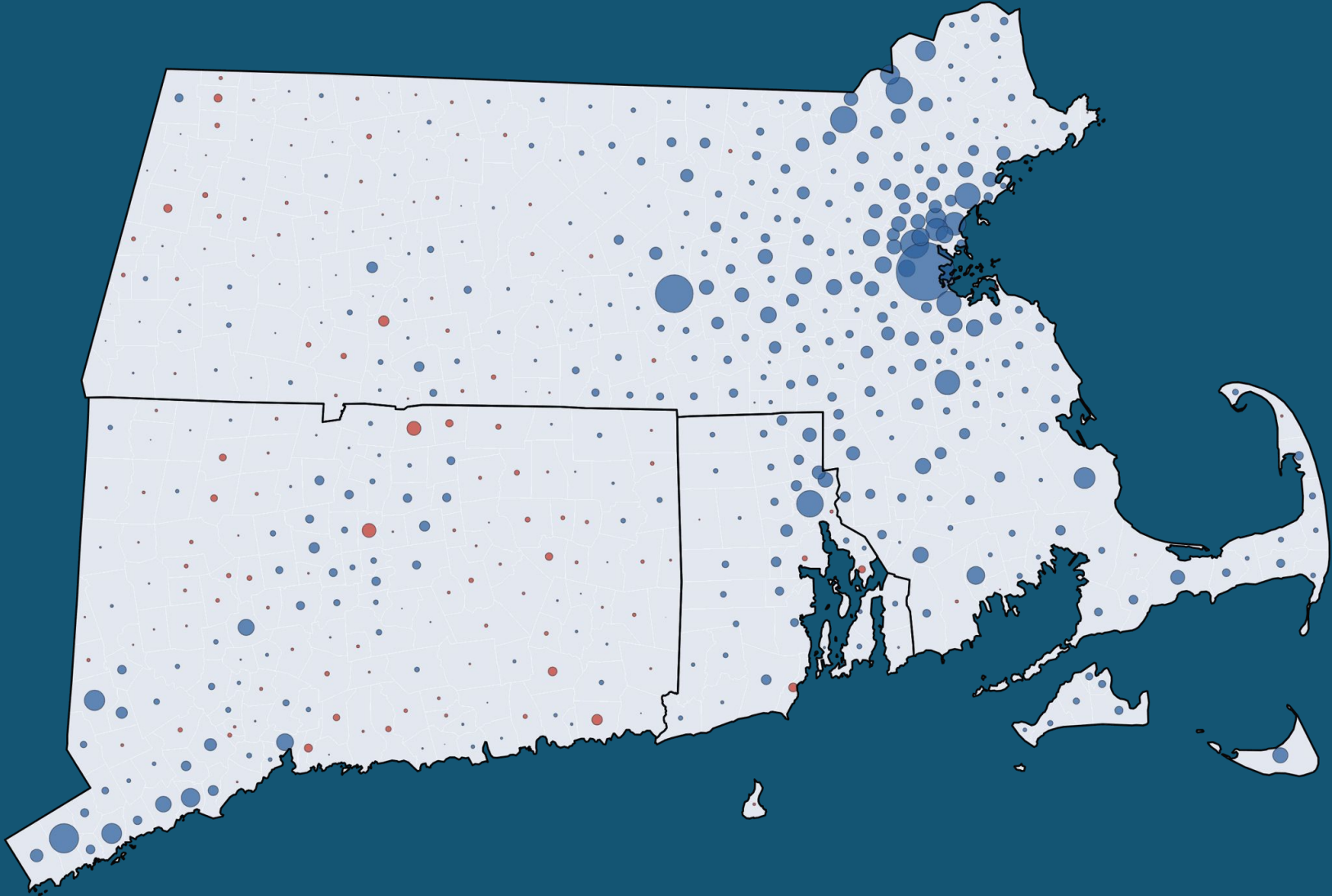
Southern New England Atlas
Five place types derived from multiple datasets, including density, education, income, growth trends, and seasonal homes.

Population Change (proportional symbols)

- Growth
- Decline

By place type: total population change, 2010 to 2024

Urban core		+329,876
Compact suburb and small city		+207,190
Low-density suburb		+122,990
Rural and exurban town		+7,806
Seasonal and resort		+23,276

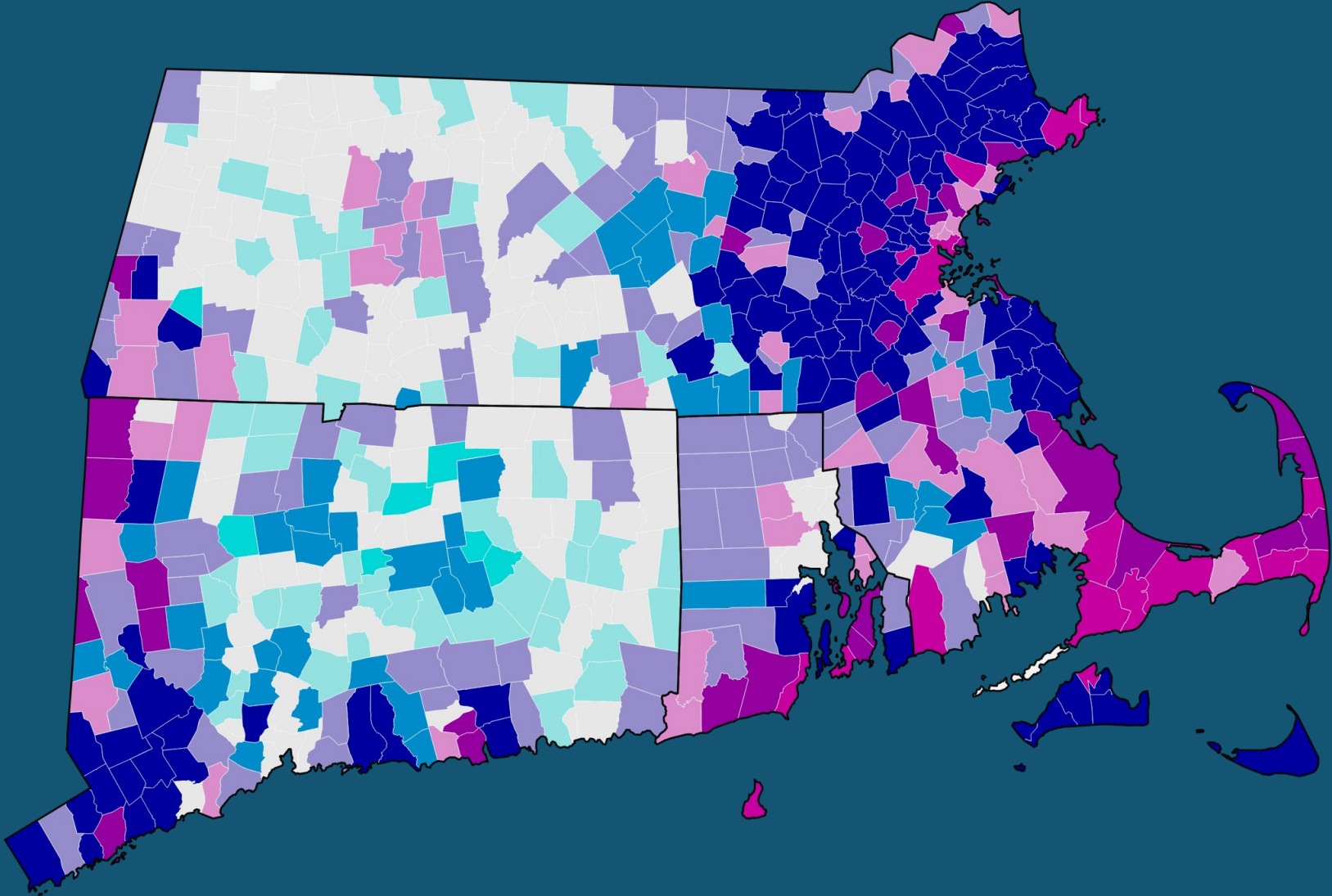
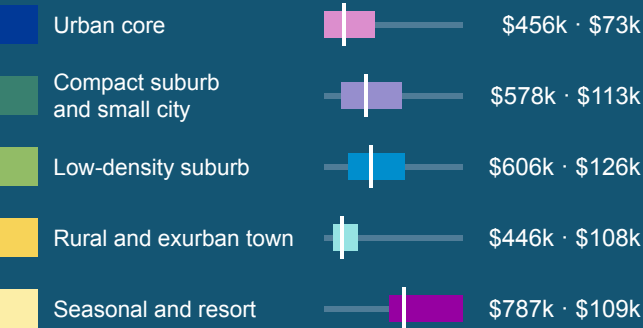


Southern New England Atlas
2010–2024 population change, people: circle size = magnitude, color = growth (blue) vs decline (red). Suppressed under 200 2010 population. Sized on the same scale as Housing Growth, for comparison.

Home Value × Income (bivariate)



By place type: median municipality, home value (bar) · income

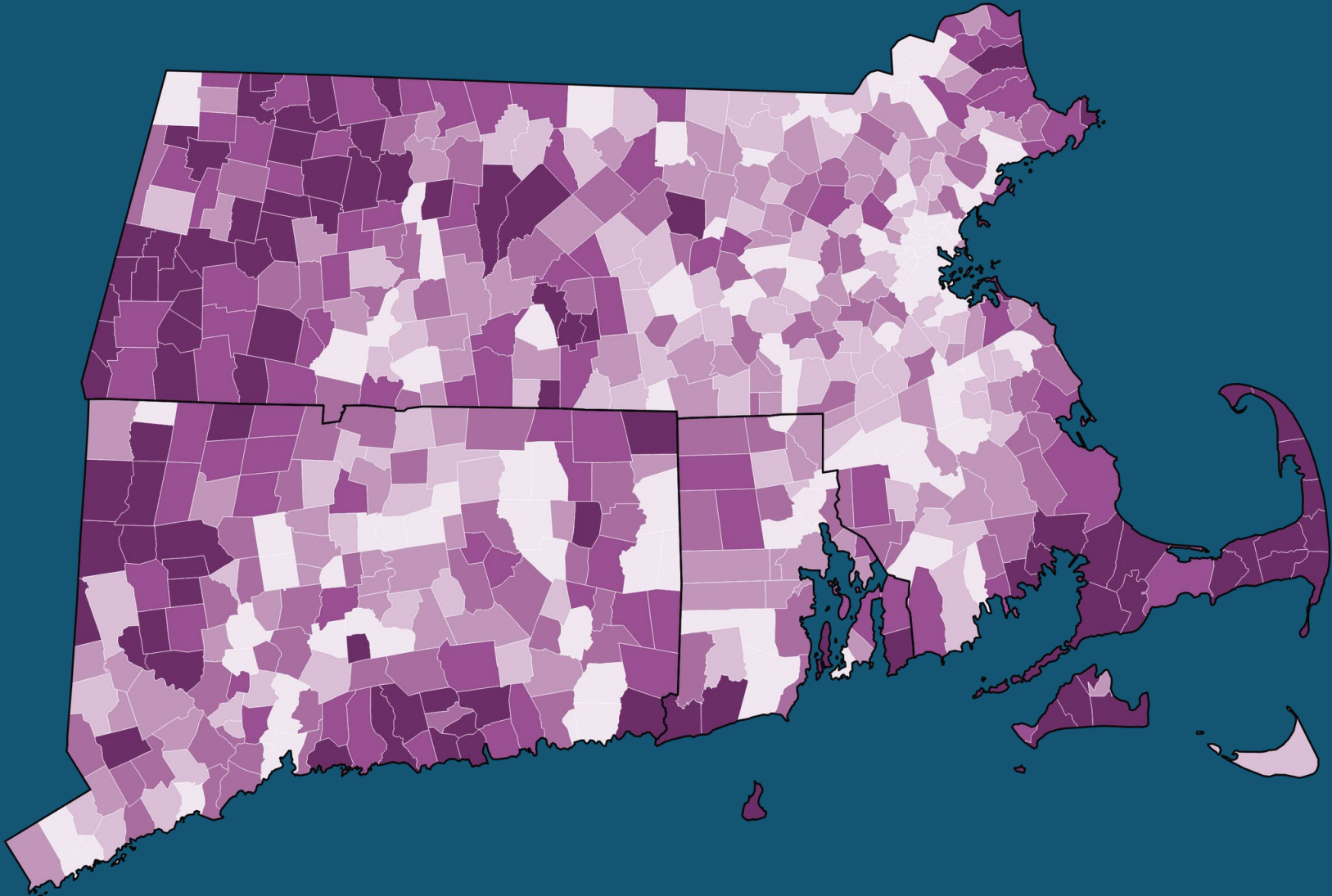
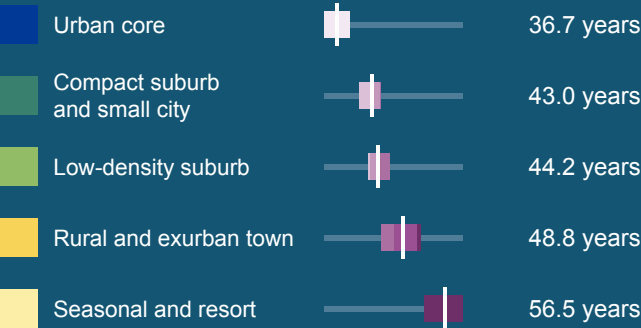


Southern New England Atlas
Zillow ZHVI and median household income, each split into thirds (9 combined classes)

