

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 40.069937 Longitude: -75.442837

Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	6,184	49,771	124,923
	Population Est 23Q1	6,185	49,788	124,911
	Population Est 22Q4	6,185	49,772	124,821
	Population Est 22Q3	6,183	49,686	124,590
	Population Est 22Q2	6,177	50,166	124,936
	Population Est 22Q1	6,179	50,212	124,917
	Population Est 21Q4	6,186	50,334	125,035
	Population Est 21Q3	6,185	50,275	124,819
	Population Est 21Q2	6,163	48,966	122,637
	Population Fcst	5,969	50,701	133,873
	2010 Census Population	3,050	39,260	96,406
	2000 Census Population	3,169	37,879	90,794
	1990 Census Population	3,126	35,561	86,357
	Current Year Daytime Population	6,525	91,726	221,421
	Average Seasonal Population	87	591	1,527
	Historical Annual Growth, 1990 – 2000	0.14%	0.63%	0.50%
	Historical Annual Growth, 2000 – 2010	-0.38%	0.36%	0.60%
	Estimated Annual Growth, 2010 – CY	5.48%	1.81%	1.97%
	Projected Annual Growth, CY to Y5	-0.71%	0.37%	1.39%
	Group Qtrs Est	0	165	3,090
Transient Est Average Last 4 Qtrs	738	9,699	15,831	
<b>Households</b>	Current Year Estimated Households	2,553	20,600	49,685
	Households Est 23Q1	2,552	20,602	49,660
	Households Est 22Q4	2,552	20,595	49,619
	Households Est 22Q3	2,551	20,547	49,518
	Households Est 22Q2	2,549	20,852	49,766
	Households Est 22Q1	2,551	20,886	49,776
	Households Est 21Q4	2,552	20,955	49,837
	Households Est 21Q3	2,552	20,930	49,745
	Households Est 21Q2	2,544	20,232	48,685
	Households Fcst	2,464	21,456	53,791
	2010 Census Households	1,466	15,748	37,960
	2000 Census Households	1,524	15,564	36,256
	1990 Census Households	1,495	14,227	33,537
	Historical Annual Growth, 1990 – 2000	0.19%	0.90%	0.78%
	Historical Annual Growth, 2000 – 2010	-0.39%	0.12%	0.46%
	Estimated Annual Growth, 2010 – CY	4.28%	2.05%	2.05%
	Projected Annual Growth, CY to Y5	-0.70%	0.82%	1.60%
Population per Household	2.42	2.41	2.45	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 40.069937 Longitude: -75.442837

Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	3.9%	4.4%	3.8%
	HH Income \$250,000 to \$499,999	4.6%	5.2%	4.6%
	HH Income \$200,000 to \$249,999	10.9%	12.2%	10.7%
	HH Income \$175,000 to \$199,999	15.9%	12.7%	11.8%
	HH Income \$150,000 to \$174,999	8.3%	9.1%	8.8%
	HH Income \$100,000 to 149,999	25.8%	19.6%	19.7%
	HH Income \$75,000 to 99,999	10.3%	9.4%	11.1%
	HH Income \$50,000 to 74,999	9.3%	11.1%	12.1%
	HH Income \$35,000 to 49,999	6.1%	6.2%	6.4%
	HH Income \$25,000 to 34,999	0.9%	3.6%	4.0%
	HH Income \$15,000 to 24,999	2.3%	3.4%	3.8%
	HH Income \$0 to 14,999	1.8%	3.3%	3.2%
	Average Household Income	\$187,659	\$177,657	\$168,952
	Median Household Income	\$134,296	\$132,732	\$121,552
	Per Capita Income	\$77,465	\$73,706	\$67,936
	2000 Average HH Income	\$105,874	\$113,057	\$104,368
	2000 Median HH Income	\$80,253	\$84,800	\$76,951
	Average Disposable Income	118,756	115,492	109,917
	Median Disposable Income	110,362	108,449	99,720
	Discretionary HH Income Over \$150,000	12.7%	12.0%	10.4%
	Discretionary HH Income \$125,000 to \$149,999	17.6%	15.2%	13.6%
	Discretionary HH Income \$100,000 to \$124,999	12.4%	13.9%	12.8%
	Discretionary HH Income \$75,000 to \$99,999	19.4%	15.6%	14.8%
	Discretionary HH Income \$50,000 to \$74,999	18.3%	16.0%	18.1%
	Discretionary HH Income \$25,000 to \$49,999	14.3%	16.5%	18.5%
	Discretionary HH Income Under \$25,000	5.2%	10.8%	11.7%
	Average Discretionary HH Income	91,766	86,962	82,490
	Median Discretionary HH Income	88,526	85,252	78,246
	Householder White – Count	2,089	16,451	39,869
	Median HH Income	\$125,935	\$131,123	\$123,134
	Average HH Income	\$125,160	\$122,621	\$119,212
	Householder Black or African-American – Count	31	738	1,812
	Median HH Income	\$58,010	\$130,950	\$91,195
	Average HH Income	\$81,401	\$119,587	\$100,591
Householder Hispanic – Count	18	406	1,177	
Median HH Income	\$205,188	\$137,355	\$118,655	
Average HH Income	\$160,362	\$125,607	\$122,279	
Householder Asian or Pacific Islander – Count	391	2,651	5,745	
Median HH Income	\$168,423	\$141,321	\$123,883	
Average HH Income	\$147,781	\$131,689	\$123,130	
Householder Other or Pacific Islander – Count	24	354	1,082	
Median HH Income	\$166,552	\$122,977	\$98,722	
Average HH Income	\$150,975	\$125,956	\$109,346	
Gender	Male Population	2,903	24,228	60,973
	Female Population	3,281	25,543	63,950

