

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 40.069937 Longitude: -75.442837

Valley Fair Devon, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	24,693	106,445	515,470
	Population Est 23Q1	24,155	105,636	514,268
	Population Est 22Q4	24,144	105,547	512,852
	Population Est 22Q3	24,089	105,352	512,060
	Population Est 22Q2	24,080	105,372	511,450
	Population Est 22Q1	24,093	105,326	511,165
	Population Est 21Q4	24,082	105,244	510,809
	Population Est 21Q3	24,034	105,026	508,318
	Population Est 21Q2	24,468	105,426	507,592
	Population Fcst	25,900	111,831	536,441
	2010 Census Population	18,986	89,469	457,345
	2000 Census Population	19,091	84,794	429,454
	1990 Census Population	18,162	80,513	400,049
	Current Year Daytime Population	41,023	202,302	697,060
	Average Seasonal Population	294	1,274	5,454
	Historical Annual Growth, 1990 – 2000	0.50%	0.52%	0.71%
	Historical Annual Growth, 2000 – 2010	-0.06%	0.54%	0.63%
	Estimated Annual Growth, 2010 – CY	1.86%	1.23%	0.84%
	Projected Annual Growth, CY to Y5	0.96%	0.99%	0.80%
	Group Qtrs Est	101	816	17,190
Transient Est Average Last 4 Qtrs	4,494	14,302	27,119	
Households	Current Year Estimated Households	10,518	43,208	200,733
	Households Est 23Q1	10,325	42,888	200,144
	Households Est 22Q4	10,316	42,843	199,566
	Households Est 22Q3	10,294	42,773	199,282
	Households Est 22Q2	10,293	42,785	199,052
	Households Est 22Q1	10,300	42,770	198,942
	Households Est 21Q4	10,293	42,732	198,805
	Households Est 21Q3	10,265	42,635	197,757
	Households Est 21Q2	10,537	42,907	197,587
	Households Fcst	11,149	45,627	209,340
	2010 Census Households	8,156	36,606	177,757
	2000 Census Households	8,321	35,135	166,351
	1990 Census Households	7,637	32,120	151,509
	Historical Annual Growth, 1990 – 2000	0.86%	0.90%	0.94%
	Historical Annual Growth, 2000 – 2010	-0.20%	0.41%	0.67%
	Estimated Annual Growth, 2010 – CY	1.80%	1.17%	0.86%
	Projected Annual Growth, CY to Y5	1.17%	1.10%	0.84%
Population per Household	2.34	2.44	2.48	

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Valley Fair Devon, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	7.1%	5.8%	4.9%
	HH Income \$250,000 to \$499,999	8.5%	7.0%	5.9%
	HH Income \$200,000 to \$249,999	19.8%	16.4%	13.7%
	HH Income \$175,000 to \$199,999	7.2%	7.6%	7.5%
	HH Income \$150,000 to \$174,999	8.6%	8.6%	8.3%
	HH Income \$100,000 to 149,999	17.5%	19.1%	19.1%
	HH Income \$75,000 to 99,999	7.2%	9.2%	11.1%
	HH Income \$50,000 to 74,999	10.5%	11.0%	11.4%
	HH Income \$35,000 to 49,999	4.6%	5.6%	6.6%
	HH Income \$25,000 to 34,999	3.4%	3.8%	4.2%
	HH Income \$15,000 to 24,999	2.2%	2.7%	3.6%
	HH Income \$0 to 14,999	3.4%	3.1%	3.9%
	Average Household Income	\$196,501	\$188,049	\$170,533
	Median Household Income	\$153,436	\$136,861	\$122,522
	Per Capita Income	\$83,900	\$76,712	\$67,665
	Average Disposable Income	\$131,437	\$122,366	\$113,554
	Median Disposable Income	\$124,321	\$111,872	\$100,716
	Discretionary HH Income Over \$150,000	25.6%	20.7%	16.6%
	Discretionary HH Income \$125,000 to \$149,999	12.4%	11.6%	10.0%
	Discretionary HH Income \$100,000 to \$124,999	12.6%	11.8%	11.6%
	Discretionary HH Income \$75,000 to \$99,999	14.0%	14.8%	14.4%
	Discretionary HH Income \$50,000 to \$74,999	11.9%	14.9%	17.0%
	Discretionary HH Income \$25,000 to \$49,999	14.6%	15.7%	17.2%
	Discretionary HH Income Under \$25,000	8.9%	10.5%	13.2%
	Average Discretionary HH Income	\$99,406	\$92,690	\$85,147
	Median Discretionary HH Income	\$101,273	\$89,234	\$79,826
	Householder White – Count	8,057	32,678	155,314
	Median HH Income	\$149,543	\$139,225	\$128,608
	Average HH Income	\$133,204	\$128,456	\$123,606
	Householder Black or African-American – Count	358	1,878	12,057
	Median HH Income	\$156,996	\$98,152	\$72,180
	Average HH Income	\$135,222	\$107,302	\$85,954
	Householder Hispanic – Count	282	1,356	8,327
	Median HH Income	\$160,505	\$125,658	\$100,348
Average HH Income	\$147,090	\$126,256	\$107,253	
Householder Asian or Pacific Islander – Count	1,506	5,695	16,497	
Median HH Income	\$175,244	\$143,908	\$136,930	
Average HH Income	\$144,281	\$134,858	\$129,905	
Householder Other or Pacific Islander – Count	316	1,600	8,537	
Median HH Income	\$140,288	\$117,062	\$93,268	
Average HH Income	\$134,436	\$119,520	\$103,160	