Median Age

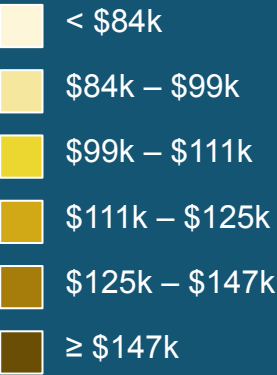


By place type: median municipality, and the middle half of its municipalities

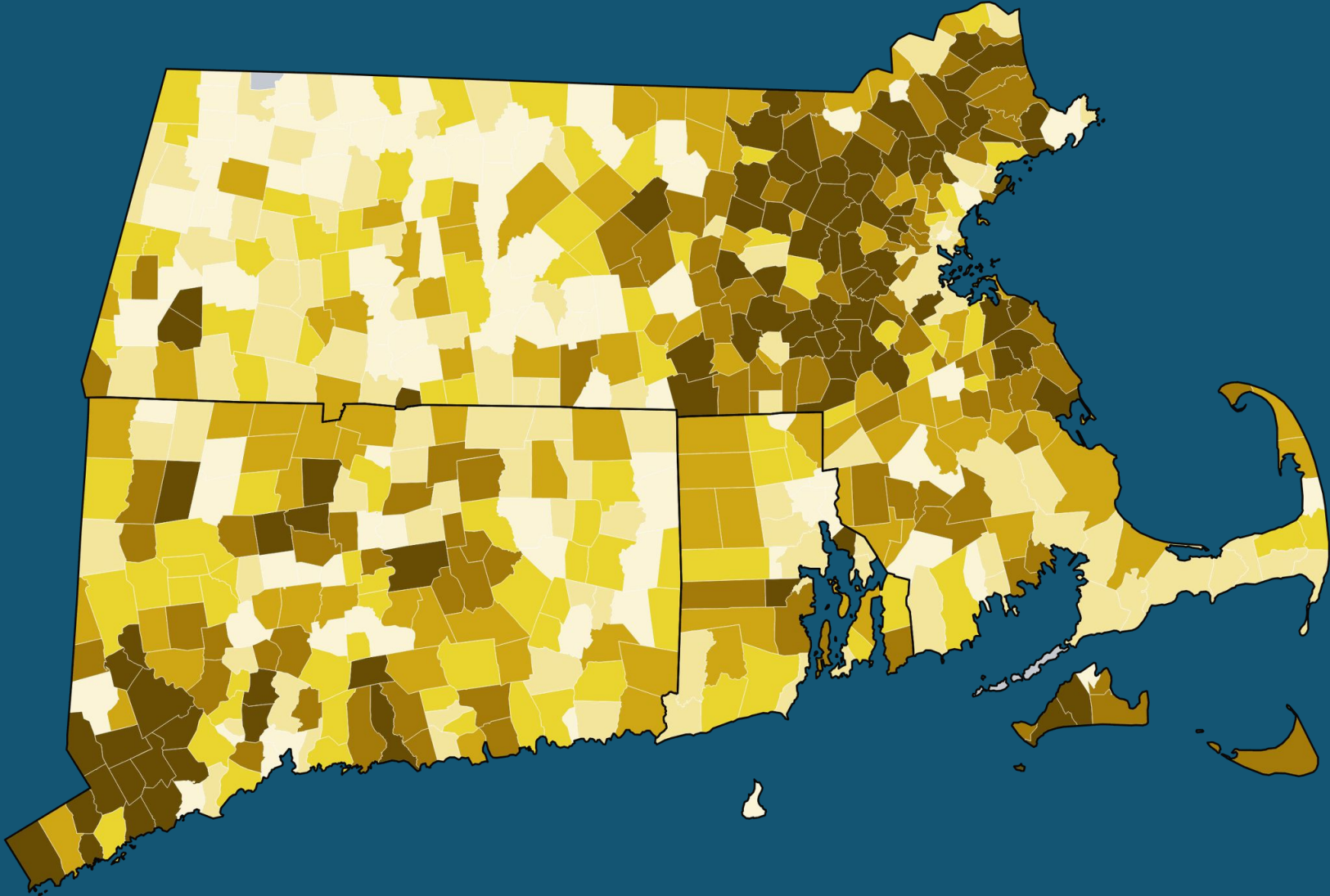
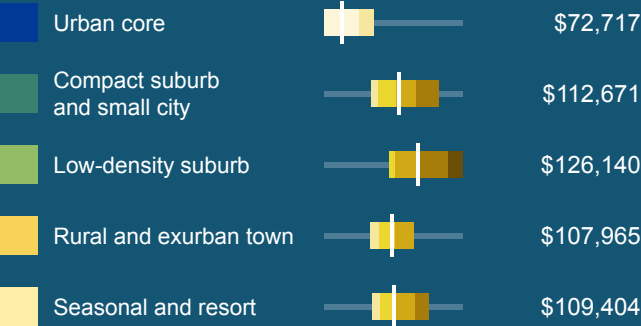


Southern New England Atlas
ACS 2020–2024. The panel's clearest demographic gradient: the average median age rises at every step down the size ladder, from 35.1 in the Regional Cities to 48.1 in the Nature Towns.

Median Household Income



By place type: median municipality, and the middle half of its municipalities



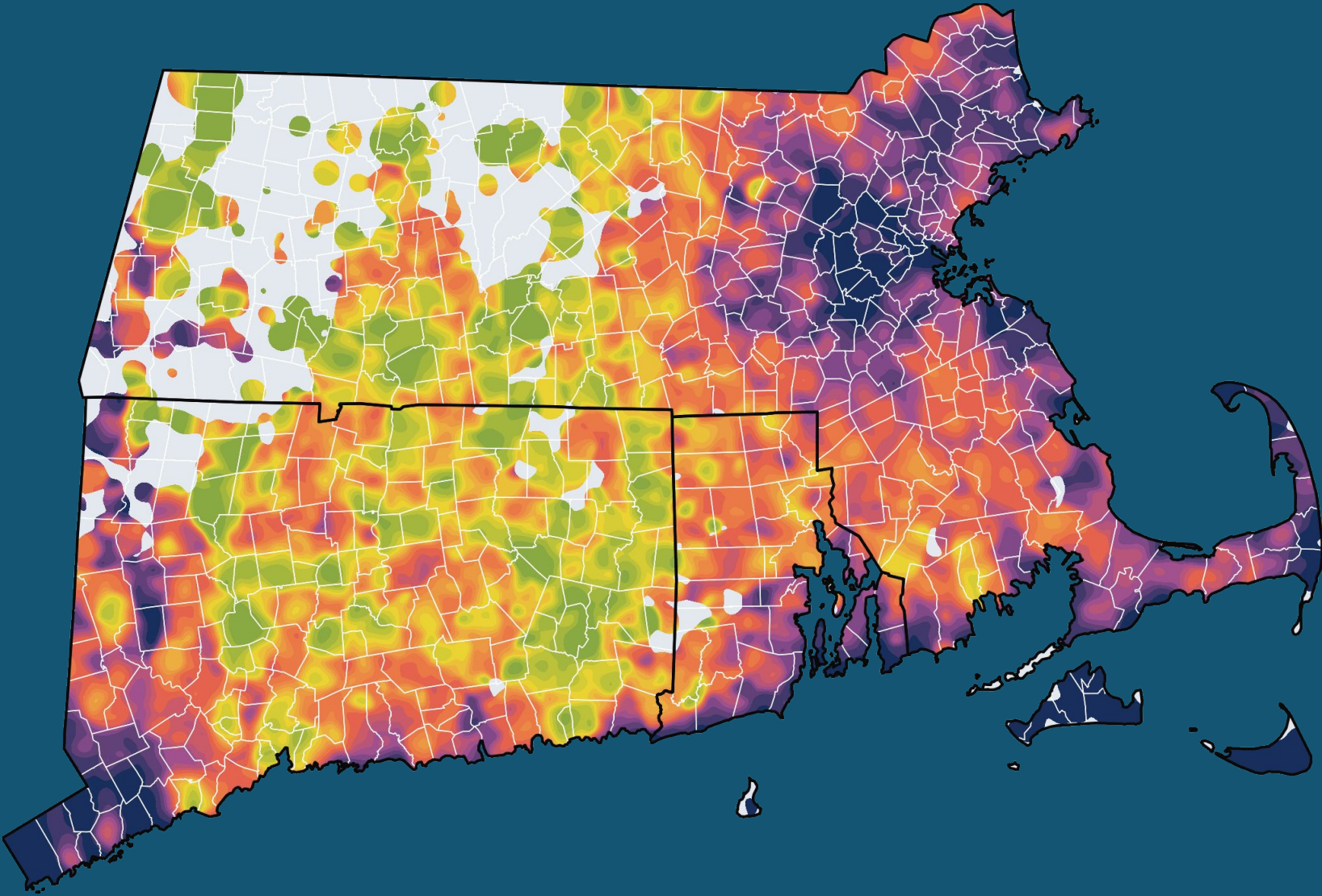
Southern New England Atlas
 ACS 2020–2024, 2024 inflation-adjusted dollars

Home sale prices



By place type: median sale, and the middle half of sales
(3-bedroom equivalent, 2026 prices)

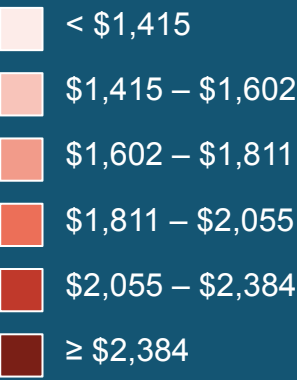
Urban core		\$455k
Compact suburb and small city		\$503k
Low-density suburb		\$503k
Rural and exurban town		\$424k
Seasonal and resort		\$688k



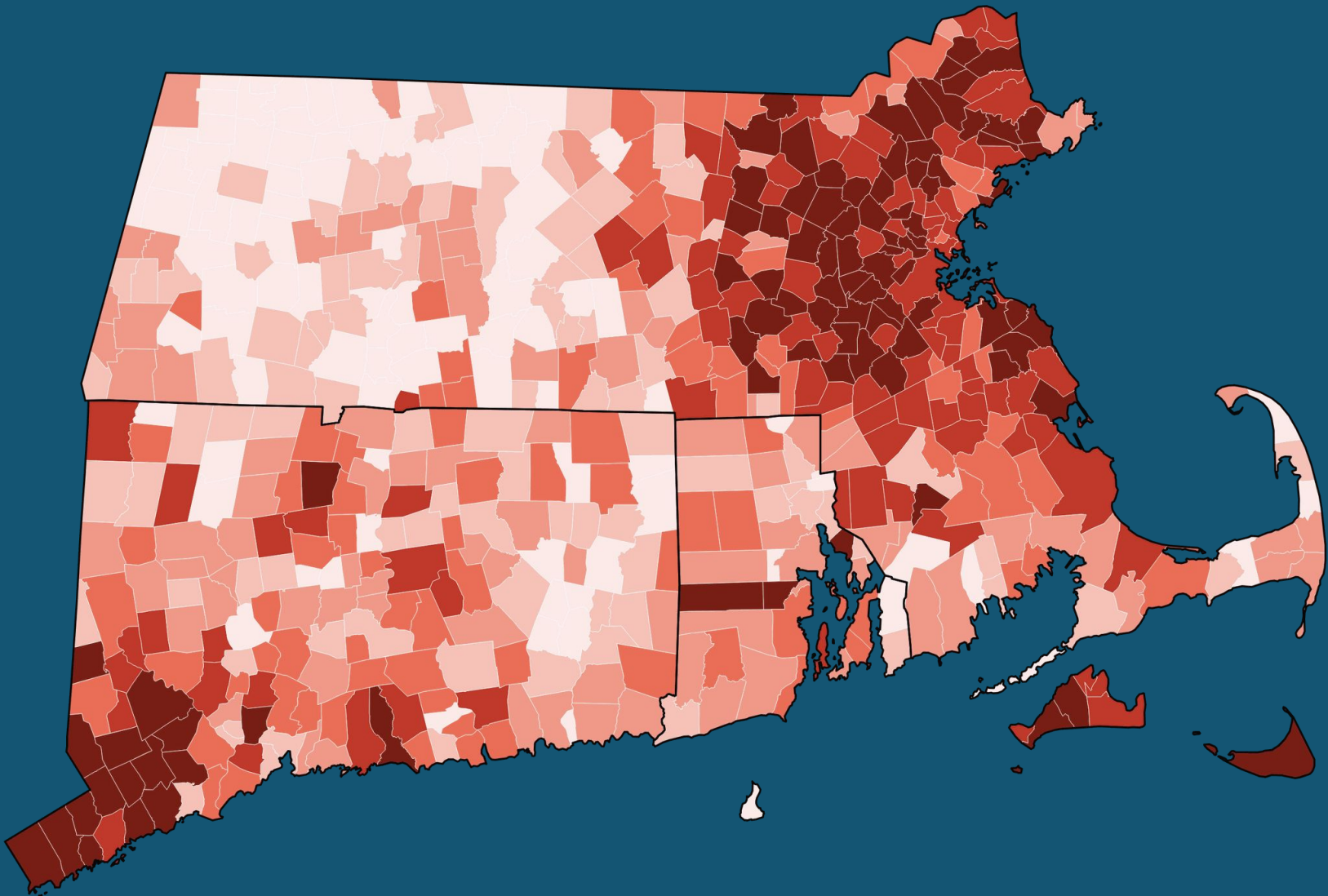
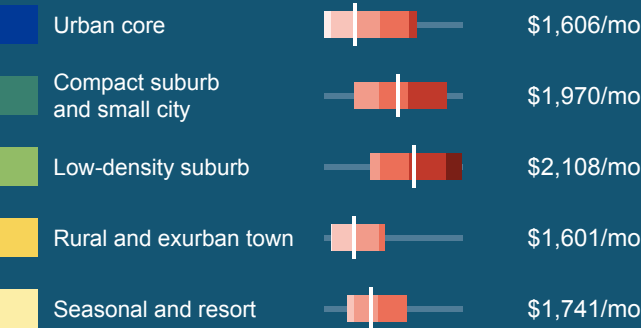
RentCast recorded sales, May 2021 to April 2026

A smoothed surface of 472,303 recorded home sales over five years, each restated as a 3-bedroom home at 2026 prices, the method behind the home prices layer on maps.communityscale.io. Each cell averages the sales within about 1.5 km and is left blank where there are too few. Twenty classes split Southern New England's own range into equal areas, from under \$259k to \$990k or more; the regional median cell is \$445k.

Median Monthly Housing Costs

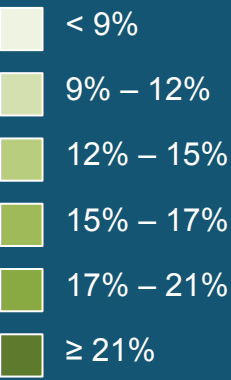


By place type: median municipality, and the middle half of its municipalities

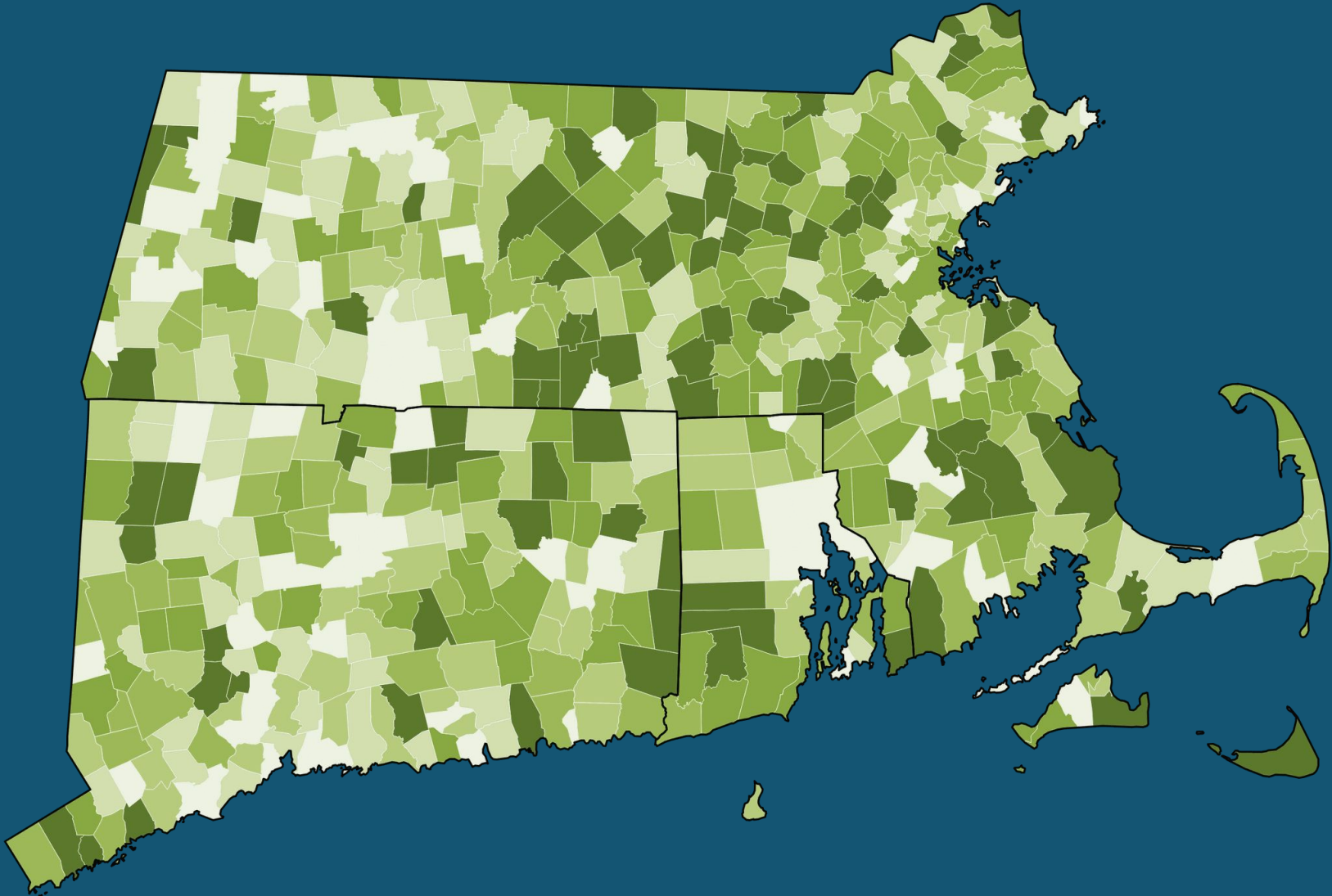
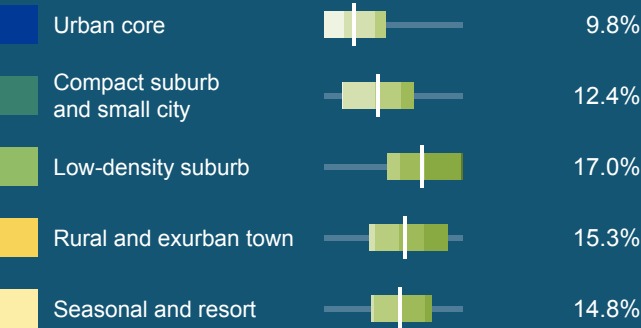