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 40.069937 Longitude: -75.442837

Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Total Population by Age	Count of Pop 0 to 4 years	260	2,409	6,208
	Count of Pop 0 to 7 years	436	3,572	8,937
	Count of Pop 5 - 13	732	5,366	12,672
	Count of Pop 14 - 18	380	2,756	7,409
	Count of Pop 19 - 22	322	2,548	6,936
	Count of Pop 22 - 25	199	1,740	4,528
	Count of Pop 25 - 29	224	2,527	6,673
	Count of Pop 30 - 34	245	2,782	7,320
	Count of Pop 35 - 39	337	3,088	7,938
	Count of Pop 40 - 44	414	3,328	7,954
	Count of Pop 45 - 59	1,430	10,318	24,614
	Count of Pop 60 - 74	1,103	8,749	21,734
	Count of Pop 75 - 84	414	3,107	7,789
	Count of Pop 85+	123	1,053	3,147
	% of Pop 0 to 4 years	4.2%	4.8%	5.0%
	% of Pop 0 to 7 years	7.1%	7.2%	7.2%
	% of Pop 5 - 13	11.8%	10.8%	10.1%
	% of Pop 14 - 18	6.1%	5.5%	5.9%
	% of Pop 19 - 22	5.2%	5.1%	5.6%
	% of Pop 22 - 25	3.2%	3.5%	3.6%
	% of Pop 25 - 29	3.6%	5.1%	5.3%
	% of Pop 30 - 34	4.0%	5.6%	5.9%
	% of Pop 35 - 39	5.4%	6.2%	6.4%
	% of Pop 40 - 44	6.7%	6.7%	6.4%
% of Pop 45 - 59	23.1%	20.7%	19.7%	
% of Pop 60 - 74	17.8%	17.6%	17.4%	
% of Pop 75 - 84	6.7%	6.2%	6.2%	
% of Pop 85+	2.0%	2.1%	2.5%	
Median Age	44.7	42.5	41.7	
Average Age	42.3	41.7	41.6	
Male Population by Age	% of Pop 0 to 4 years	4.5%	5.1%	5.2%
	% of Pop 5 - 13	13.0%	11.4%	10.7%
	% of Pop 14 - 18	6.7%	5.8%	6.2%
	% of Pop 19 - 22	5.6%	5.3%	5.8%
	% of Pop 22 - 25	3.4%	3.6%	3.8%
	% of Pop 25 - 29	3.9%	5.3%	5.6%
	% of Pop 30 - 34	4.1%	5.8%	6.1%
	% of Pop 35 - 39	5.5%	6.2%	6.4%
	% of Pop 40 - 44	6.6%	6.8%	6.5%
	% of Pop 45 - 59	23.3%	20.9%	19.7%
	% of Pop 75 - 84	5.6%	5.4%	5.5%
	% of Pop 60 - 74	16.3%	16.8%	16.8%
	% of Pop 85+	1.5%	1.6%	1.9%
	Median Age	42.6	41.1	40.2
Average Age	40.5	40.5	40.4	