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Valley Fair Devon, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	11,878	52,066	250,697
	Female Population	12,815	54,380	264,773
Total Population by Age	Count of Pop 0 to 4 years	1,156	5,528	26,976
	Count of Pop 0 to 7 years	1,683	7,972	38,676
	Count of Pop 5 - 13	2,463	10,787	51,022
	Count of Pop 14 - 18	1,410	5,595	27,848
	Count of Pop 19 - 22	1,322	5,398	28,272
	Count of Pop 22 - 25	897	3,807	20,568
	Count of Pop 25 - 29	1,169	5,610	28,765
	Count of Pop 30 - 34	1,323	6,510	32,942
	Count of Pop 35 - 39	1,443	7,128	34,986
	Count of Pop 40 - 44	1,611	7,301	33,842
	Count of Pop 45 - 59	5,338	21,125	95,467
	Count of Pop 60 - 74	4,517	18,782	90,971
	Count of Pop 75 - 84	1,575	6,625	31,768
	Count of Pop 85+	471	2,250	12,043
	% of Pop 0 to 4 years	4.7%	5.2%	5.2%
	% of Pop 0 to 7 years	6.8%	7.5%	7.5%
	% of Pop 5 - 13	10.0%	10.1%	9.9%
	% of Pop 14 - 18	5.7%	5.3%	5.4%
	% of Pop 19 - 22	5.4%	5.1%	5.5%
	% of Pop 22 - 25	3.6%	3.6%	4.0%
	% of Pop 25 - 29	4.7%	5.3%	5.6%
	% of Pop 30 - 34	5.4%	6.1%	6.4%
	% of Pop 35 - 39	5.8%	6.7%	6.8%
	% of Pop 40 - 44	6.5%	6.9%	6.6%
	% of Pop 45 - 59	21.6%	19.8%	18.5%
	% of Pop 60 - 74	18.3%	17.6%	17.6%
	% of Pop 75 - 84	6.4%	6.2%	6.2%
% of Pop 85+	1.9%	2.1%	2.3%	
Median Age	43.6	42.0	40.9	
Average Age	42.2	41.7	41.4	
Male Population by Age	% of Pop 0 to 4 years	5.0%	5.4%	5.5%
	% of Pop 5 - 13	10.7%	10.6%	10.5%
	% of Pop 14 - 18	6.1%	5.5%	5.6%
	% of Pop 19 - 22	5.6%	5.3%	5.6%
	% of Pop 22 - 25	3.8%	3.8%	4.1%
	% of Pop 25 - 29	4.8%	5.4%	5.9%
	% of Pop 30 - 34	5.7%	6.4%	6.7%
	% of Pop 35 - 39	5.9%	6.7%	6.9%
	% of Pop 40 - 44	6.5%	7.0%	6.7%
	% of Pop 45 - 59	21.7%	19.8%	18.6%
	% of Pop 75 - 84	5.4%	5.4%	5.4%
	% of Pop 60 - 74	17.3%	17.1%	17.0%
	% of Pop 85+	1.4%	1.5%	1.6%
	Median Age	41.9	40.6	39.5
Average Age	40.8	40.5	40.2	

