

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		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	6,577	50,558	126,100
	Population Est 23Q1	6,168	49,917	125,358
	Population Est 22Q4	6,171	49,882	125,183
	Population Est 22Q3	6,172	49,774	124,954
	Population Est 22Q2	6,167	49,741	124,944
	Population Est 22Q1	6,168	49,750	124,881
	Population Est 21Q4	6,168	49,730	124,790
	Population Est 21Q3	6,166	49,653	124,561
	Population Est 21Q2	6,160	50,133	124,908
	Population Fcst	6,933	52,560	131,855
	2010 Census Population	5,189	41,482	108,588
	2000 Census Population	5,329	40,999	102,205
	1990 Census Population	5,228	39,107	97,008
	Current Year Daytime Population	7,011	97,731	230,526
	Average Seasonal Population	93	661	1,680
	Historical Annual Growth, 1990 – 2000	0.19%	0.47%	0.52%
	Historical Annual Growth, 2000 – 2010	-0.27%	0.12%	0.61%
	Estimated Annual Growth, 2010 – CY	1.68%	1.40%	1.05%
	Projected Annual Growth, CY to Y5	1.06%	0.78%	0.90%
	Group Qtrs Est	0	165	3,085
	Transient Est Average Last 4 Qtrs	676	8,989	14,695
Households	Current Year Estimated Households	2,682	20,888	50,129
	Households Est 23Q1	2,544	20,653	49,830
	Households Est 22Q4	2,547	20,630	49,754
	Households Est 22Q3	2,546	20,590	49,668
	Households Est 22Q2	2,545	20,581	49,672
	Households Est 22Q1	2,546	20,586	49,650
	Households Est 21Q4	2,544	20,575	49,608
	Households Est 21Q3	2,544	20,534	49,510
	Households Est 21Q2	2,542	20,839	49,758
	Households Fcst	2,797	21,921	52,678
	2010 Census Households	2,372	17,340	43,176
	2000 Census Households	2,484	17,388	41,117
	1990 Census Households	2,321	16,145	37,854
	Historical Annual Growth, 1990 – 2000	0.68%	0.74%	0.83%
	Historical Annual Growth, 2000 – 2010	-0.46%	-0.03%	0.49%
	Estimated Annual Growth, 2010 – CY	0.87%	1.32%	1.05%
	Projected Annual Growth, CY to Y5	0.84%	0.97%	1.00%
	Population per Household	2.45	2.41	2.45

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Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	6.9%	6.7%	5.9%
	HH Income \$250,000 to \$499,999	8.2%	8.1%	7.1%
	HH Income \$200,000 to \$249,999	19.2%	18.9%	16.6%
	HH Income \$175,000 to \$199,999	6.9%	7.5%	7.9%
	HH Income \$150,000 to \$174,999	10.7%	7.9%	8.4%
	HH Income \$100,000 to 149,999	21.7%	17.8%	18.5%
	HH Income \$75,000 to 99,999	5.9%	7.4%	9.3%
	HH Income \$50,000 to 74,999	10.1%	10.2%	11.1%
	HH Income \$35,000 to 49,999	5.8%	5.3%	5.5%
	HH Income \$25,000 to 34,999	2.2%	4.1%	4.0%
	HH Income \$15,000 to 24,999	0.8%	2.4%	2.7%
	HH Income \$0 to 14,999	1.6%	3.7%	3.0%
	Average Household Income	\$197,133	\$201,559	\$192,984
	Median Household Income	\$154,618	\$147,450	\$137,788
	Per Capita Income	\$80,397	\$83,449	\$77,448
	Average Disposable Income	\$134,832	\$128,068	\$122,932
	Median Disposable Income	\$124,538	\$119,920	\$112,607
	Discretionary HH Income Over \$150,000	24.4%	24.7%	21.2%
	Discretionary HH Income \$125,000 to \$149,999	11.2%	12.5%	11.9%
	Discretionary HH Income \$100,000 to \$124,999	15.3%	11.3%	11.7%
	Discretionary HH Income \$75,000 to \$99,999	18.8%	13.9%	14.2%
	Discretionary HH Income \$50,000 to \$74,999	10.6%	12.6%	15.0%
	Discretionary HH Income \$25,000 to \$49,999	15.2%	14.5%	15.6%
	Discretionary HH Income Under \$25,000	4.4%	10.5%	10.4%
	Average Discretionary HH Income	\$102,138	\$97,107	\$93,313
	Median Discretionary HH Income	\$101,673	\$96,741	\$89,940
	Householder White – Count	2,028	15,951	38,771
	Median HH Income	\$150,848	\$149,342	\$140,233
	Average HH Income	\$138,006	\$131,799	\$128,719
	Householder Black or African-American – Count	68	750	1,987
	Median HH Income	\$138,491	\$133,735	\$95,256
	Average HH Income	\$128,346	\$119,524	\$106,511
	Householder Hispanic – Count	81	598	1,459
	Median HH Income	\$139,027	\$153,089	\$129,744
	Average HH Income	\$139,807	\$139,270	\$129,096
	Householder Asian or Pacific Islander – Count	442	2,887	6,213
	Median HH Income	\$183,769	\$144,802	\$143,542
	Average HH Income	\$154,457	\$134,235	\$134,673
	Householder Other or Pacific Islander – Count	63	702	1,699
	Median HH Income	\$143,541	\$143,767	\$120,643
	Average HH Income	\$135,183	\$134,613	\$122,516

