

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 40.069892 Longitude: -75.44328

Valley Fair Devon, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	26,065	110,103	523,211
	Population Est 25Q1	26,070	110,072	523,087
	Population Est 24Q4	26,064	109,813	521,949
	Population Est 24Q3	26,724	110,235	521,610
	Population Est 24Q2	26,346	109,397	518,448
	Population Est 24Q1	25,898	108,518	516,649
	Population Est 23Q4	25,748	108,214	514,821
	Population Est 23Q3	25,658	107,895	513,606
	Population Est 23Q2	25,649	107,892	512,958
	Population Fcst	27,670	116,714	545,495
	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	43,174	212,280	722,890
	Average Seasonal Population	295	1,201	4,810
	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	2.21%	1.44%	0.93%
	Projected Annual Growth, CY to Y5	1.20%	1.17%	0.84%
	Group Qtrs Est	101	816	17,190
Transient Est Average Last 4 Qtrs	4,296	13,670	25,875	
Households	Current Year Estimated Households	11,447	45,103	204,478
	Households Est 25Q1	11,448	45,076	204,291
	Households Est 24Q4	11,440	44,964	203,825
	Households Est 24Q3	11,886	45,288	203,805
	Households Est 24Q2	11,642	44,850	202,269
	Households Est 24Q1	11,478	44,523	201,573
	Households Est 23Q4	11,383	44,361	200,777
	Households Est 23Q3	11,346	44,240	200,325
	Households Est 23Q2	11,344	44,237	200,060
	Households Fcst	12,432	48,216	213,997
	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	2.37%	1.45%	0.97%
	Projected Annual Growth, CY to Y5	1.66%	1.34%	0.91%
	Population per Household	2.27	2.42	2.47

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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	8.4%	7.1%	6.1%
	HH Income \$250,000 to \$499,999	10.1%	8.4%	7.3%
	HH Income \$200,000 to \$249,999	23.5%	19.7%	17.0%
	HH Income \$175,000 to \$199,999	6.7%	6.8%	6.4%
	HH Income \$150,000 to \$174,999	7.4%	8.2%	8.0%
	HH Income \$100,000 to 149,999	16.4%	18.0%	19.0%
	HH Income \$75,000 to 99,999	7.4%	9.2%	10.2%
	HH Income \$50,000 to 74,999	9.8%	9.6%	10.2%
	HH Income \$35,000 to 49,999	3.2%	4.8%	5.8%
	HH Income \$25,000 to 34,999	3.4%	3.4%	3.5%
	HH Income \$15,000 to 24,999	1.7%	2.2%	3.1%
	HH Income \$0 to 14,999	2.0%	2.5%	3.6%
	Average Household Income	\$224,936	\$208,580	\$187,941
	Median Household Income	\$170,979	\$150,414	\$134,873
	Per Capita Income	\$98,974	\$85,810	\$74,688
	Average Disposable Income	\$141,837	\$131,528	\$122,461
	Median Disposable Income	\$136,893	\$121,958	\$110,592
	Discretionary HH Income Over \$150,000	35.7%	29.0%	25.0%
	Discretionary HH Income \$125,000 to \$149,999	11.6%	10.6%	9.4%
	Discretionary HH Income \$100,000 to \$124,999	11.3%	12.0%	11.3%
	Discretionary HH Income \$75,000 to \$99,999	13.0%	13.1%	13.3%
	Discretionary HH Income \$50,000 to \$74,999	10.3%	13.0%	14.2%
	Discretionary HH Income \$25,000 to \$49,999	11.4%	12.8%	14.6%
	Discretionary HH Income Under \$25,000	6.7%	9.6%	12.1%
	Average Discretionary HH Income	\$113,645	\$104,175	\$96,793
	Median Discretionary HH Income	\$119,102	\$103,136	\$91,532
	Householder White – Count	8,315	33,145	154,757
	Median HH Income	\$168,317	\$155,415	\$141,639
	Average HH Income	\$141,106	\$136,277	\$130,738
	Householder Black or African-American – Count	350	1,829	12,159
	Median HH Income	\$195,462	\$112,608	\$79,090
	Average HH Income	\$149,012	\$115,153	\$92,005
	Householder Hispanic – Count	431	1,665	9,914
	Median HH Income	\$106,875	\$109,999	\$106,135
Average HH Income	\$123,410	\$119,988	\$111,632	
Householder Asian or Pacific Islander – Count	1,829	6,361	17,269	
Median HH Income	\$201,481	\$163,251	\$158,479	
Average HH Income	\$161,066	\$144,446	\$140,963	
Householder Other or Pacific Islander – Count	522	2,102	10,379	
Median HH Income	\$133,320	\$117,298	\$105,398	
Average HH Income	\$131,286	\$121,913	\$111,891	