Southern New England Atlas
 ACS 2020–2024 (B25105), all occupied units with housing costs; the cost measure the SNEAPA panel is built on

% Housing Built Since 2000

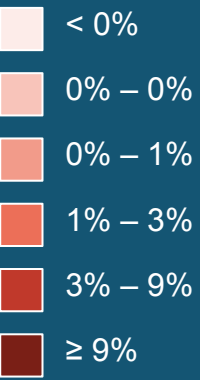


By place type: median municipality, and the middle half of its municipalities

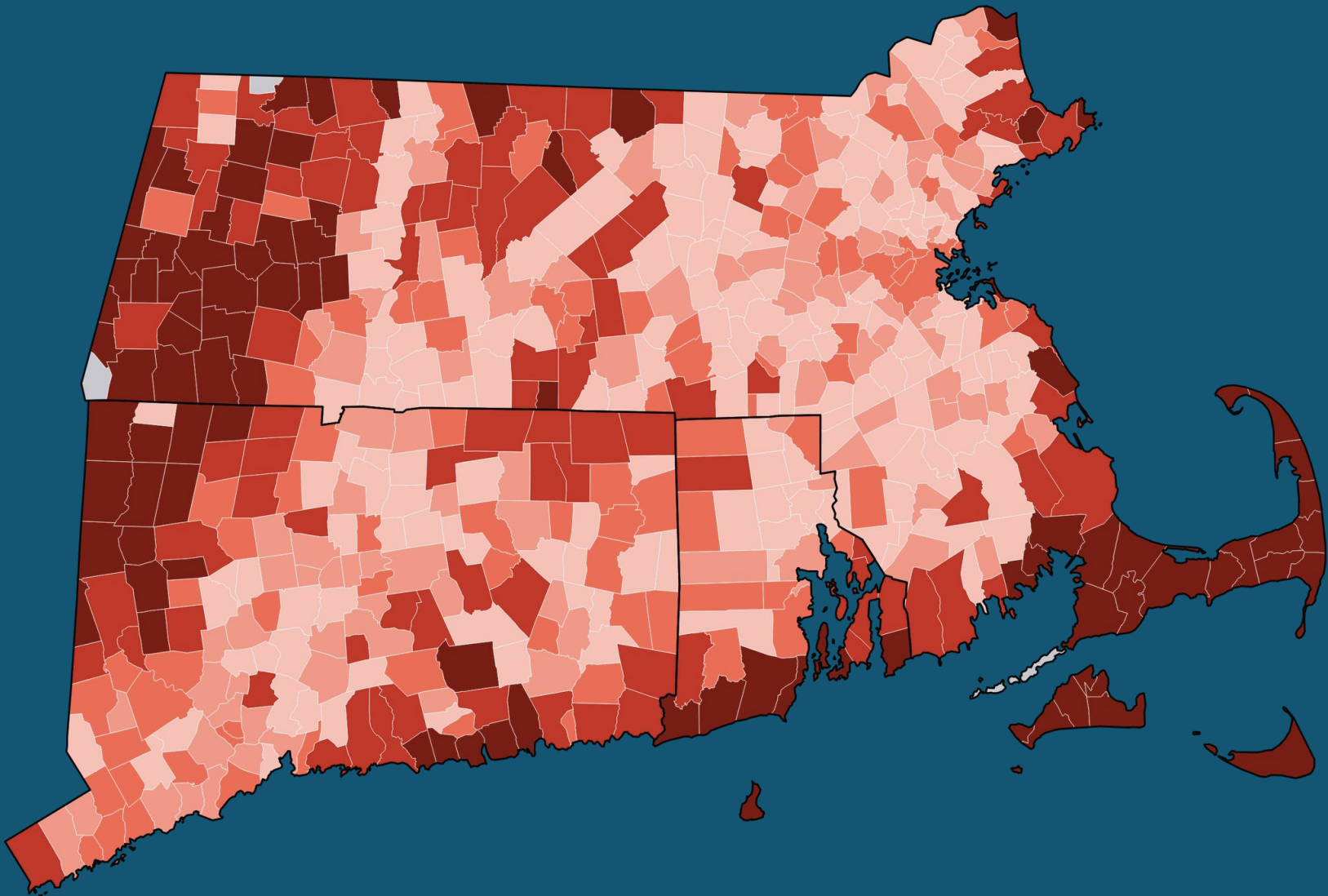


Southern New England Atlas
Share of housing units built in 2000 or later, ACS 2020–2024 (B25034). The panel's production measure: highest in the Nature Towns (16.2%), lowest in the Regional Cities (10.6%).

% Seasonal / Second Homes

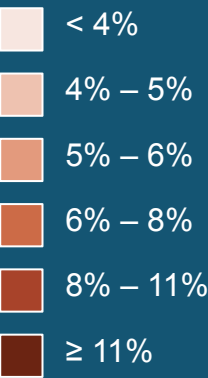


By place type: median municipality, and the middle half of its municipalities

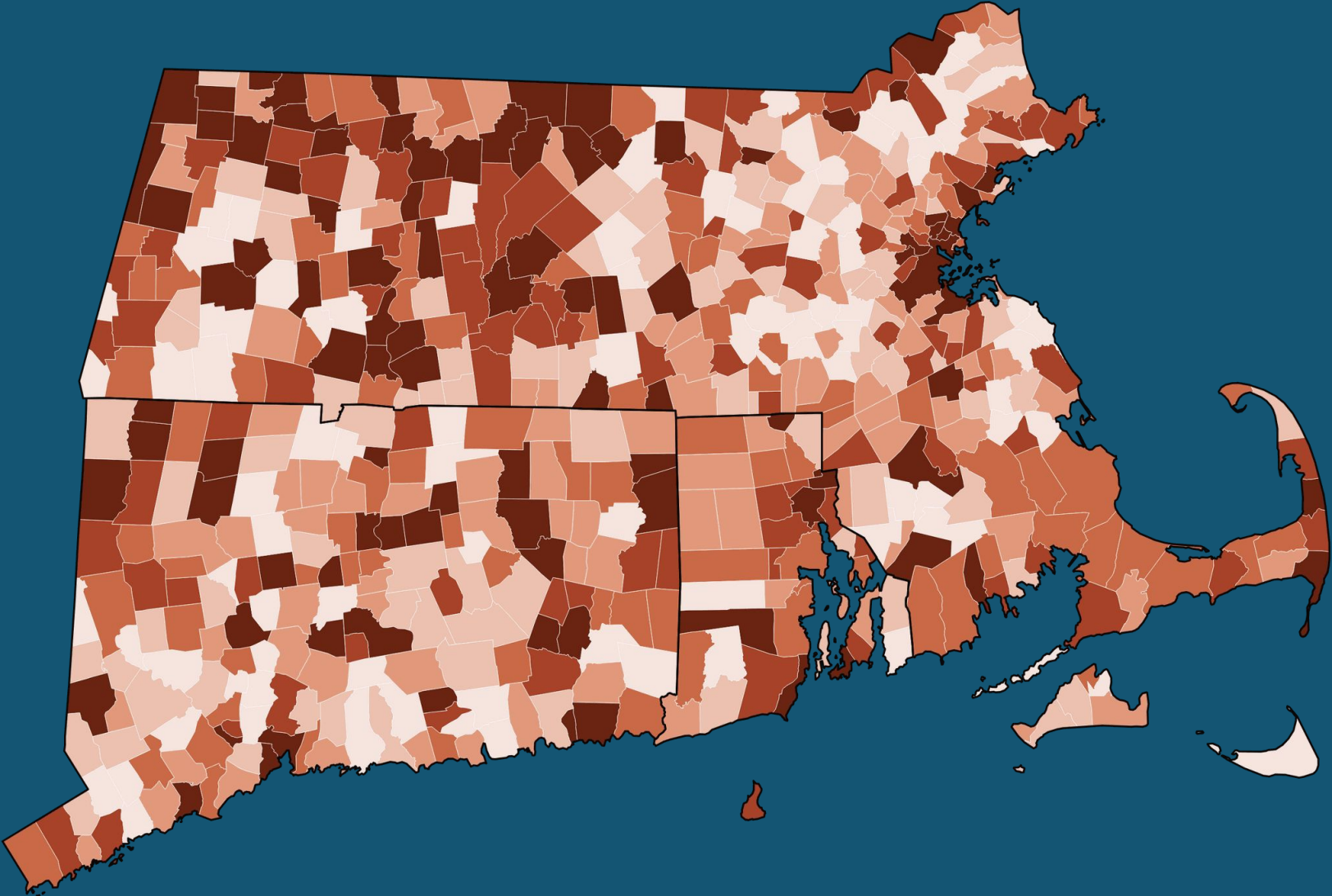
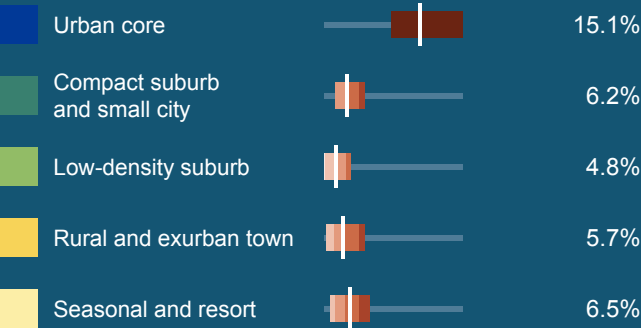


Southern New England Atlas
Vacant, for seasonal or recreational use, share of all units, ACS 2020–2024. Suppressed under 200 population.

Poverty Rate

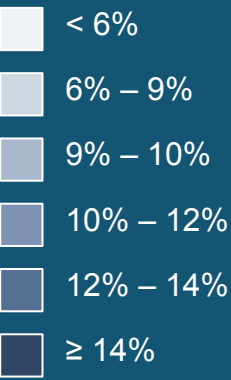


By place type: median municipality, and the middle half of its municipalities

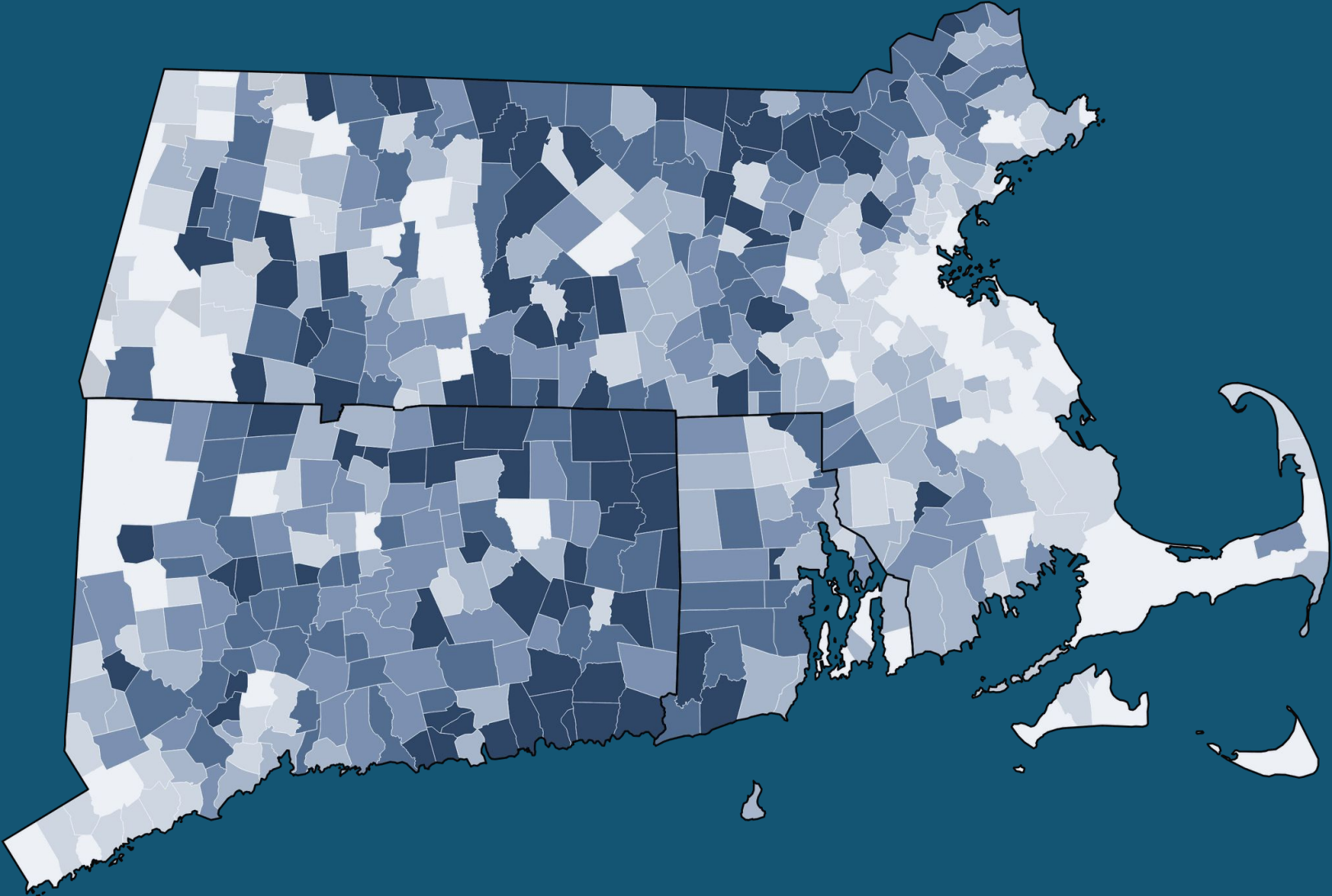
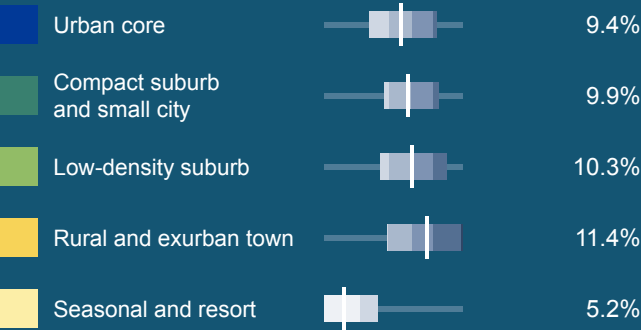