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Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	3,097	24,584	61,496
	Female Population	3,481	25,974	64,604
Total Population by Age	Count of Pop 0 to 4 years	270	2,448	6,274
	Count of Pop 0 to 7 years	456	3,613	9,025
	Count of Pop 5 - 13	742	5,227	12,421
	Count of Pop 14 - 18	424	2,846	7,495
	Count of Pop 19 - 22	369	2,698	7,151
	Count of Pop 22 - 25	235	1,865	4,741
	Count of Pop 25 - 29	243	2,490	6,592
	Count of Pop 30 - 34	238	2,754	7,211
	Count of Pop 35 - 39	330	3,019	7,859
	Count of Pop 40 - 44	429	3,389	8,155
	Count of Pop 45 - 59	1,523	10,432	24,559
	Count of Pop 60 - 74	1,200	9,067	22,407
	Count of Pop 75 - 84	447	3,261	8,106
	Count of Pop 85+	125	1,061	3,129
	% of Pop 0 to 4 years	4.1%	4.8%	5.0%
	% of Pop 0 to 7 years	6.9%	7.1%	7.2%
	% of Pop 5 - 13	11.3%	10.3%	9.9%
	% of Pop 14 - 18	6.5%	5.6%	5.9%
	% of Pop 19 - 22	5.6%	5.3%	5.7%
	% of Pop 22 - 25	3.6%	3.7%	3.8%
	% of Pop 25 - 29	3.7%	4.9%	5.2%
	% of Pop 30 - 34	3.6%	5.4%	5.7%
	% of Pop 35 - 39	5.0%	6.0%	6.2%
	% of Pop 40 - 44	6.5%	6.7%	6.5%
	% of Pop 45 - 59	23.2%	20.6%	19.5%
	% of Pop 60 - 74	18.2%	17.9%	17.8%
	% of Pop 75 - 84	6.8%	6.5%	6.4%
	% of Pop 85+	1.9%	2.1%	2.5%
	Median Age	45.1	42.8	42.0
	Average Age	42.5	42.0	41.8
Male Population by Age	% of Pop 0 to 4 years	4.5%	5.1%	5.2%
	% of Pop 5 - 13	12.3%	10.9%	10.4%
	% of Pop 14 - 18	7.2%	5.9%	6.2%
	% of Pop 19 - 22	6.0%	5.6%	5.9%
	% of Pop 22 - 25	3.7%	3.8%	4.0%
	% of Pop 25 - 29	3.9%	5.0%	5.4%
	% of Pop 30 - 34	3.8%	5.8%	6.0%
	% of Pop 35 - 39	5.1%	5.9%	6.3%
	% of Pop 40 - 44	6.4%	6.7%	6.6%
	% of Pop 45 - 59	23.3%	20.8%	19.5%
	% of Pop 75 - 84	5.5%	5.6%	5.6%
	% of Pop 60 - 74	17.0%	17.2%	17.2%
	% of Pop 85+	1.5%	1.5%	1.8%
	Median Age	42.9	41.4	40.5
	Average Age	40.7	40.7	40.6

