

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 40.069892 Longitude: -75.44328

Valley Fair Devon, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	6,319	52,288	129,651
	Population Est 25Q1	6,321	52,298	129,652
	Population Est 24Q4	6,327	52,253	129,404
	Population Est 24Q3	6,304	52,764	129,747
	Population Est 24Q2	6,300	52,334	128,999
	Population Est 24Q1	6,048	51,687	128,098
	Population Est 23Q4	6,046	51,497	127,689
	Population Est 23Q3	6,031	51,324	127,291
	Population Est 23Q2	6,027	51,296	127,258
	Population Fcst	6,415	54,789	136,544
	2010 Census Population	5,144	41,420	108,408
	2000 Census Population	5,280	40,952	102,044
	1990 Census Population	5,192	39,048	96,850
	Current Year Daytime Population	6,469	101,081	241,606
	Average Seasonal Population	97	659	1,582
	Historical Annual Growth, 1990 – 2000	0.17%	0.48%	0.52%
	Historical Annual Growth, 2000 – 2010	-0.26%	0.11%	0.61%
	Estimated Annual Growth, 2010 – CY	1.43%	1.62%	1.24%
	Projected Annual Growth, CY to Y5	0.30%	0.94%	1.04%
	Group Qtrs Est	0	164	3,081
Transient Est Average Last 4 Qtrs	684	8,591	14,068	
Households	Current Year Estimated Households	2,585	22,005	51,973
	Households Est 25Q1	2,586	22,007	51,952
	Households Est 24Q4	2,588	21,979	51,847
	Households Est 24Q3	2,580	22,331	52,133
	Households Est 24Q2	2,577	22,060	51,733
	Households Est 24Q1	2,493	21,819	51,402
	Households Est 23Q4	2,492	21,705	51,199
	Households Est 23Q3	2,487	21,640	51,048
	Households Est 23Q2	2,485	21,630	51,034
	Households Fcst	2,611	23,454	55,175
	2010 Census Households	2,353	17,309	43,109
	2000 Census Households	2,461	17,370	41,052
	1990 Census Households	2,306	16,124	37,793
	Historical Annual Growth, 1990 – 2000	0.65%	0.75%	0.83%
	Historical Annual Growth, 2000 – 2010	-0.45%	-0.03%	0.49%
	Estimated Annual Growth, 2010 – CY	0.65%	1.67%	1.30%
	Projected Annual Growth, CY to Y5	0.19%	1.28%	1.20%
Population per Household	2.44	2.37	2.44	

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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	7.6%	7.9%	7.2%
	HH Income \$250,000 to \$499,999	9.1%	9.5%	8.6%
	HH Income \$200,000 to \$249,999	21.3%	22.2%	20.1%
	HH Income \$175,000 to \$199,999	7.5%	6.8%	6.7%
	HH Income \$150,000 to \$174,999	9.9%	7.7%	7.9%
	HH Income \$100,000 to 149,999	19.2%	17.2%	17.6%
	HH Income \$75,000 to 99,999	5.7%	8.0%	8.9%
	HH Income \$50,000 to 74,999	11.7%	8.6%	9.7%
	HH Income \$35,000 to 49,999	4.2%	3.9%	4.9%
	HH Income \$25,000 to 34,999	2.2%	3.6%	3.4%
	HH Income \$15,000 to 24,999	0.9%	1.9%	2.4%
	HH Income \$0 to 14,999	0.8%	2.6%	2.5%
	Average Household Income	\$229,451	\$228,509	\$213,456
	Median Household Income	\$163,636	\$163,287	\$151,696
	Per Capita Income	\$93,873	\$96,333	\$86,274
	Average Disposable Income	\$139,844	\$138,017	\$132,111
	Median Disposable Income	\$131,370	\$131,399	\$122,938
	Discretionary HH Income Over \$150,000	32.2%	33.9%	29.9%
	Discretionary HH Income \$125,000 to \$149,999	11.6%	10.9%	10.5%
	Discretionary HH Income \$100,000 to \$124,999	14.9%	11.1%	11.5%
	Discretionary HH Income \$75,000 to \$99,999	16.0%	12.5%	12.6%
	Discretionary HH Income \$50,000 to \$74,999	8.2%	11.0%	12.8%
	Discretionary HH Income \$25,000 to \$49,999	13.5%	10.9%	12.9%
	Discretionary HH Income Under \$25,000	3.6%	9.7%	9.7%
	Average Discretionary HH Income	\$113,045	\$109,898	\$104,838
	Median Discretionary HH Income	\$114,630	\$113,368	\$104,281
	Householder White – Count	1,805	16,101	39,096
	Median HH Income	\$164,992	\$168,515	\$156,854
	Average HH Income	\$143,322	\$140,678	\$136,469
	Householder Black or African-American – Count	38	760	1,931
	Median HH Income	\$147,333	\$142,190	\$107,891
	Average HH Income	\$138,429	\$130,007	\$113,981
	Householder Hispanic – Count	122	752	1,792
	Median HH Income	\$111,778	\$113,590	\$113,744
Average HH Income	\$123,251	\$125,266	\$122,022	
Householder Asian or Pacific Islander – Count	475	3,409	6,856	
Median HH Income	\$186,571	\$168,662	\$163,261	
Average HH Income	\$154,502	\$146,201	\$144,404	
Householder Other or Pacific Islander – Count	145	984	2,298	
Median HH Income	\$137,324	\$139,406	\$115,806	
Average HH Income	\$134,627	\$134,696	\$120,761	