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	% of Pop 0 to 4 years	4.4%	5.0%	5.0%
	% of Pop 5 - 13	9.3%	9.7%	9.4%
	% of Pop 14 - 18	5.3%	5.0%	5.3%
	% of Pop 19 - 22	5.1%	4.8%	5.4%
	% of Pop 22 - 25	3.5%	3.4%	3.9%
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	% of Pop 30 - 34	5.1%	5.9%	6.1%
	% of Pop 35 - 39	5.8%	6.7%	6.6%
	% of Pop 40 - 44	6.5%	6.8%	6.4%
	% of Pop 45 - 59	21.5%	19.9%	18.4%
	% of Pop 60 - 74	19.2%	18.2%	18.3%
	% of Pop 75 - 84	7.2%	7.0%	6.9%
	% of Pop 85+	2.4%	2.7%	3.0%
	Median Age	45.2	43.3	42.4
Average Age	43.6	42.8	42.6	
Race	Count of White	17,925	76,764	384,437
	Count of Black or African-American	772	4,559	35,442
	Count of Asian or Pacific Islander	4,486	18,049	51,449
	Count of Other races	1,511	7,073	44,142
	White	72.6%	72.1%	74.6%
	Black or African American	3.1%	4.3%	6.9%
	Asian	18.2%	17.0%	10.0%
	Other Races	6.1%	6.6%	8.6%
Language Spoken	Speak English at Home	77.7%	79.6%	84.1%
	Speak Spanish at Home	1.4%	2.6%	4.0%
	Speak French or French Creole at Home	0.7%	0.7%	0.4%
	Speak German at Home	1.4%	0.9%	0.5%
	Speak Other Indo-European Languages at Home	6.1%	5.8%	3.8%
	Speak Russian and Other Slavic Languages at Home	0.9%	0.7%	0.8%
	Speak Chinese at Home	5.4%	3.8%	1.8%
	Speak Korean at Home	1.5%	0.9%	0.7%
	Speak Vietnamese at Home	0.1%	0.5%	0.5%
	Speak Other Asian Languages at Home	4.2%	3.4%	2.2%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.4%	0.3%
	Speak Other Language at Home	0.4%	0.7%	0.9%
Hispanic	Hispanic Population	839	4,556	33,463
	Hispanic Population Percent	3.4%	4.3%	6.5%
	Mexican	8.1%	30.0%	40.4%
	Puerto Rican	17.0%	14.8%	21.0%
	Cuban	8.8%	7.0%	5.4%
	Dominican	0.3%	6.3%	3.5%
	Central American	10.5%	9.0%	9.3%
	South American	28.8%	18.0%	11.8%
	Other Hispanic	26.6%	14.9%	8.6%
	2000 Hispanic Population Percent	1%	1%	2%
	1990 Hispanic Population Percent	1%	1%	1%

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Ancestry	American (percent of total population)	1.9%	2.3%	2.7%
	American	1.8%	2.2%	2.6%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	18.1%	16.9%	10.0%
	Chinese	5.1%	3.7%	1.9%
	Japanese	0.1%	0.1%	0.1%
	Korean	1.3%	0.8%	1.0%
	South Central Asian (ie. Indian)	9.3%	9.7%	5.1%
	South East Asian (ie. Vietnamese)	1.7%	2.2%	1.4%
	Other Asian	0.6%	0.4%	0.4%
	European (percent of total population)	46.9%	47.1%	50.6%
	British	7.7%	6.8%	6.2%
	Dutch	0.7%	0.6%	0.5%
	French	1.1%	0.9%	0.8%
	German	9.3%	9.3%	9.4%
	Italian	7.3%	8.2%	10.2%
	Polish	1.8%	2.6%	3.1%
	Scandinavian	1.4%	1.3%	1.0%
	Scotch/Irish	12.4%	12.4%	13.9%
Other European (ie. Greek/Russian)	5.2%	5.1%	5.6%	
Middle Eastern	0.8%	1.1%	1.0%	
Other Ancestry	17.5%	16.6%	16.0%	
Unclassified Ancestry	11.3%	11.7%	13.3%	
Education (Age 25+)	Adult Population (25 Years or Older)	17,445	75,330	360,785
	Elementary (0 to 8)	0.3%	0.9%	1.5%
	Some High School (9 to 11)	1.5%	2.0%	2.5%
	High School Graduate (12)	7.0%	11.1%	17.6%
	Some College (13 to 16)	7.1%	9.6%	11.8%
	Associates Degree Only	3.4%	4.3%	5.7%
	Bachelors Degree Only	43.4%	38.8%	33.8%
	Graduate Degree	37.4%	33.4%	27.1%
	% College (4+)	80.8%	72.2%	60.9%
Household Type	Total Households – count	10,518	43,208	200,733
	One Person HHs – count	3,509	12,520	56,317
	Family HHs – count	6,273	27,519	129,564
	Married Couple – count	5,695	23,990	107,216
	w/own children – count	2,635	11,136	45,798
	w/out own children – count	3,061	12,854	61,418
	Male Householder – count	85	807	6,689
	Female Householder – count	493	2,722	15,659
	Non-Family Households – count	736	3,170	14,852
	1 Person Household	33.4%	29.0%	28.1%
	2 Person Household	30.4%	32.1%	32.8%
	3 Person Household	13.8%	15.5%	15.5%
	4 Person Household	15.2%	15.3%	14.8%
	5 Person Household	5.5%	5.7%	6.0%
6 Person Household	1.3%	1.7%	1.9%	
7+ Person Household	0.4%	0.7%	0.9%	
% Households With Children	28.3%	29.9%	27.9%	