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	% of Pop 0 to 4 years	3.8%	4.6%	4.7%
	% of Pop 5 - 13	10.4%	9.8%	9.4%
	% of Pop 14 - 18	5.8%	5.3%	5.7%
	% of Pop 19 - 22	5.2%	5.1%	5.4%
	% of Pop 22 - 25	3.5%	3.6%	3.5%
	% of Pop 25 - 29	3.5%	4.8%	5.0%
	% of Pop 30 - 34	3.5%	5.2%	5.5%
	% of Pop 35 - 39	5.0%	6.0%	6.2%
	% of Pop 40 - 44	6.6%	6.7%	6.4%
	% of Pop 45 - 59	23.1%	20.4%	19.5%
	% of Pop 60 - 74	19.4%	18.6%	18.3%
	% of Pop 75 - 84	7.9%	7.3%	7.2%
	% of Pop 85+	2.3%	2.6%	3.1%
	Median Age	46.8	44.2	43.5
	Average Age	44.1	43.2	43.1
Race	Count of White	4,639	36,426	93,232
	Count of Black or African-American	119	1,827	5,128
	Count of Asian or Pacific Islander	1,439	9,116	19,726
	Count of Other races	380	3,189	8,013
	White	70.5%	72.0%	73.9%
	Black or African American	1.8%	3.6%	4.1%
	Asian	21.9%	18.0%	15.6%
	Other Races	5.8%	6.3%	6.4%
Language Spoken	Speak English at Home	72.0%	78.9%	81.0%
	Speak Spanish at Home	1.3%	1.9%	2.4%
	Speak French or French Creole at Home	1.1%	0.8%	0.6%
	Speak German at Home	1.9%	1.2%	0.8%
	Speak Other Indo-European Languages at Home	7.2%	6.0%	5.4%
	Speak Russian and Other Slavic Languages at Home	1.5%	0.8%	0.7%
	Speak Chinese at Home	7.3%	4.5%	3.5%
	Speak Korean at Home	2.5%	1.5%	0.8%
	Speak Vietnamese at Home	0.1%	0.2%	0.4%
	Speak Other Asian Languages at Home	4.5%	3.8%	3.2%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.1%	0.4%
	Speak Other Language at Home	0.7%	0.4%	0.7%
Hispanic	Hispanic Population	181	1,743	5,128
	Hispanic Population Percent	2.7%	3.4%	4.1%
	Mexican	4.8%	15.9%	28.4%
	Puerto Rican	16.0%	15.9%	14.8%
	Cuban	4.5%	10.0%	7.3%
	Dominican	0.0%	5.7%	5.9%
	Central American	2.7%	8.2%	10.0%
	South American	43.9%	22.9%	17.1%
	Other Hispanic	28.1%	21.4%	16.3%
	2000 Hispanic Population Percent	1%	1%	1%
	1990 Hispanic Population Percent	1%	1%	1%

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Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	1.9%	2.1%	2.4%
	American	1.9%	2.0%	2.3%
	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)	21.8%	18.0%	15.6%
	Chinese	6.4%	4.2%	3.5%
	Japanese	0.2%	0.1%	0.1%
	Korean	1.9%	1.1%	0.7%
	South Central Asian (ie. Indian)	11.2%	10.3%	8.9%
	South East Asian (ie. Vietnamese)	1.1%	1.6%	2.0%
	Other Asian	1.1%	0.6%	0.4%
	European (percent of total population)	45.0%	47.3%	49.0%
	British	7.0%	7.6%	7.4%
	Dutch	1.1%	0.7%	0.6%
	French	0.9%	1.1%	0.8%
	German	9.4%	9.3%	9.6%
	Italian	7.0%	7.3%	8.6%
	Polish	1.6%	1.9%	2.6%
	Scandinavian	1.5%	1.4%	1.3%
	Scotch/Irish	11.8%	12.6%	12.9%
	Other European (ie. Greek/Russian)	4.7%	5.3%	5.2%
	Middle Eastern	0.8%	1.0%	1.0%
	Other Ancestry	18.1%	16.7%	15.8%
	Unclassified Ancestry	9.6%	11.5%	12.0%
Education (Age 25+)	Adult Population (25 Years or Older)	4,536	35,473	88,018
	Elementary (0 to 8)	0.3%	0.5%	0.9%
	Some High School (9 to 11)	1.2%	1.4%	2.0%
	High School Graduate (12)	7.7%	7.9%	11.6%
	Some College (13 to 16)	5.6%	7.9%	9.8%
	Associates Degree Only	2.0%	3.1%	4.4%
	Bachelors Degree Only	43.1%	40.5%	38.3%
	Graduate Degree	40.1%	38.6%	33.2%
	% College (4+)	83.2%	79.1%	71.5%
Household Type	Total Households – count	2,682	20,888	50,129
	One Person HHs – count	848	6,406	14,329
	Family HHs – count	1,545	13,045	32,285
	Married Couple – count	1,449	11,642	28,399
	w/own children – count	686	5,537	12,725
	w/out own children – count	762	6,104	15,674
	Male Householder – count	22	230	880
	Female Householder – count	74	1,173	3,007
	Non-Family Households – count	290	1,438	3,515
	1 Person Household	31.6%	30.7%	28.6%
	2 Person Household	28.7%	31.0%	32.2%
	3 Person Household	16.1%	14.7%	15.5%
	4 Person Household	16.2%	16.1%	15.4%
	5 Person Household	6.1%	5.5%	5.9%
	6 Person Household	1.0%	1.5%	1.7%
	7+ Person Household	0.3%	0.5%	0.7%
	% Households With Children	27.1%	30.1%	29.4%