Southern New England Atlas
Share of the population below the poverty line, ACS 2020–2024

Manufacturing Employment Share

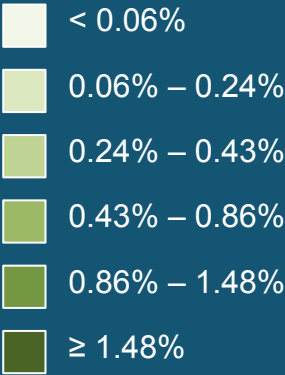


By place type: median municipality, and the middle half of its municipalities

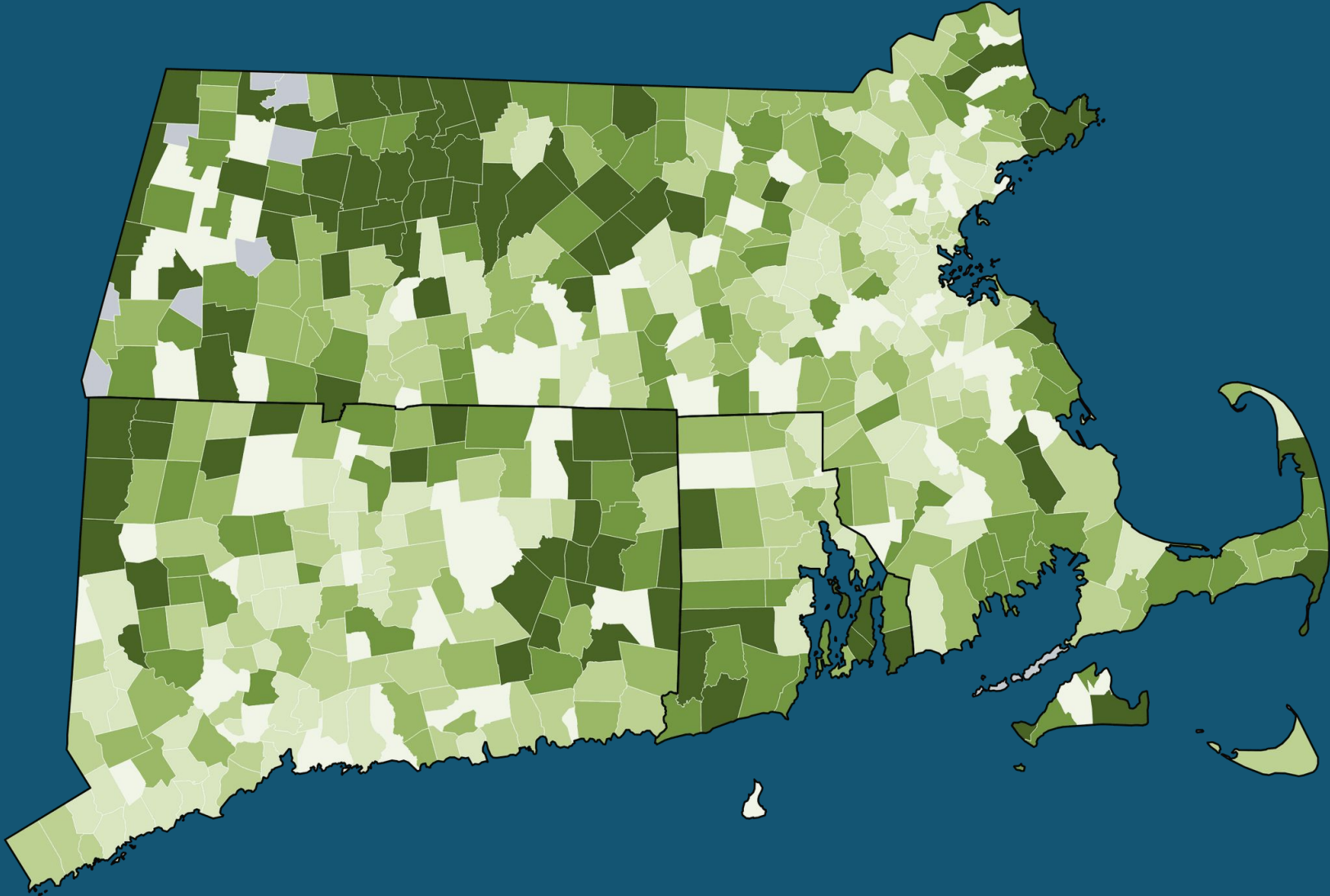
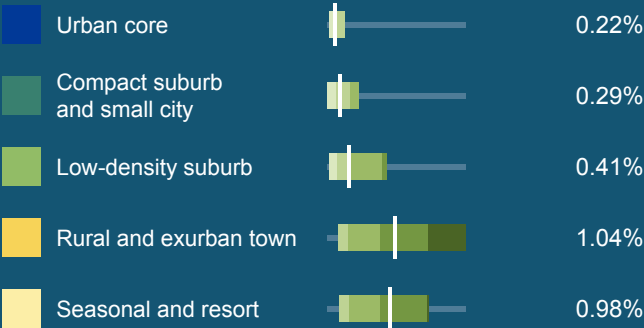


Southern New England Atlas
Share of employed residents 16+ working in manufacturing, ACS 2020–2024 (suppressed under 500 population)

Agriculture & Natural Resource Employment

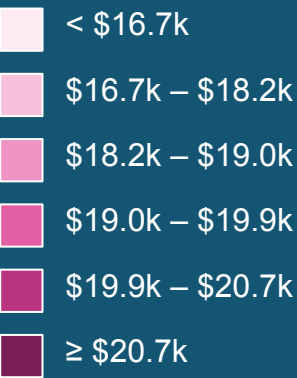


By place type: median municipality, and the middle half of its municipalities

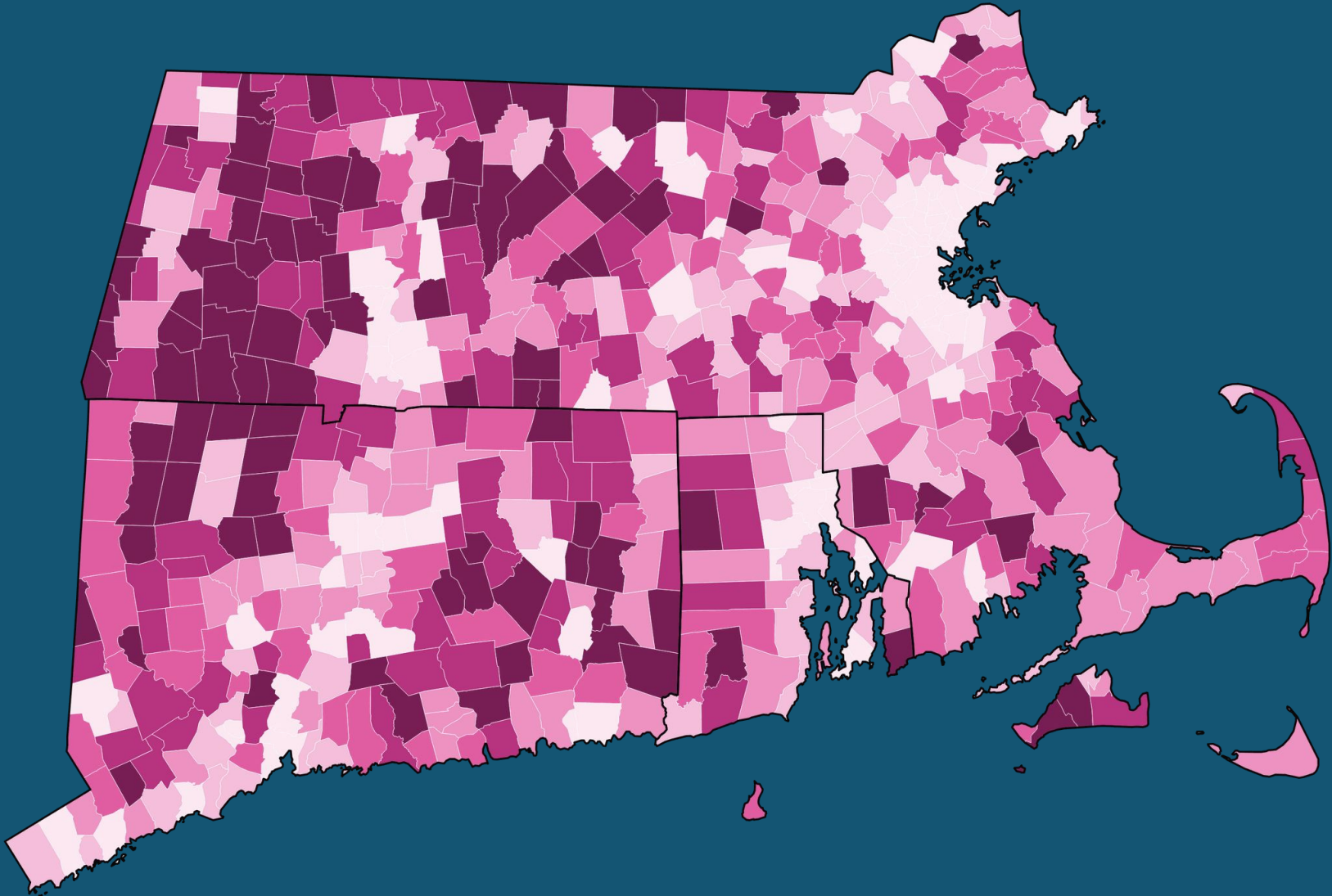
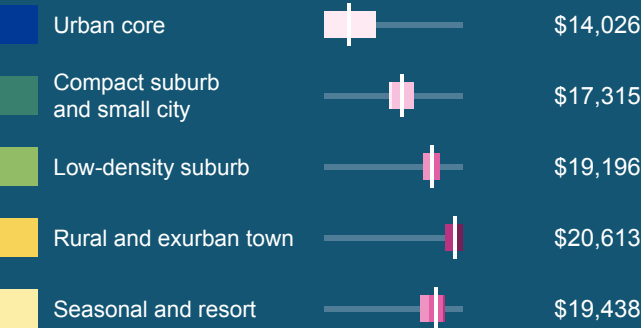


Southern New England Atlas
 Share of employed residents 16+ in agriculture, forestry, fishing and hunting, ACS 2020–2024 (C24030). This is industry of employment, not farmland; read it as a natural-resource employment indicator. Suppressed under 500 population.

Annual Transportation Cost

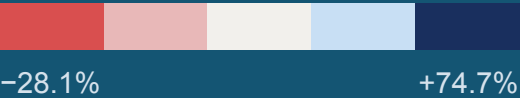


By place type: median municipality, and the middle half of its municipalities

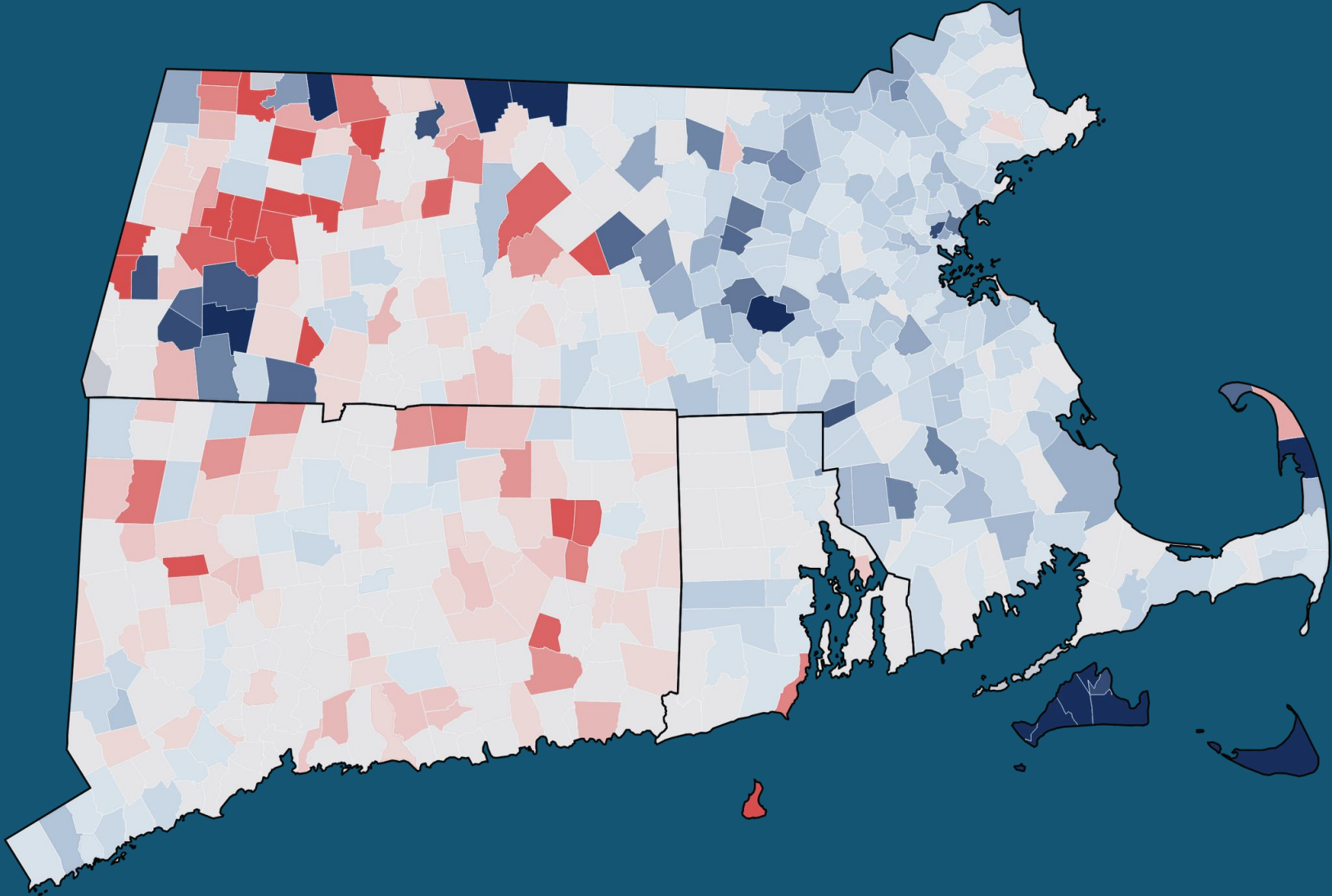
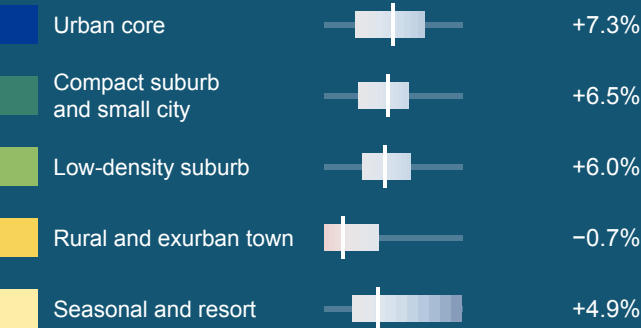