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Housing	Total Housing Units	11,124	45,998	213,574
	Owner Occupied Percent	68.3%	65.1%	65.3%
	Renter Occupied Percent	26.3%	28.8%	28.6%
	Vacant Housing Percent	5.4%	6.1%	6.0%
	Total Housing Units (Census 2000)	8,537	36,526	173,539
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	24.0%	17.9%	11.0%
	Property Value \$750,000 to \$999,999	20.4%	19.2%	16.0%
	Property Value \$500,000 to \$749,999	22.2%	25.8%	26.0%
	Property Value \$400,000 to \$499,999	9.0%	11.8%	15.3%
	Property Value \$300,000, to \$399,999	8.2%	8.9%	12.9%
	Property Value \$200,000 to \$299,999	7.6%	5.1%	8.1%
	Property Value \$150,000 to \$199,999	1.5%	0.9%	1.8%
	Property Value \$100,000 to \$149,999	0.9%	0.8%	1.3%
	Property Value \$60,000 to \$99,999	0.6%	0.7%	0.7%
	Property Value \$40,000 to \$59,999	0.4%	0.3%	0.3%
	Property Value \$0 to \$39,999	0.5%	0.8%	1.2%
	Median Home Value	\$713,619	\$663,084	\$554,904
Wealth per Household	\$0 and under - percent	14.8%	15.4%	15.8%
	\$1 to \$4999 - percent	6.1%	6.6%	7.0%
	\$5k to \$9999 - percent	3.6%	3.8%	4.0%
	\$10k to \$24999 - percent	5.6%	5.7%	5.9%
	\$25k to \$49999 - percent	6.4%	6.5%	6.6%
	\$50k to \$99999 - percent	9.8%	9.8%	10.0%
	\$100k to \$249999 - percent	18.9%	18.6%	18.6%
	\$250k to \$499999 - percent	15.3%	14.8%	14.5%
	\$500k+ - percent	19.6%	18.7%	17.8%
	Median HH Wealth	\$130,157	\$117,148	\$106,549
	Avg HH Wealth	\$297,848	\$286,341	\$275,886
Economic Viability	Economic Viability Local	287	295	287
	Economic Viability Indexed	106	109	106
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	13,634	58,111	282,033
	Managerial/Executive	34.7%	29.9%	25.5%
	Professional Specialty	42.9%	38.3%	34.4%
	Healthcare Support	0.3%	0.9%	1.7%
	Sales	8.9%	9.7%	9.9%
	Office & Administrative Support	6.1%	7.6%	8.8%
	Protective Service	0.4%	0.6%	1.1%
	Food Preparation	1.6%	2.6%	3.6%
	Building Maintenance & Cleaning	0.6%	0.9%	1.8%
	Personal Care	0.5%	2.0%	2.3%
	Farming, Fishing, & Forestry	0.2%	0.1%	0.2%
	Construction	1.6%	2.9%	4.5%
	Production & Transportation	2.2%	4.4%	6.2%
	Percent White Collar Workers	92.9%	86.5%	80.3%
	Percent Blue Collar Workers	7.1%	13.5%	19.7%

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	Agriculture/Mining/Construction	3.3%	3.5%	4.9%
	Manufacturing	12.5%	10.9%	10.0%
	Transportation	1.2%	2.7%	3.1%
	Information	2.7%	2.8%	2.5%
	Wholesale/Retail	8.1%	9.7%	11.7%
	Finance, Insurance, Real Estate	13.5%	13.3%	11.6%
	Professional Services	21.3%	18.9%	15.0%
	Management Services	0.0%	0.4%	0.4%
	Administrative/Waste Services	2.1%	2.6%	3.3%
	Educational Services	28.2%	23.5%	24.4%
	Entertainment Services	4.4%	5.9%	6.3%
	Other Professional Services	1.6%	4.0%	4.3%
	Public Administration	1.1%	1.6%	2.6%
Vehicles per HH	No Vehicles	4.5%	5.5%	5.1%
	1 Vehicle	31.7%	33.2%	33.0%
	2 Vehicles	48.1%	44.4%	43.7%
	3 or more vehicles	15.7%	16.9%	18.2%
	Average Number of Vehicles	1.78	1.78	1.81
Change	Births (last 12 months)	231	1,033	5,006
	Deaths (last 12 months)	237	1,010	4,900
	Migration (last 12 months)	622	1,085	4,196
Work place	Workplace Establishments	1,230	5,736	19,411
	Workplace Employees (FTE)	24,351	123,927	336,989