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 40.069937 Longitude: -75.442837

Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	3.9%	4.6%	4.7%
	% of Pop 5 - 13	10.8%	10.2%	9.6%
	% of Pop 14 - 18	5.7%	5.3%	5.7%
	% of Pop 19 - 22	4.9%	4.9%	5.3%
	% of Pop 22 - 25	3.1%	3.4%	3.4%
	% of Pop 25 - 29	3.4%	4.9%	5.1%
	% of Pop 30 - 34	3.8%	5.4%	5.7%
	% of Pop 35 - 39	5.4%	6.2%	6.3%
	% of Pop 40 - 44	6.8%	6.6%	6.3%
	% of Pop 45 - 59	23.0%	20.6%	19.7%
	% of Pop 60 - 74	19.2%	18.3%	18.0%
	% of Pop 75 - 84	7.7%	7.0%	7.0%
	% of Pop 85+	2.4%	2.6%	3.1%
	Median Age	46.5	43.9	43.3
Average Age	43.9	42.9	42.8	
Race	Count of White	4,245	35,701	91,486
	Count of Black or African-American	116	1,702	4,952
	Count of Asian or Pacific Islander	1,409	8,967	19,606
	Count of Other races	414	3,402	8,879
	White	68.7%	71.7%	73.2%
	Black or African American	1.9%	3.4%	4.0%
	Asian	22.8%	18.0%	15.7%
	Other Races	6.7%	6.8%	7.1%
Language Spoken	Speak English at Home	75.5%	80.0%	82.0%
	Speak Spanish at Home	0.9%	2.0%	2.5%
	Speak French or French Creole at Home	1.2%	1.1%	0.8%
	Speak German at Home	1.8%	1.2%	0.7%
	Speak Other Indo-European Languages at Home	6.8%	6.4%	5.9%
	Speak Russian and Other Slavic Languages at H	1.3%	0.8%	0.7%
	Speak Chinese at Home	6.8%	4.4%	3.0%
	Speak Korean at Home	1.5%	0.7%	0.5%
	Speak Vietnamese at Home	0.3%	0.2%	0.4%
	Speak Other Asian Languages at Home	3.7%	3.0%	2.6%
	Speak Tagalog and Other Pacific Languages at H	0.0%	0.0%	0.3%
	Speak Other Language at Home	0.1%	0.3%	0.6%
Hispanic	Hispanic Population	211	1,845	5,098
	Hispanic Population Percent	3.4%	3.7%	4.1%
	Mexican	9.5%	24.6%	30.1%
	Puerto Rican	14.8%	16.3%	16.2%
	Cuban	3.3%	9.2%	7.5%
	Dominican	0.5%	5.5%	5.7%
	Central American	2.1%	3.9%	7.4%
	South American	56.0%	26.1%	18.5%
	Other Hispanic	13.8%	14.4%	14.5%
	2000 Hispanic Population Percent	1%	1%	1%
	1990 Hispanic Population Percent	1%	1%	1%

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 40.069937 Longitude: -75.442837

Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Ancestry</b>	American (percent of total population)	1.8%	2.0%	2.4%
	American	1.7%	1.9%	2.3%
	Native American (ie. Indian/Eskimo)	0.0%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	22.8%	18.0%	15.7%
	Chinese	6.7%	4.5%	3.7%
	Japanese	0.2%	0.1%	0.1%
	Korean	1.9%	1.1%	0.8%
	South Central Asian (ie. Indian)	11.7%	10.6%	9.2%
	South East Asian (ie. Vietnamese)	1.1%	1.1%	1.6%
	Other Asian	1.2%	0.6%	0.3%
	European (percent of total population)	44.1%	47.1%	49.0%
	British	6.9%	7.6%	7.4%
	Dutch	0.9%	0.7%	0.6%
	French	0.9%	1.1%	0.9%
	German	9.1%	9.3%	9.5%
	Italian	6.8%	7.2%	8.6%
	Polish	1.6%	1.9%	2.6%
	Scandinavian	1.5%	1.4%	1.3%
	Scotch/Irish	11.6%	12.6%	12.9%
Other European (ie. Greek/Russian)	4.7%	5.3%	5.2%	
Middle Eastern	0.7%	1.0%	1.0%	
Other Ancestry	17.8%	16.6%	15.8%	
Unclassified Ancestry	9.5%	11.5%	12.1%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	4,290	34,952	87,169
	Elementary (0 to 8)	0.0%	0.7%	0.8%
	Some High School (9 to 11)	0.6%	1.3%	2.0%
	High School Graduate (12)	7.0%	8.4%	11.6%
	Some College (13 to 16)	5.6%	8.6%	10.2%
	Associates Degree Only	2.0%	3.1%	4.5%
	Bachelors Degree Only	42.0%	40.5%	37.9%
	Graduate Degree	42.8%	37.4%	33.0%
	% College (4+)	84.8%	78.0%	70.9%
<b>Household Type</b>	Total Households – count	2,553	20,600	49,685
	One Person HHs – count	825	6,338	14,218
	Family HHs – count	1,499	12,688	31,955
	Married Couple – count	1,336	11,337	28,094
	w/own children – count	635	5,355	12,725
	w/out own children – count	701	5,982	15,369
	Male Householder – count	54	227	817
	Female Householder – count	109	1,124	3,044
	Non-Family Households – count	229	1,574	3,512
	1 Person Household	32.3%	30.8%	28.6%
	2 Person Household	28.8%	31.0%	32.2%
	3 Person Household	15.9%	14.7%	15.5%
	4 Person Household	15.9%	16.1%	15.4%
	5 Person Household	5.8%	5.5%	5.8%
	6 Person Household	1.0%	1.5%	1.7%
7+ Person Household	0.3%	0.5%	0.7%	
% Households With Children	27.6%	29.3%	29.4%	

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 40.069937 Longitude: -75.442837

Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Housing</b>	Total Housing Units	2,658	21,812	53,096
	Owner Occupied Percent	74.7%	62.1%	63.5%
	Renter Occupied Percent	21.4%	32.3%	30.1%
	Vacant Housing Percent	4.0%	5.6%	6.4%
	Total Housing Units (Census 2000)	1,551	15,991	37,564
	For Rent (Census 2000)	0%	30%	49%
	For Sale (Census 2000)	34%	26%	17%
	Rented or Sold, (Census 2000)	34%	19%	15%
	Seasonal (Census 2014)	0%	9%	8%
	Other (Census 2000)	0%	2%	3%
<b>Homes Built By Year</b>	Homes Built 1990 to 2000	4%	10%	11%
	Homes Built 1980 to 1989	59%	21%	16%
	Homes Built 1970 to 1979	20%	16%	16%
	Homes Built 1960 to 1969	7%	19%	20%
	Homes Built 1950 to 1959	6%	18%	20%
	Homes Built 1940 to 1949	1%	5%	5%
	Homes Built Before 1939	4%	12%	11%
<b>Units in Structure</b>	1 Unit	84%	76%	77%
	2 - 9 Units	10%	8%	7%
	Greater than 10 Units	6%	16%	15%
	Mobilie Trailer	0%	0%	1%
	Other Units	0%	0%	0%
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	17.1%	18.0%	13.9%
	Property Value \$750,000 to \$999,999	20.6%	23.2%	18.6%
	Property Value \$500,000 to \$749,999	23.6%	25.3%	24.8%
	Property Value \$400,000 to \$499,999	9.2%	8.7%	14.8%
	Property Value \$300,000, to \$399,999	12.7%	7.5%	10.3%
	Property Value \$200,000 to \$299,999	10.0%	6.5%	6.2%
	Property Value \$150,000 to \$199,999	1.1%	1.3%	1.2%
	Property Value \$100,000 to \$149,999	0.0%	0.3%	0.6%
	Property Value \$60,000 to \$99,999	0.0%	0.3%	0.5%
	Property Value \$40,000 to \$59,999	0.0%	0.2%	0.2%
	Property Value \$0 to \$39,999	0.0%	0.3%	1.0%
	Median Home Value	\$649,800	\$704,253	\$613,116
Median Rent	\$1,524	\$921	\$912	
<b>Wealth per Household</b>	\$0 and under - percent	14.2%	15.4%	15.5%
	\$1 to \$4999 - percent	5.6%	6.6%	6.8%
	\$5k to \$9999 - percent	3.4%	3.8%	3.9%
	\$10k to \$24999 - percent	5.4%	5.7%	5.8%
	\$25k to \$49999 - percent	6.4%	6.5%	6.5%
	\$50k to \$99999 - percent	9.9%	9.8%	9.9%
	\$100k to \$249999 - percent	19.3%	18.5%	18.6%
	\$250k to \$499999 - percent	15.6%	14.8%	14.7%
	\$500k+ - percent	20.2%	18.9%	18.4%
	Median HH Wealth	\$139,900	\$118,117	\$113,663
	Avg HH Wealth	\$305,928	\$288,017	\$282,929