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Gender	Male Population	12,577	53,853	254,423
	Female Population	13,489	56,250	268,788
Total Population by Age	Count of Pop 0 to 4 years	1,345	5,854	27,563
	Count of Pop 0 to 7 years	1,840	8,290	39,300
	Count of Pop 5 - 13	2,358	10,720	50,667
	Count of Pop 14 - 18	1,432	5,731	28,255
	Count of Pop 19 - 22	1,395	5,661	28,908
	Count of Pop 22 - 25	971	4,047	21,052
	Count of Pop 25 - 29	1,244	5,647	28,301
	Count of Pop 30 - 34	1,602	6,844	33,254
	Count of Pop 35 - 39	1,640	7,464	35,832
	Count of Pop 40 - 44	1,719	7,709	35,038
	Count of Pop 45 - 59	5,459	21,483	95,591
	Count of Pop 60 - 74	4,752	19,651	93,645
	Count of Pop 75 - 84	1,667	7,025	33,283
	Count of Pop 85+	481	2,269	11,820
	% of Pop 0 to 4 years	5.2%	5.3%	5.3%
	% of Pop 0 to 7 years	7.1%	7.5%	7.5%
	% of Pop 5 - 13	9.0%	9.7%	9.7%
	% of Pop 14 - 18	5.5%	5.2%	5.4%
	% of Pop 19 - 22	5.4%	5.1%	5.5%
	% of Pop 22 - 25	3.7%	3.7%	4.0%
	% of Pop 25 - 29	4.8%	5.1%	5.4%
	% of Pop 30 - 34	6.1%	6.2%	6.4%
	% of Pop 35 - 39	6.3%	6.8%	6.8%
	% of Pop 40 - 44	6.6%	7.0%	6.7%
	% of Pop 45 - 59	20.9%	19.5%	18.3%
	% of Pop 60 - 74	18.2%	17.8%	17.9%
	% of Pop 75 - 84	6.4%	6.4%	6.4%
	% of Pop 85+	1.8%	2.1%	2.3%
Median Age	43.0	42.0	41.1	
Average Age	42.2	41.8	41.6	
Male Population by Age	% of Pop 0 to 4 years	5.5%	5.6%	5.6%
	% of Pop 5 - 13	9.6%	10.1%	10.2%
	% of Pop 14 - 18	5.9%	5.5%	5.6%
	% of Pop 19 - 22	5.7%	5.4%	5.6%
	% of Pop 22 - 25	3.9%	3.9%	4.1%
	% of Pop 25 - 29	4.8%	5.3%	5.7%
	% of Pop 30 - 34	6.5%	6.5%	6.7%
	% of Pop 35 - 39	6.4%	6.8%	7.0%
	% of Pop 40 - 44	6.7%	7.1%	6.8%
	% of Pop 45 - 59	21.1%	19.5%	18.4%
	% of Pop 75 - 84	5.4%	5.6%	5.6%
	% of Pop 60 - 74	17.3%	17.3%	17.2%
	% of Pop 85+	1.3%	1.5%	1.5%
	Median Age	41.4	40.6	39.6
Average Age	40.8	40.6	40.3	