Southern New England Atlas
 Modeled household transportation cost, CommunityScale H+T Index (national_typical profile), per block group and rolled up to municipalities as a household-weighted average

Population Change, 2010–2024 (%)



By place type: median municipality, and the middle half of its municipalities

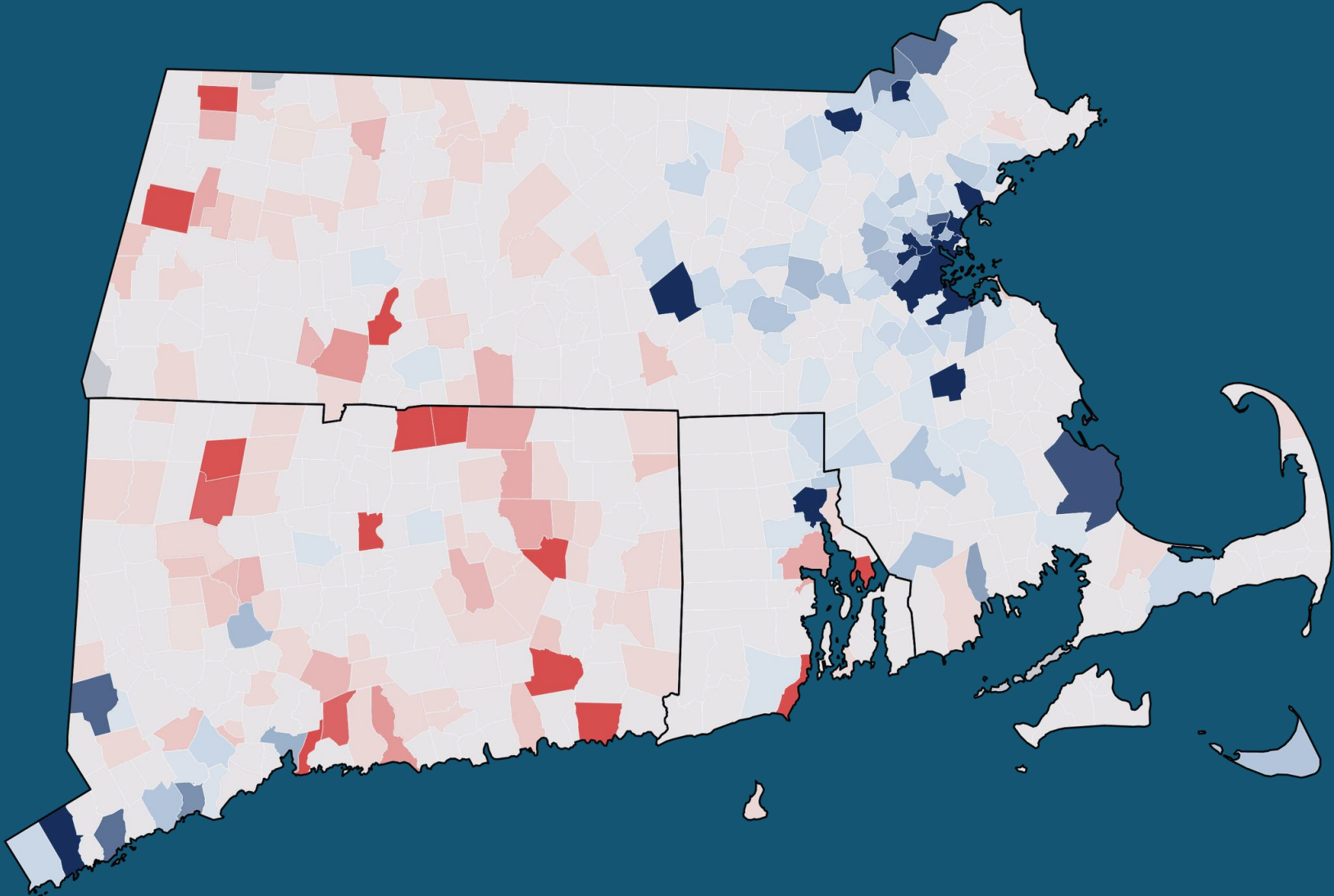
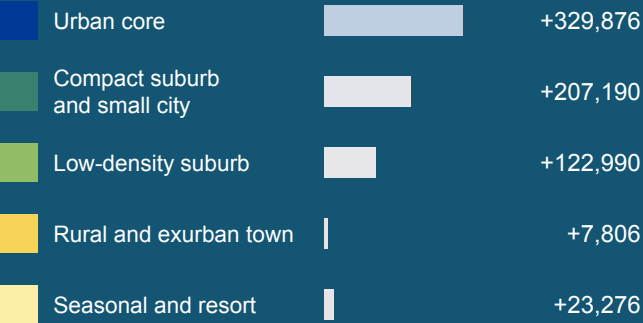


Southern New England Atlas
% change in population, ACS 2006–2010 vs 2020–2024 (suppressed under 200 2010 population; color capped at the 2nd/98th percentile)

Population Change, 2010–2024 (people)



By place type: total population change, 2010 to 2024

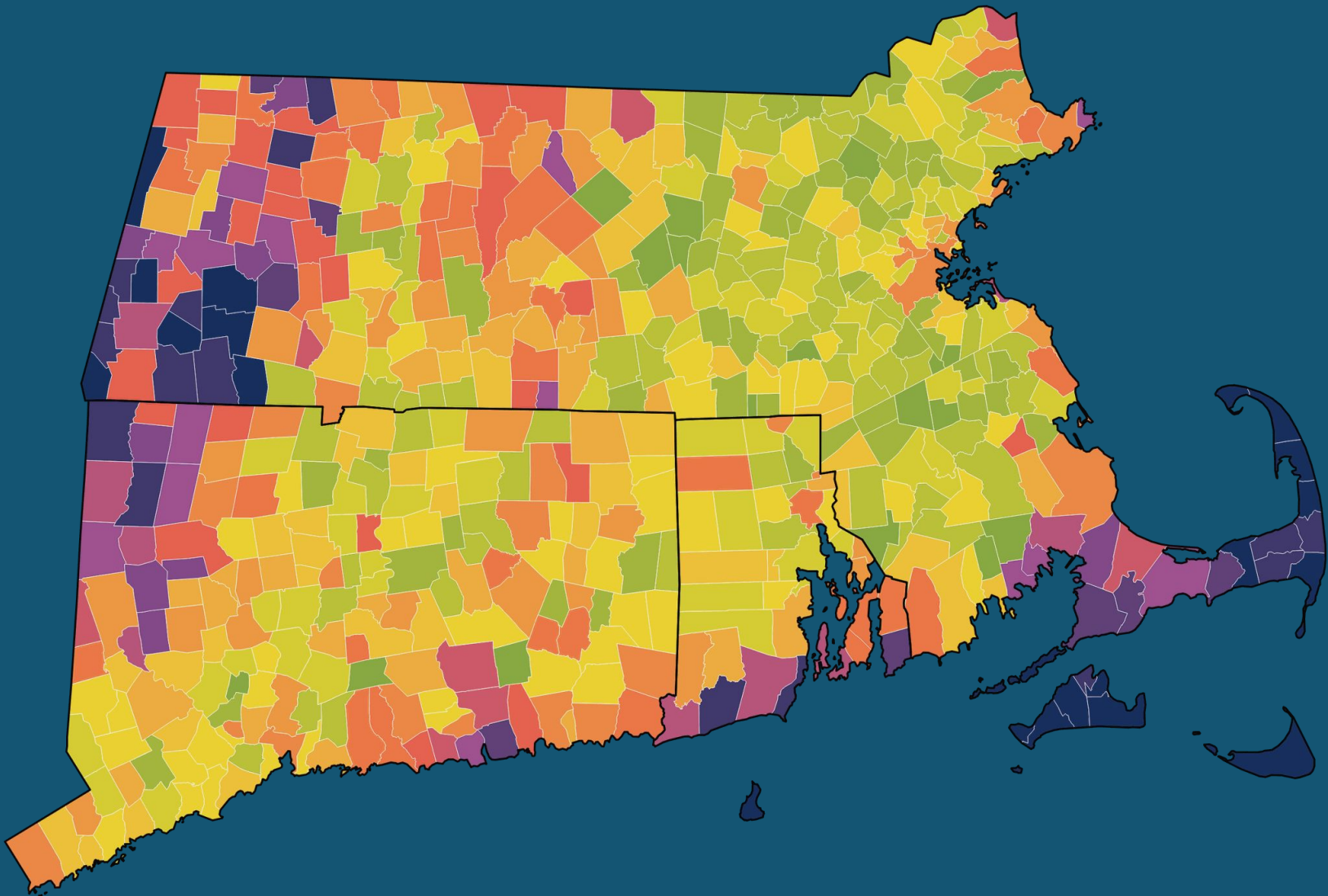


Southern New England Atlas
Change in population, ACS 2006–2010 vs 2020–2024 (suppressed under 200 2010 population; color capped at the 2nd/98th percentile)

Vacancy rate



By place type: median municipality, and the middle half of its municipalities



From maps.communityscale.io: Tenure & occupancy
Classes are the national breaks from maps.communityscale.io. Source: CommunityScale municipalities, ACS 2024 5-yr.

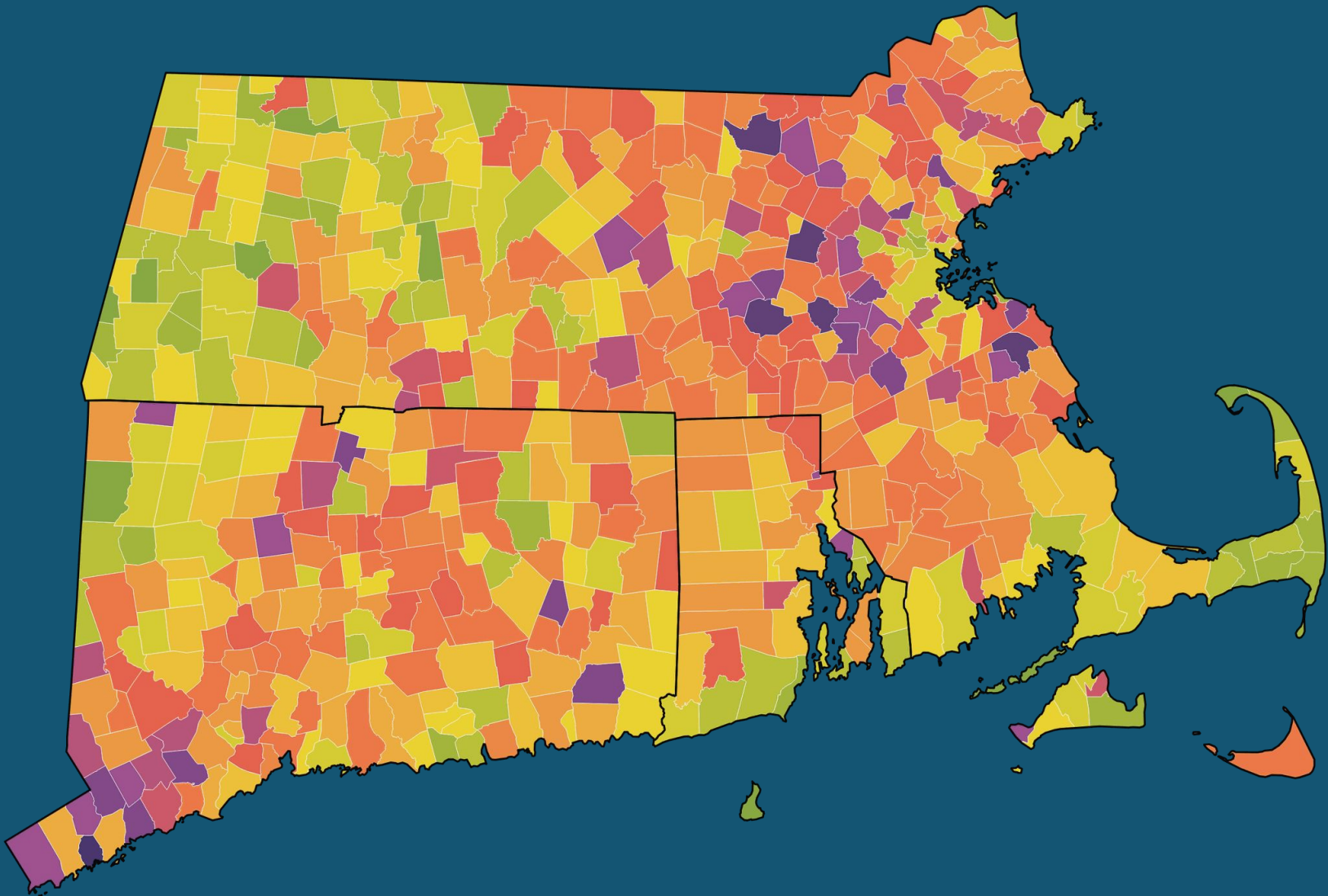
Share under 18



0.0% of population 30.9% of population

By place type: median municipality, and the middle half of its municipalities

Urban core		20.1%
Compact suburb and small city		20.0%
Low-density suburb		20.8%
Rural and exurban town		17.1%
Seasonal and resort		13.5%