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 40.069937 Longitude: -75.442837

Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Economic Viability</b>	Economic Viability Local	202	216	220
	Economic Viability Indexed	202	216	220
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	3,391	26,783	66,386
	Managerial/Executive	32.3%	31.6%	28.7%
	Professional Specialty	47.3%	41.6%	37.8%
	Healthcare Support	0.7%	0.5%	0.9%
	Sales	7.2%	9.7%	10.3%
	Office & Administrative Support	6.7%	6.8%	8.5%
	Protective Service	0.8%	0.5%	0.8%
	Food Preparation	0.4%	2.5%	3.0%
	Building Maintenance & Cleaning	0.1%	0.5%	1.3%
	Personal Care	1.9%	1.4%	1.9%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	0.8%	2.0%	3.0%
	Production & Transportation	1.8%	2.7%	3.8%
	Percent White Collar Workers	94.1%	90.2%	86.2%
Percent Blue Collar Workers	5.9%	9.8%	13.8%	
<b>Employment by Industry (Employed Civilians Age 16+)</b>	Agriculture/Mining/Construction	1.3%	2.7%	3.4%
	Manufacturing	12.5%	9.7%	9.2%
	Transportation	0.9%	1.6%	2.2%
	Information	4.4%	3.2%	2.6%
	Wholesale/Retail	8.6%	8.9%	10.4%
	Finance, Insurance, Real Estate	16.4%	15.2%	14.6%
	Professional Services	13.4%	18.7%	17.7%
	Management Services	0.1%	0.6%	0.5%
	Administrative/Waste Services	2.0%	2.3%	2.8%
	Educational Services	33.5%	28.3%	24.9%
	Entertainment Services	3.6%	5.0%	6.1%
Other Professional Services	2.7%	2.9%	3.7%	
Public Administration	0.8%	1.0%	1.9%	
<b>Transportation To Work</b>	Drive to Work Alone	82.1%	78.5%	80.4%
	Drive to Work Carpool	3.6%	5.2%	5.9%
	Travel to Work by Public Transportation	6.1%	8.3%	6.2%
	Drive to Work on Motorcycle	0.1%	0.0%	0.0%
	Drive to Work on Bicycle	0.0%	0.0%	0.0%
	Walked to Work	0.3%	1.1%	1.7%
	Other Means	0.3%	0.4%	0.5%
	Work at Home	7.5%	6.3%	5.3%

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 40.069937 Longitude: -75.442837

Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Travel to Work in Less than 5 Minutes	4.0%	2.0%	2.2%
	Travel to Work in 5 to 9 Minutes	7.6%	8.8%	10.1%
	Travel to Work in 10 to 14 Minutes	19.9%	16.3%	15.9%
	Travel to Work in 15 to 19 Minutes	14.2%	15.3%	15.5%
	Travel to Work in 20 to 29 Minutes	18.4%	18.3%	19.4%
	Travel to Work in 30 to 44 Minutes	15.6%	18.4%	18.6%
	Travel to Work in 45 to 59 Minutes	9.9%	12.1%	10.3%
	Travel to Work in 60 Minutes or more	10.7%	8.9%	8.0%
	Average Travel Time to Work	24	25	24
Vehicles per HH	No Vehicles	0.9%	5.6%	5.3%
	1 Vehicle	29.6%	32.6%	32.5%
	2 Vehicles	50.5%	44.8%	44.0%
	3 or more vehicles	19.0%	17.0%	18.1%
		Average Number of Vehicles	1.91	1.77
Change	Births (last 12 months)	51	498	1,259
	Deaths (last 12 months)	71	570	1,475
	Migration (last 12 months)	27	-315	252
Work place	Workplace Establishments	215	2,849	6,226
	Workplace Employees (FTE)	3,787	54,182	127,041