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	% of Pop 0 to 4 years	4.9%	5.1%	5.0%
	% of Pop 5 - 13	8.6%	9.4%	9.2%
	% of Pop 14 - 18	5.1%	4.9%	5.3%
	% of Pop 19 - 22	5.0%	4.9%	5.4%
	% of Pop 22 - 25	3.6%	3.5%	3.9%
	% of Pop 25 - 29	4.8%	5.0%	5.1%
	% of Pop 30 - 34	5.8%	5.9%	6.0%
	% of Pop 35 - 39	6.2%	6.8%	6.7%
	% of Pop 40 - 44	6.5%	6.9%	6.6%
	% of Pop 45 - 59	20.8%	19.5%	18.2%
	% of Pop 60 - 74	19.1%	18.4%	18.5%
	% of Pop 75 - 84	7.3%	7.2%	7.1%
	% of Pop 85+	2.3%	2.6%	3.0%
	Median Age	44.6	43.3	42.6
Average Age	43.5	43.0	42.8	
Race	Count of White	18,526	78,847	386,290
	Count of Black or African-American	867	4,660	35,878
	Count of Asian or Pacific Islander	4,866	18,786	52,619
	Count of Other races	1,807	7,810	48,424
	White	71.1%	71.6%	73.8%
	Black or African American	3.3%	4.2%	6.9%
	Asian	18.7%	17.1%	10.1%
	Other Races	6.9%	7.1%	9.3%
Language Spoken	Speak English at Home	76.9%	79.4%	83.5%
	Speak Spanish at Home	2.1%	2.6%	4.4%
	Speak French or French Creole at Home	0.6%	0.6%	0.4%
	Speak German at Home	1.1%	0.8%	0.5%
	Speak Other Indo-European Languages at Home	8.0%	6.4%	4.0%
	Speak Russian and Other Slavic Languages at Home	0.8%	0.7%	0.8%
	Speak Chinese at Home	4.2%	3.7%	1.9%
	Speak Korean at Home	1.5%	0.8%	0.7%
	Speak Vietnamese at Home	0.1%	0.4%	0.5%
	Speak Other Asian Languages at Home	4.3%	3.3%	2.1%
	Speak Tagalog and Other Pacific Languages at Home	0.2%	0.5%	0.3%
	Speak Other Language at Home	0.3%	0.8%	0.9%
Hispanic	Hispanic Population	985	4,819	35,721
	Hispanic Population Percent	3.8%	4.4%	6.8%
	Mexican	8.5%	28.8%	39.3%
	Puerto Rican	26.3%	19.6%	23.5%
	Cuban	10.0%	8.6%	5.4%
	Dominican	0.2%	2.5%	4.0%
	Central American	23.9%	10.6%	7.7%
	South American	24.8%	22.6%	14.9%
	Other Hispanic	6.2%	7.2%	5.2%
	2000 Hispanic Population Percent	1%	1%	2%
	1990 Hispanic Population Percent	1%	1%	1%

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Ancestry	American (percent of total population)	1.8%	2.1%	2.3%
	American	1.7%	2.0%	2.2%
	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)	17.9%	15.7%	9.0%
	Chinese	4.2%	4.2%	2.3%
	Japanese	0.2%	0.1%	0.1%
	Korean	1.3%	1.0%	1.0%
	South Central Asian (ie. Indian)	11.5%	9.6%	5.2%
	South East Asian (ie. Vietnamese)	0.2%	0.3%	0.2%
	Other Asian	0.6%	0.4%	0.3%
	European (percent of total population)	43.0%	43.9%	46.5%
	British	7.0%	6.4%	5.9%
	Dutch	0.6%	0.5%	0.4%
	French	0.8%	0.7%	0.7%
	German	8.2%	8.7%	8.5%
	Italian	7.1%	7.6%	9.2%
	Polish	1.9%	2.5%	2.7%
	Scandinavian	1.2%	1.2%	1.0%
	Scotch/Irish	11.2%	11.6%	12.9%
Other European (ie. Greek/Russian)	5.0%	4.6%	5.2%	
Middle Eastern	0.7%	1.1%	1.0%	
Other Ancestry	15.9%	14.8%	12.8%	
Unclassified Ancestry	11.3%	11.7%	13.4%	
Education (Age 25+)	Adult Population (25 Years or Older)	18,564	78,090	366,765
	Elementary (0 to 8)	0.5%	0.8%	1.6%
	Some High School (9 to 11)	1.2%	1.7%	2.4%
	High School Graduate (12)	8.2%	11.6%	17.0%
	Some College (13 to 16)	7.0%	9.8%	11.6%
	Associates Degree Only	4.3%	4.7%	5.8%
	Bachelors Degree Only	40.9%	37.7%	33.8%
	Graduate Degree	37.9%	33.6%	27.9%
	% College (4+)	78.8%	71.3%	61.6%
Household Type	Total Households – count	11,447	45,103	204,478
	One Person HHs – count	4,039	13,344	57,813
	Family HHs – count	6,629	28,465	131,405
	Married Couple – count	6,022	24,491	108,580
	w/own children – count	2,798	11,109	46,222
	w/out own children – count	3,224	13,382	62,358
	Male Householder – count	133	1,077	6,929
	Female Householder – count	474	2,897	15,896
	Non-Family Households – count	780	3,294	15,260
	1 Person Household	35.3%	29.6%	28.3%
	2 Person Household	30.8%	32.2%	32.9%
	3 Person Household	13.1%	15.3%	15.5%
	4 Person Household	14.1%	15.0%	14.7%
	5 Person Household	5.1%	5.6%	5.9%
6 Person Household	1.2%	1.7%	1.9%	
7+ Person Household	0.4%	0.7%	0.9%	
% Households With Children	27.5%	29.3%	27.7%	