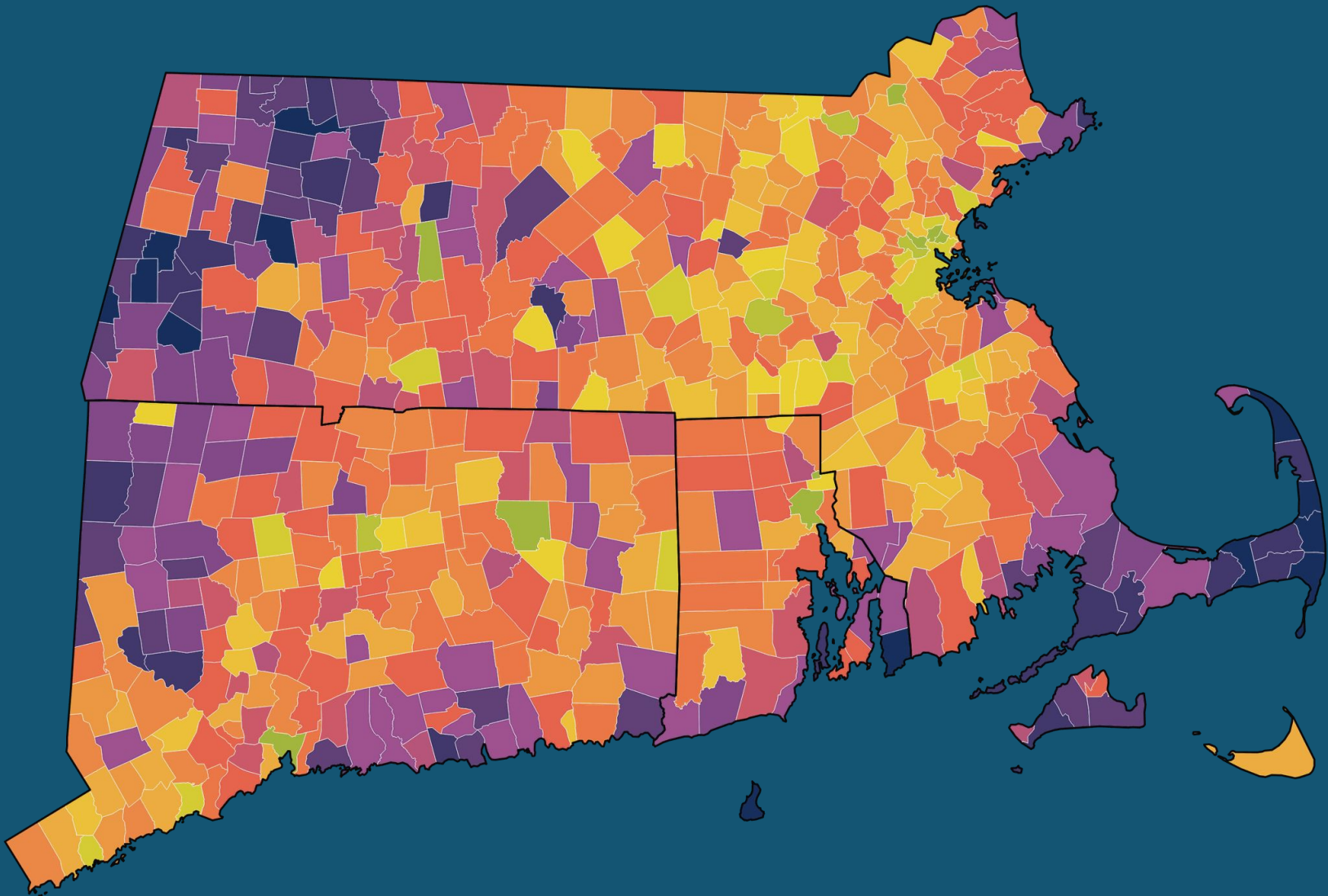
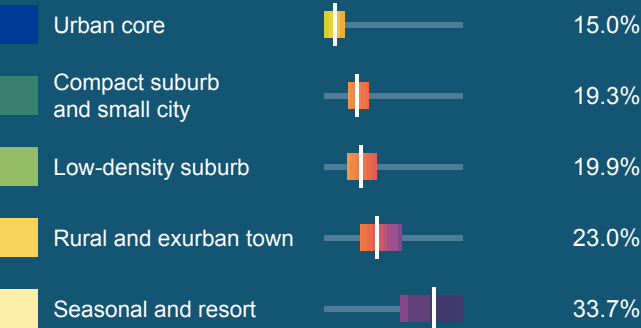
From maps.communityscale.io: People
Classes are the national breaks from maps.communityscale.io. Source: CommunityScale municipalities, ACS 2024 5-yr.

Share 65 and over



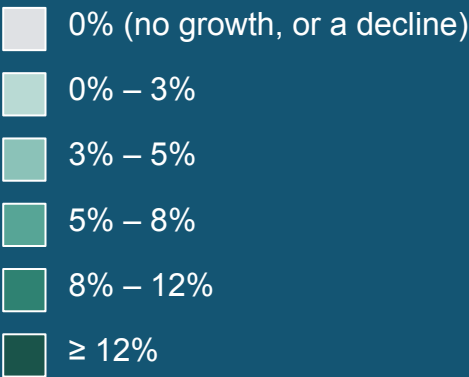
10.0% of population49.3% of population

By place type: median municipality, and the middle half of its municipalities

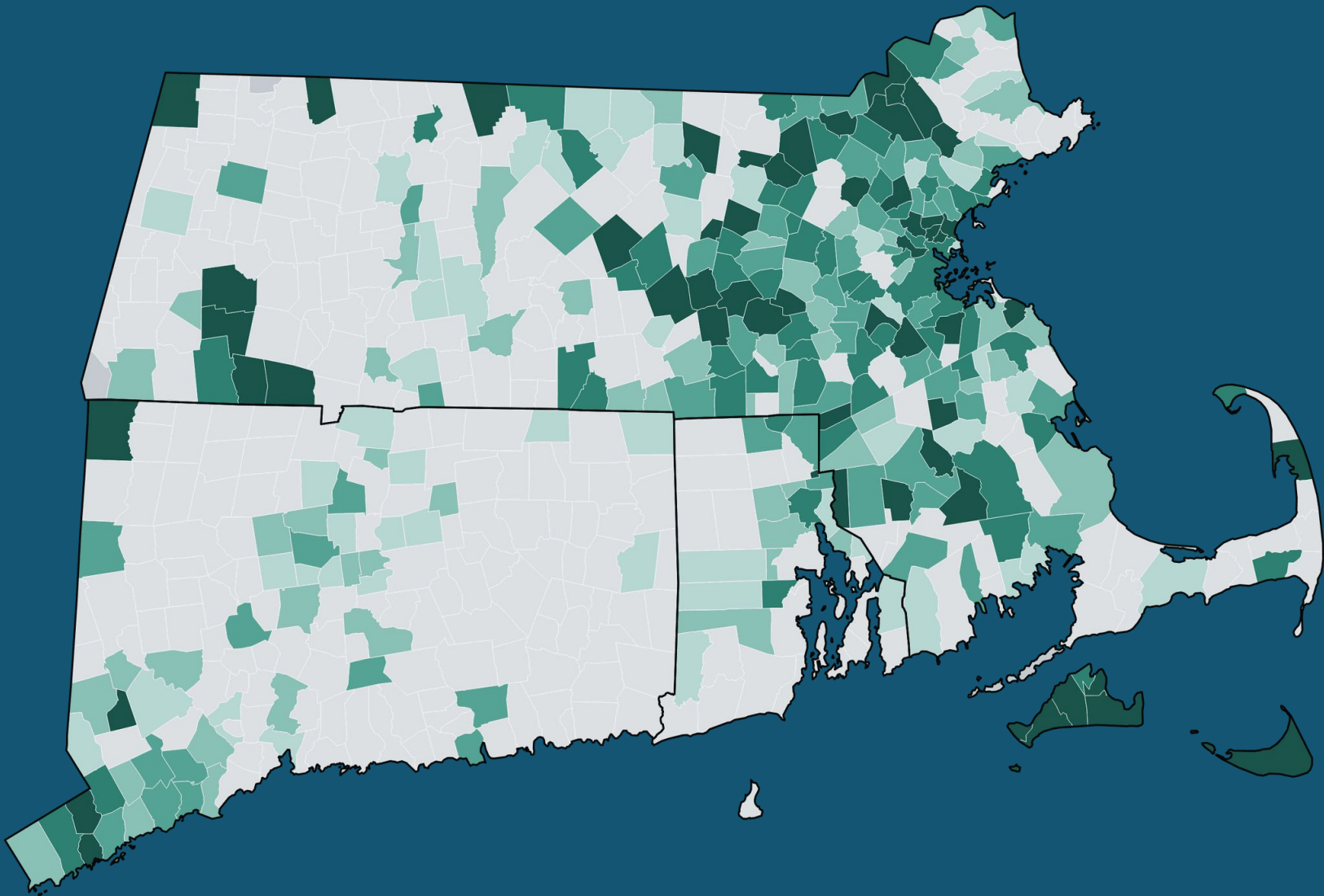
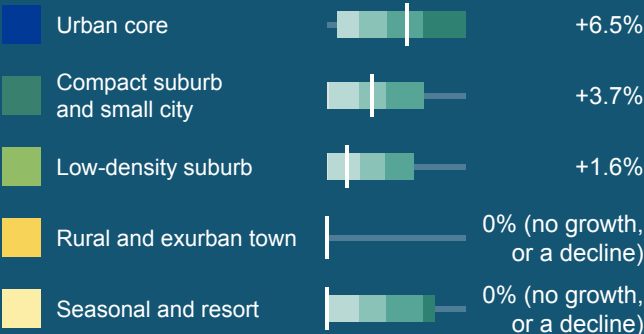


From maps.communityscale.io: People
Classes are the national breaks from maps.communityscale.io. Source: CommunityScale municipalities, ACS 2024 5-yr.

Working-Age Population Growth



By place type: median municipality, and the middle half of its municipalities

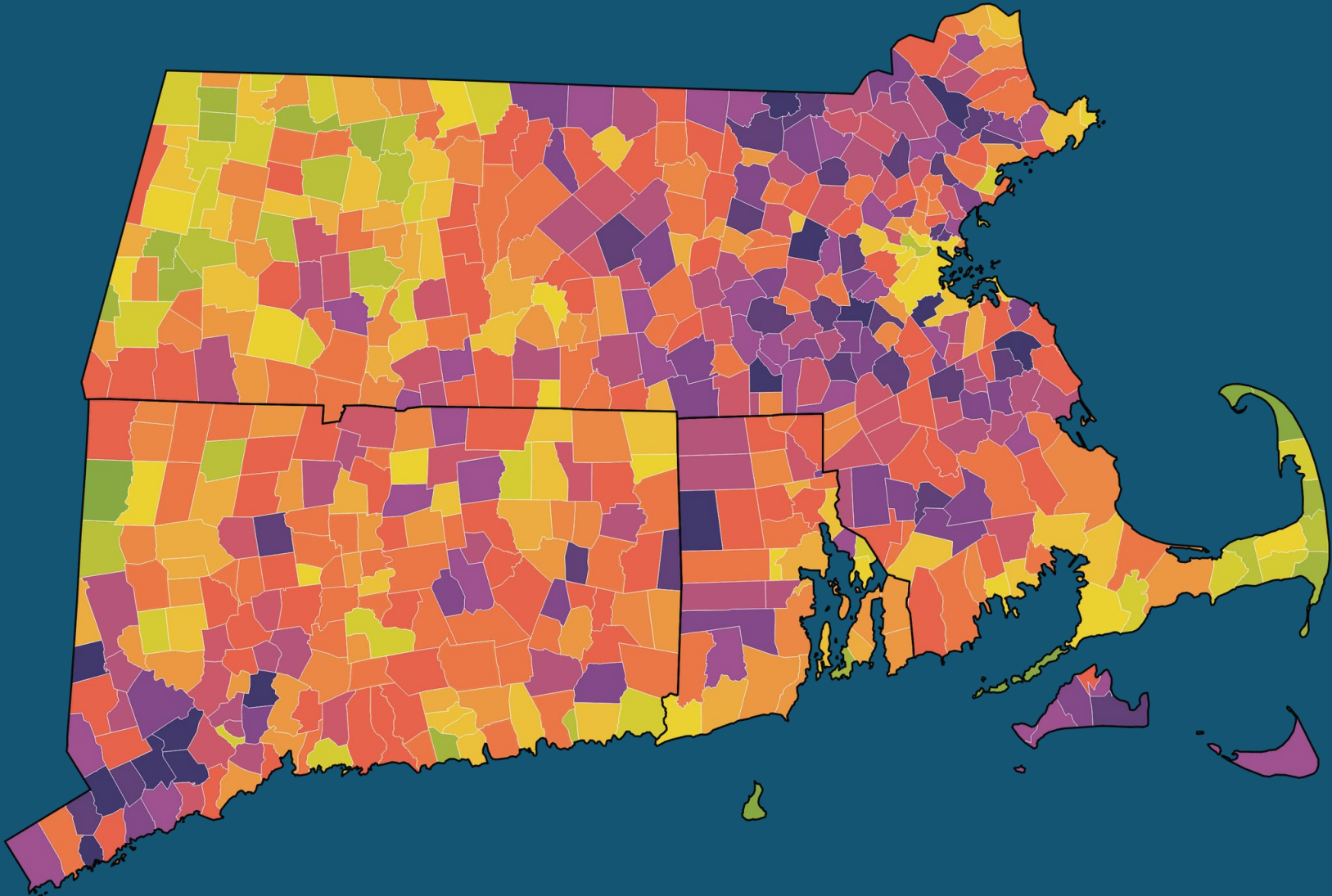
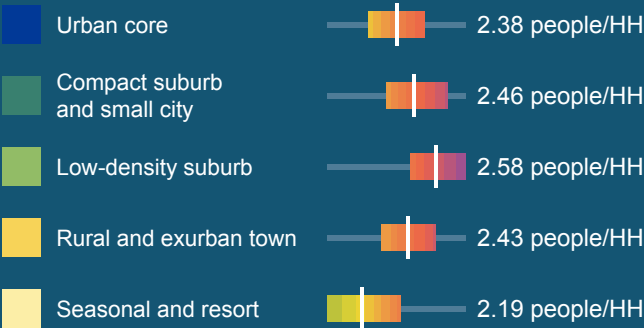


Southern New England Atlas
Growth only: % change in the working-age (18–64) population, 2006–2010 vs 2020–2024. Any decline shows as 0/no growth. Working-age is a residual (total minus under-18 minus 65+), not a direct ACS bracket.