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Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	2,790	22,084	53,303
	Owner Occupied Percent	71.7%	66.0%	65.7%
	Renter Occupied Percent	24.4%	28.5%	28.4%
	Vacant Housing Percent	3.9%	5.4%	6.0%
	Total Housing Units (Census 2000)	2,548	17,978	42,790
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	23.3%	22.1%	17.7%
	Property Value \$750,000 to \$999,999	15.7%	21.8%	19.1%
	Property Value \$500,000 to \$749,999	26.9%	21.9%	25.7%
	Property Value \$400,000 to \$499,999	10.8%	8.0%	11.5%
	Property Value \$300,000, to \$399,999	8.4%	7.9%	8.3%
	Property Value \$200,000 to \$299,999	7.1%	6.1%	5.0%
	Property Value \$150,000 to \$199,999	0.5%	1.1%	1.0%
	Property Value \$100,000 to \$149,999	0.0%	0.8%	0.7%
	Property Value \$60,000 to \$99,999	0.3%	0.6%	0.7%
	Property Value \$40,000 to \$59,999	0.3%	0.3%	0.3%
	Property Value \$0 to \$39,999	0.1%	0.5%	0.9%
	Median Home Value	\$678,460	\$731,744	\$665,119
Wealth per Household	\$0 and under - percent	14.2%	15.0%	15.3%
	\$1 to \$4999 - percent	5.7%	6.3%	6.5%
	\$5k to \$9999 - percent	3.4%	3.7%	3.8%
	\$10k to \$24999 - percent	5.4%	5.6%	5.7%
	\$25k to \$49999 - percent	6.4%	6.4%	6.5%
	\$50k to \$99999 - percent	9.8%	9.8%	9.9%
	\$100k to \$249999 - percent	19.2%	18.8%	18.7%
	\$250k to \$499999 - percent	15.6%	15.1%	14.8%
	\$500k+ - percent	20.4%	19.4%	18.8%
	Median HH Wealth	\$140,543	\$125,615	\$118,635
	Avg HH Wealth	\$307,002	\$294,279	\$287,314
Economic Viability	Economic Viability Local	269	291	292
	Economic Viability Indexed	99	107	108
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	3,513	27,155	67,406
	Managerial/Executive	30.4%	33.0%	29.5%
	Professional Specialty	49.2%	41.5%	37.8%
	Healthcare Support	0.3%	0.5%	1.0%
	Sales	8.7%	9.1%	10.0%
	Office & Administrative Support	5.2%	6.2%	7.6%
	Protective Service	0.9%	0.5%	0.7%
	Food Preparation	0.5%	2.0%	2.9%
	Building Maintenance & Cleaning	0.4%	0.5%	1.1%
	Personal Care	0.8%	1.5%	2.0%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	1.4%	1.9%	3.1%
	Production & Transportation	2.2%	3.2%	4.3%
	Percent White Collar Workers	93.7%	90.3%	85.9%
	Percent Blue Collar Workers	6.3%	9.7%	14.1%

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	Agriculture/Mining/Construction	3.7%	2.9%	3.5%
	Manufacturing	13.1%	10.9%	10.7%
	Transportation	0.9%	2.0%	2.6%
	Information	2.7%	2.9%	2.7%
	Wholesale/Retail	7.7%	7.6%	9.8%
	Finance, Insurance, Real Estate	11.7%	14.7%	13.8%
	Professional Services	17.2%	20.5%	18.5%
	Management Services	0.0%	0.3%	0.4%
	Administrative/Waste Services	1.8%	2.4%	2.6%
	Educational Services	33.8%	26.2%	23.9%
	Entertainment Services	4.6%	5.0%	6.0%
	Other Professional Services	1.7%	3.4%	4.0%
	Public Administration	1.2%	1.1%	1.5%
Vehicles per HH	No Vehicles	2.8%	5.5%	5.5%
	1 Vehicle	30.8%	33.1%	33.2%
	2 Vehicles	47.0%	44.3%	43.6%
	3 or more vehicles	19.4%	17.1%	17.7%
	Average Number of Vehicles	1.86	1.77	1.79
Change	Births (last 12 months)	54	475	1,188
	Deaths (last 12 months)	65	497	1,259
	Migration (last 12 months)	421	847	1,277
Work place	Workplace Establishments	207	2,852	6,140
	Workplace Employees (FTE)	3,858	56,828	130,160