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Housing	Total Housing Units	12,147	48,020	217,263
	Owner Occupied Percent	68.0%	65.2%	65.4%
	Renter Occupied Percent	26.2%	28.8%	28.7%
	Vacant Housing Percent	5.8%	6.1%	5.9%
	Total Housing Units (Census 2000)	8,537	36,526	173,539
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	24.5%	19.7%	13.2%
	Property Value \$750,000 to \$999,999	19.0%	19.1%	17.7%
	Property Value \$500,000 to \$749,999	18.4%	23.6%	26.0%
	Property Value \$400,000 to \$499,999	8.9%	11.7%	14.0%
	Property Value \$300,000, to \$399,999	9.6%	8.6%	11.4%
	Property Value \$200,000 to \$299,999	9.1%	4.7%	6.8%
	Property Value \$150,000 to \$199,999	1.9%	1.1%	1.7%
	Property Value \$100,000 to \$149,999	1.3%	1.0%	1.2%
	Property Value \$60,000 to \$99,999	1.0%	0.8%	0.7%
	Property Value \$40,000 to \$59,999	0.2%	0.3%	0.3%
	Property Value \$0 to \$39,999	0.7%	0.8%	1.1%
	Median Home Value	\$736,109	\$722,873	\$622,236
Wealth per Household	\$0 and under - percent	14.8%	15.4%	15.7%
	\$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	9.9%	9.9%	10.0%
	\$100k to \$249999 - percent	18.9%	18.7%	18.6%
	\$250k to \$499999 - percent	15.2%	14.8%	14.5%
	\$500k+ - percent	19.6%	18.7%	17.8%
	Median HH Wealth	\$129,170	\$117,146	\$107,591
	Avg HH Wealth	\$296,979	\$286,160	\$276,652
Economic Viability	Economic Viability Local	313	318	305
	Economic Viability Indexed	113	115	110
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	14,749	60,476	285,786
	Managerial/Executive	34.9%	29.1%	25.6%
	Professional Specialty	42.0%	39.0%	35.0%
	Healthcare Support	0.4%	1.2%	1.6%
	Sales	9.8%	9.9%	9.8%
	Office & Administrative Support	5.7%	7.4%	8.7%
	Protective Service	0.2%	0.7%	1.0%
	Food Preparation	1.7%	2.6%	3.5%
	Building Maintenance & Cleaning	0.7%	0.9%	1.8%
	Personal Care	0.5%	2.3%	2.3%
	Farming, Fishing, & Forestry	0.2%	0.1%	0.2%
	Construction	1.5%	2.8%	4.3%
	Production & Transportation	2.4%	4.0%	6.1%
	Percent White Collar Workers	92.7%	86.6%	80.8%
	Percent Blue Collar Workers	7.3%	13.4%	19.2%

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	Agriculture/Mining/Construction	2.6%	3.3%	5.0%
	Manufacturing	14.0%	11.4%	10.0%
	Transportation	1.1%	2.9%	3.1%
	Information	2.9%	2.9%	2.5%
	Wholesale/Retail	8.1%	9.9%	11.5%
	Finance, Insurance, Real Estate	14.0%	12.9%	11.9%
	Professional Services	20.6%	19.0%	15.1%
	Management Services	0.0%	0.3%	0.3%
	Administrative/Waste Services	3.2%	2.9%	3.5%
	Educational Services	26.7%	23.4%	24.2%
	Entertainment Services	4.4%	5.4%	6.3%
	Other Professional Services	1.6%	4.0%	4.2%
	Public Administration	0.8%	1.7%	2.4%
Vehicles per HH	No Vehicles	5.2%	5.1%	5.4%
	1 Vehicle	35.5%	34.2%	33.3%
	2 Vehicles	45.7%	44.1%	43.4%
	3 or more vehicles	13.7%	16.7%	17.8%
	Average Number of Vehicles	1.70	1.78	1.80
Change	Births (last 12 months)	247	1,042	4,918
	Deaths (last 12 months)	252	1,069	5,094
	Migration (last 12 months)	-274	768	5,220
Work place	Workplace Establishments	1,264	5,913	19,819
	Workplace Employees (FTE)	24,289	124,408	334,844