Average household size



By place type: median municipality, and the middle half of its municipalities

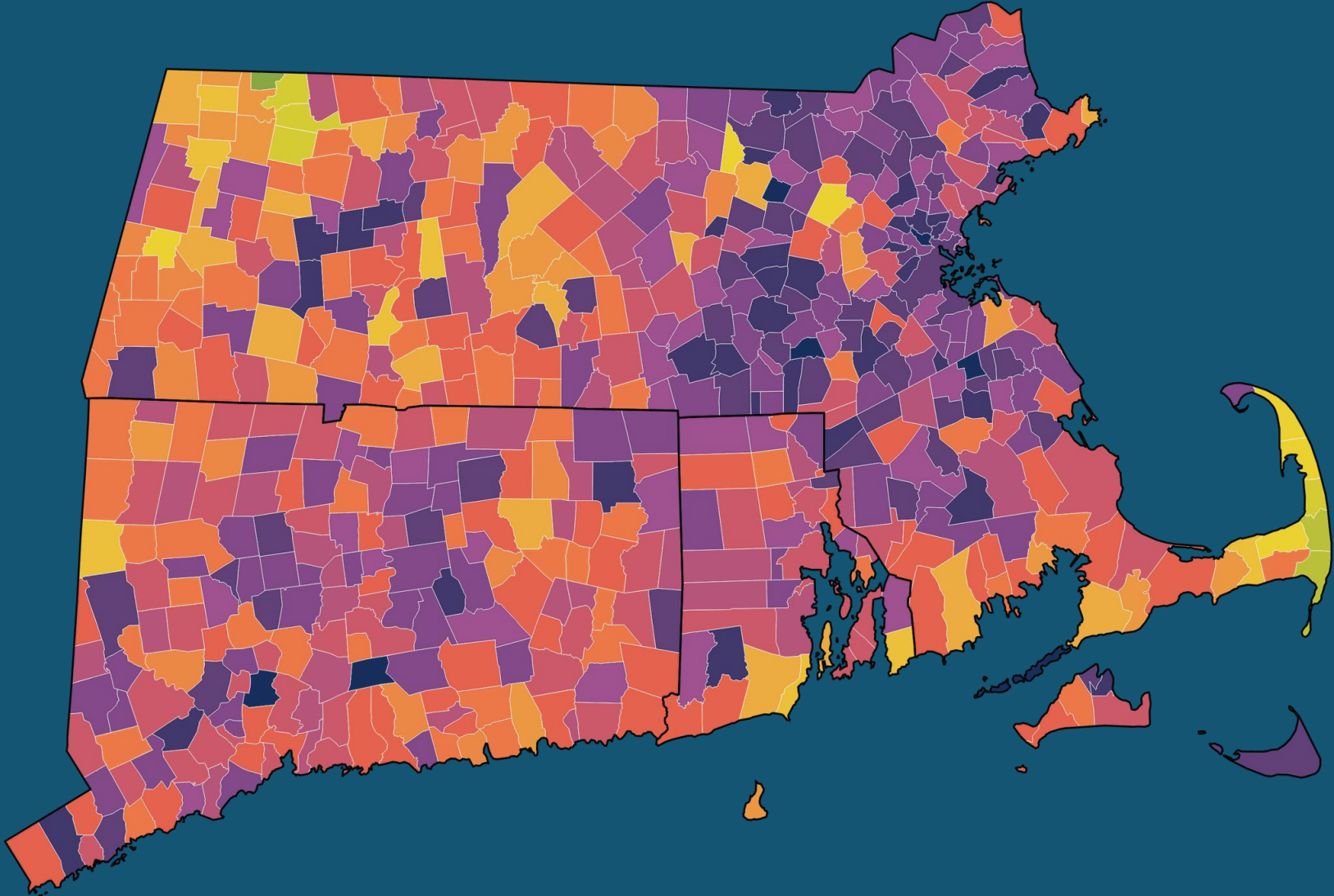
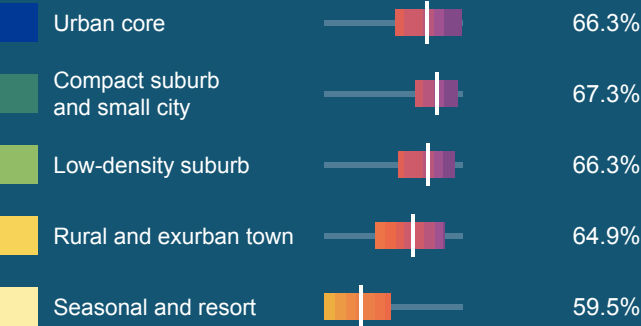


From maps.communityscale.io: People
Classes are the national breaks from maps.communityscale.io. Source: CommunityScale municipalities, ACS 2024 5-yr.

Labor-force participation



By place type: median municipality, and the middle half of its municipalities



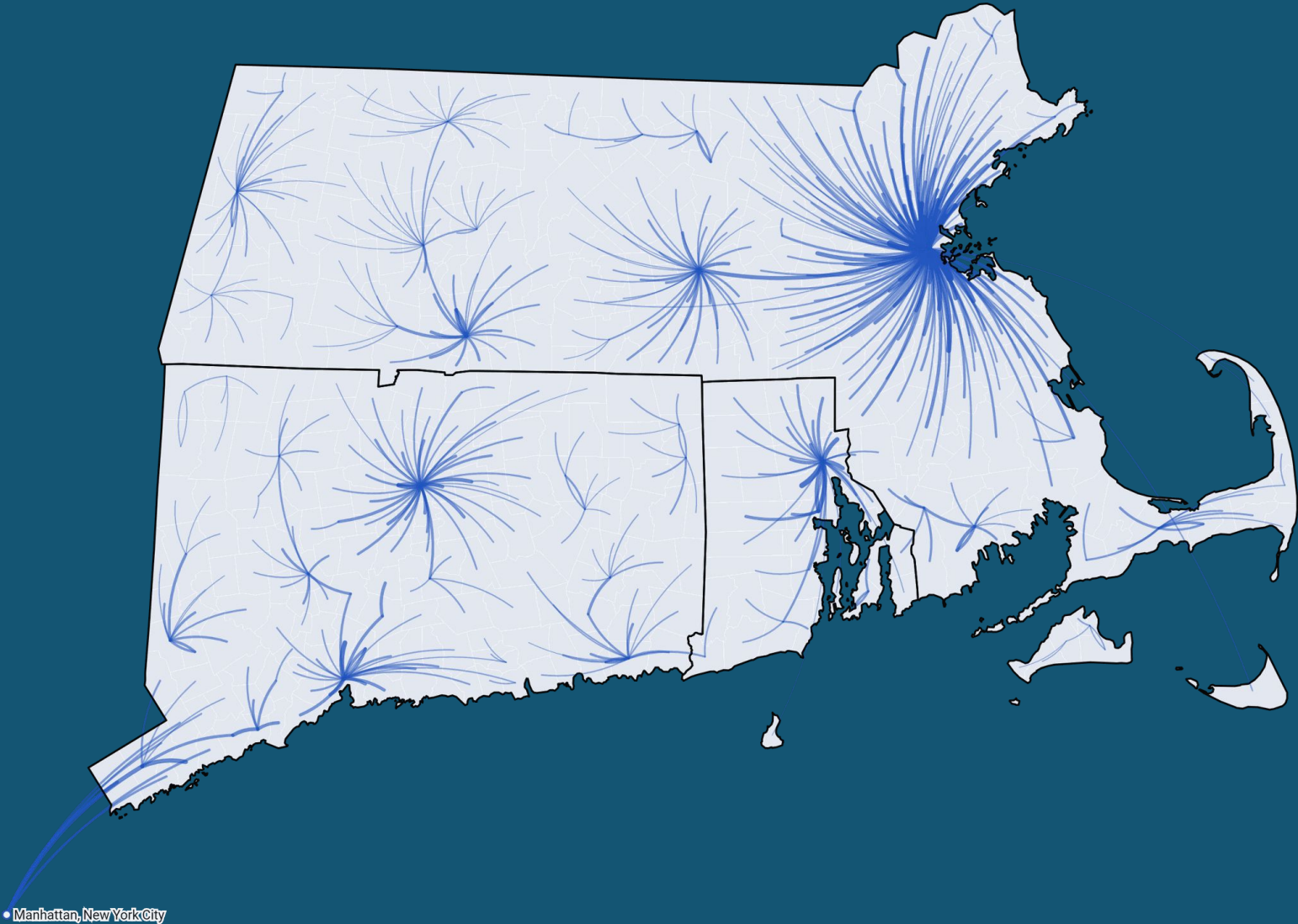
From maps.communityscale.io: Work & commute
 Classes are the national breaks from maps.communityscale.io. Source: CommunityScale municipalities, ACS 2024 5-yr.

Commuting Flows (top destination)

Line width and opacity = commuters on that flow

By place type: average travel time to work, minutes
(municipal means weighted by population)

Urban core		27.0 min
Compact suburb and small city		28.1 min
Low-density suburb		29.4 min
Rural and exurban town		30.5 min
Seasonal and resort		24.5 min

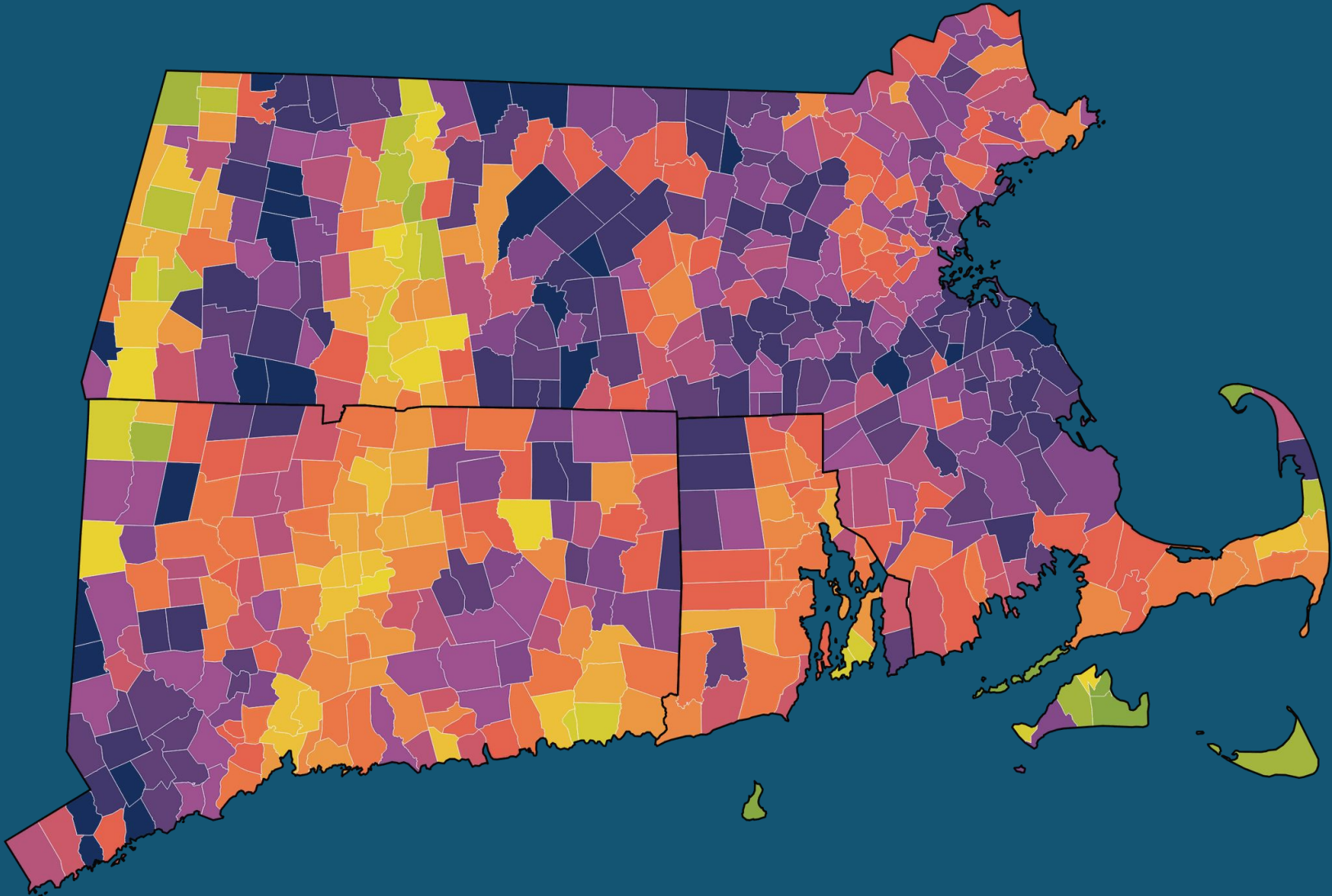
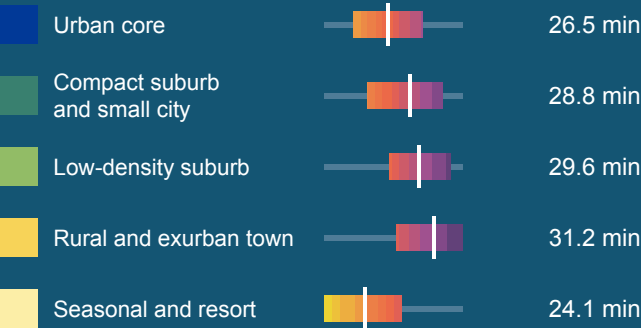


Southern New England Atlas
Each municipality's single largest inter-town commute, drawn as a blue line weighted (width & opacity) by commuter count, including destinations outside CT/MA/RI such as Manhattan, drawn to a labeled point.

Mean travel time to work

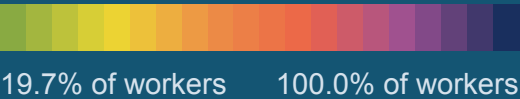


By place type: median municipality, and the middle half of its municipalities

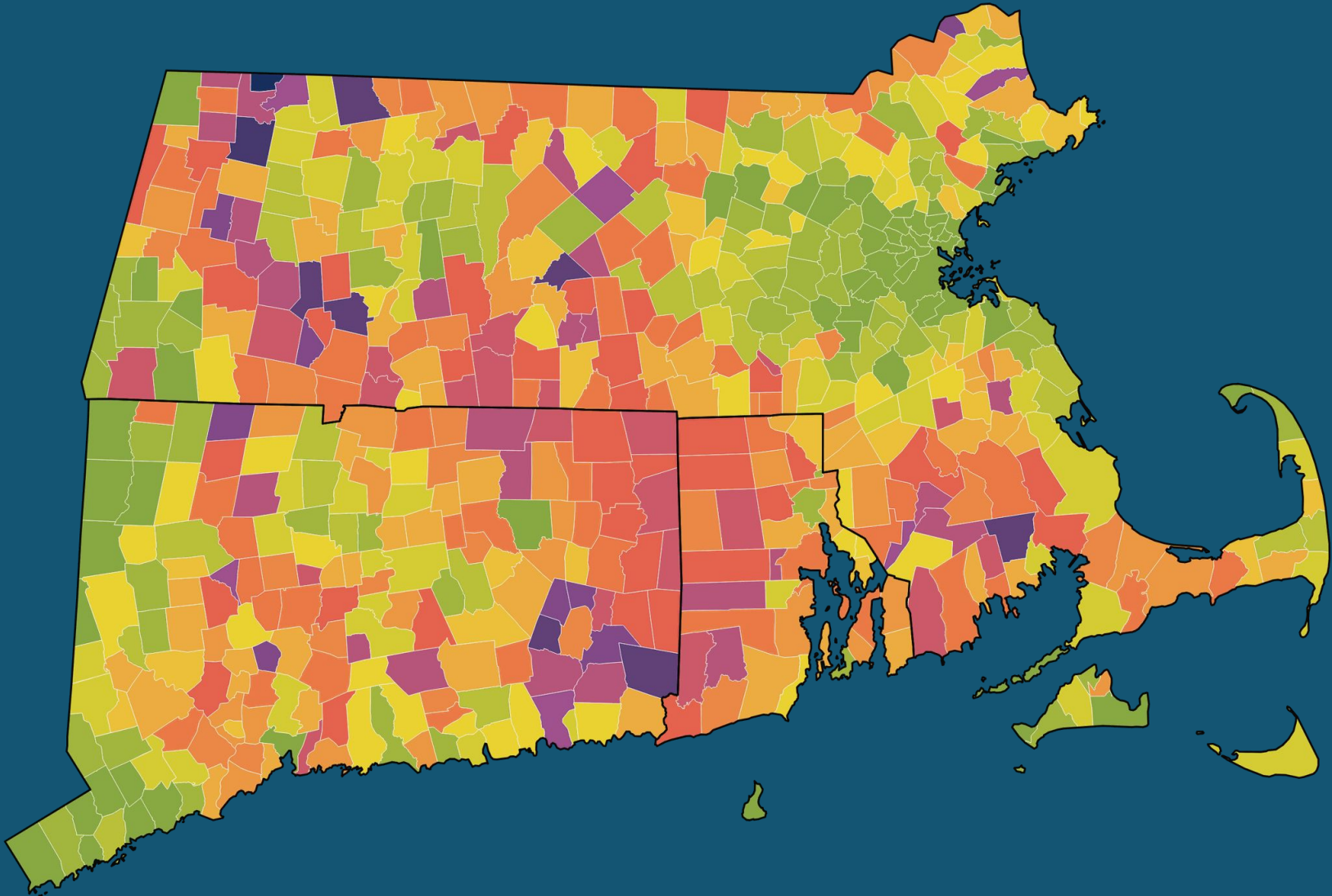


From maps.communityscale.io: Work & commute
Classes are the national breaks from maps.communityscale.io. Source: CommunityScale municipalities, ACS 2024 5-yr.

Drive-alone commute share

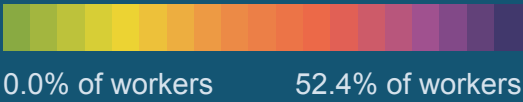


By place type: median municipality, and the middle half of its municipalities

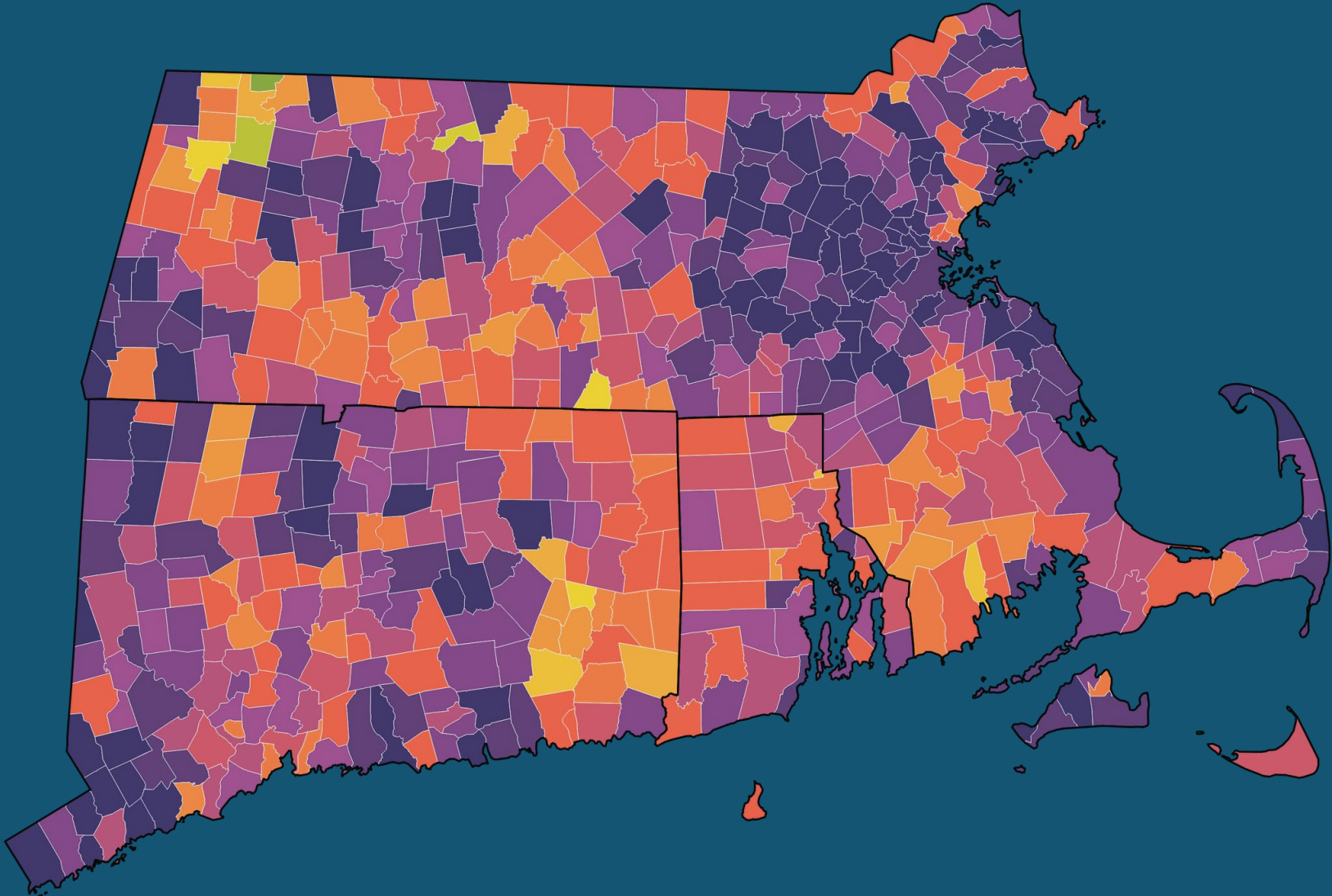
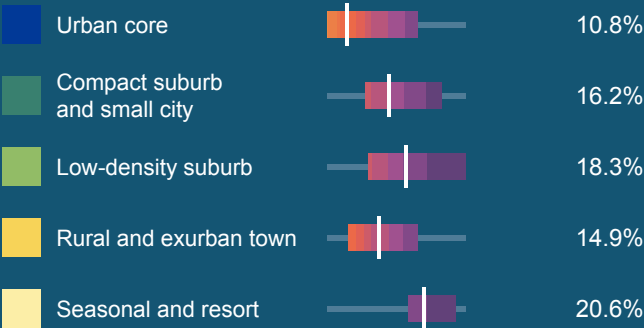


From maps.communityscale.io: Work & commute
 Classes are the national breaks from maps.communityscale.io. Source: CommunityScale municipalities, ACS 2024 5-yr.

Work-from-home share



By place type: median municipality, and the middle half of its municipalities



From maps.communityscale.io: Work & commute
Classes are the national breaks from maps.communityscale.io. Source: CommunityScale municipalities, ACS 2024 5-yr.

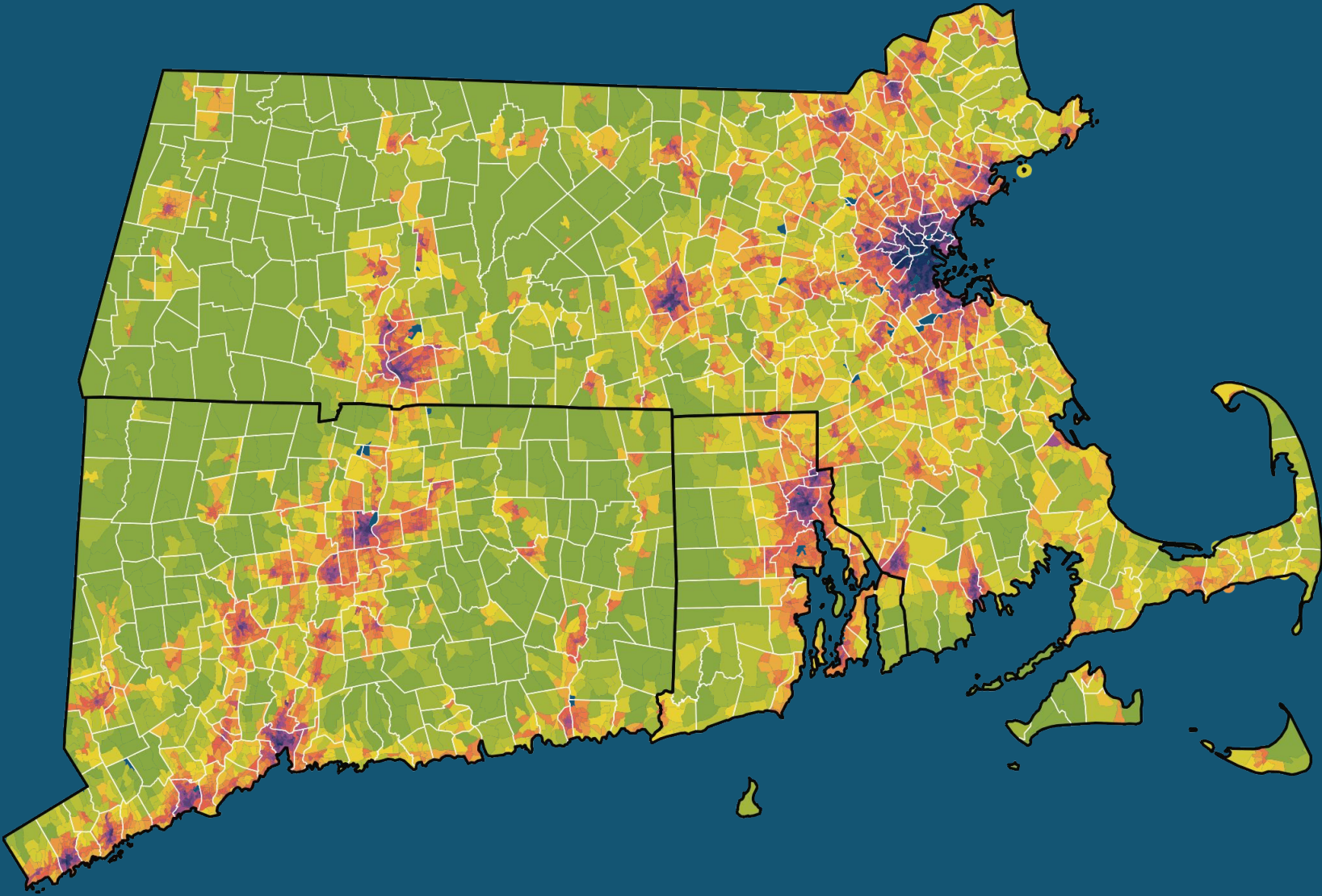
Driving per household



7,600 miles a year 22,100 or more

By place type: the typical household's driving, and the middle half of households (miles a year)

Urban core		12,227 mi
Compact suburb and small city		16,883 mi
Low-density suburb		19,787 mi
Rural and exurban town		21,978 mi
Seasonal and resort		19,797 mi



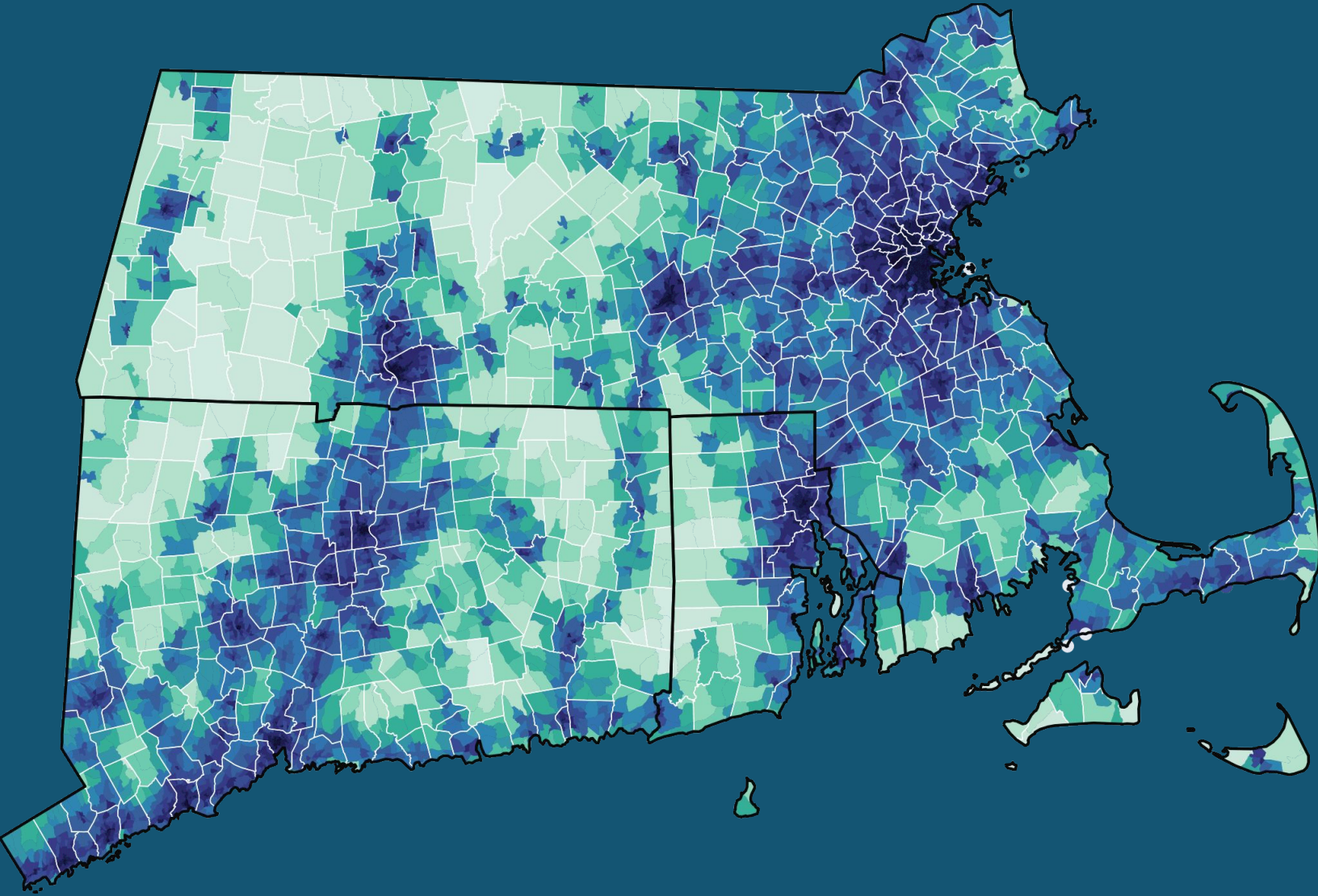
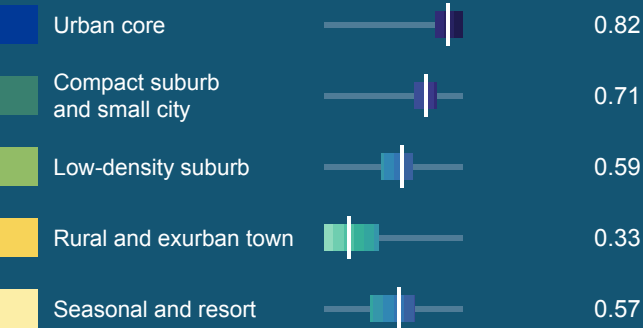
CommunityScale H+T model, 2024 block groups

Modeled annual vehicle miles driven by the typical household in each block group: the H+T model's predicted weekday driving at 250 weekdays a year, the same number as the annual VMT per household layer on maps.communityscale.io, on its ramp: navy is the least driving and green the most. Twenty classes split Southern New England's 8,537 block groups into equal shares of households, from 7,600 to 22,100 miles; the median household's block group drives about 16,500 miles a year.

Housing ready



By place type: median block group, and the middle half of block groups



CommunityScale housing-ready index, block groups

The CommunityScale housing-ready index by block group: the average of seven components, each scored 0 to 1, for access within a short trip to groceries, commercial and civic uses, schools, health care and transit, the density of street intersections, and regional access to jobs. The atlas's block-group layer averages four of them by default; all seven are averaged here, on the index's own 0 to 1 scale. Darker is more ready. Of 8,610 block groups with a score, the median scores 0.71 and 86% score 0.5 or more. Method at docs.communityscale.io/docs/housing-ready.