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Gender	Male Population	2,967	25,456	63,218
	Female Population	3,353	26,832	66,433
Total Population by Age	Count of Pop 0 to 4 years	253	2,648	6,590
	Count of Pop 0 to 7 years	412	3,762	9,323
	Count of Pop 5 - 13	662	5,053	12,284
	Count of Pop 14 - 18	420	2,889	7,604
	Count of Pop 19 - 22	381	2,834	7,425
	Count of Pop 22 - 25	247	1,996	5,010
	Count of Pop 25 - 29	240	2,564	6,698
	Count of Pop 30 - 34	211	3,059	7,542
	Count of Pop 35 - 39	301	3,197	8,158
	Count of Pop 40 - 44	404	3,542	8,547
	Count of Pop 45 - 59	1,460	10,573	24,807
	Count of Pop 60 - 74	1,177	9,421	23,354
	Count of Pop 75 - 84	446	3,433	8,528
	Count of Pop 85+	118	1,078	3,104
	% of Pop 0 to 4 years	4.0%	5.1%	5.1%
	% of Pop 0 to 7 years	6.5%	7.2%	7.2%
	% of Pop 5 - 13	10.5%	9.7%	9.5%
	% of Pop 14 - 18	6.6%	5.5%	5.9%
	% of Pop 19 - 22	6.0%	5.4%	5.7%
	% of Pop 22 - 25	3.9%	3.8%	3.9%
	% of Pop 25 - 29	3.8%	4.9%	5.2%
	% of Pop 30 - 34	3.3%	5.9%	5.8%
	% of Pop 35 - 39	4.8%	6.1%	6.3%
	% of Pop 40 - 44	6.4%	6.8%	6.6%
	% of Pop 45 - 59	23.1%	20.2%	19.1%
	% of Pop 60 - 74	18.6%	18.0%	18.0%
	% of Pop 75 - 84	7.1%	6.6%	6.6%
	% of Pop 85+	1.9%	2.1%	2.4%
Median Age	45.5	42.7	42.1	
Average Age	42.8	42.0	42.0	
Male Population by Age	% of Pop 0 to 4 years	4.3%	5.3%	5.4%
	% of Pop 5 - 13	11.3%	10.2%	10.0%
	% of Pop 14 - 18	7.5%	5.8%	6.1%
	% of Pop 19 - 22	6.5%	5.7%	6.0%
	% of Pop 22 - 25	4.0%	4.0%	4.1%
	% of Pop 25 - 29	4.0%	4.9%	5.3%
	% of Pop 30 - 34	3.5%	6.2%	6.2%
	% of Pop 35 - 39	4.8%	6.1%	6.3%
	% of Pop 40 - 44	6.3%	6.8%	6.7%
	% of Pop 45 - 59	23.3%	20.5%	19.2%
	% of Pop 75 - 84	5.5%	5.6%	5.7%
	% of Pop 60 - 74	17.5%	17.3%	17.4%
	% of Pop 85+	1.4%	1.5%	1.7%
	Median Age	43.2	41.3	40.5
Average Age	41.0	40.8	40.6	

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	% of Pop 0 to 4 years	3.7%	4.8%	4.8%
	% of Pop 5 - 13	9.8%	9.2%	9.0%
	% of Pop 14 - 18	5.9%	5.2%	5.6%
	% of Pop 19 - 22	5.6%	5.2%	5.4%
	% of Pop 22 - 25	3.8%	3.7%	3.6%
	% of Pop 25 - 29	3.6%	4.9%	5.0%
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	% of Pop 35 - 39	4.7%	6.1%	6.3%
	% of Pop 40 - 44	6.5%	6.7%	6.5%
	% of Pop 45 - 59	23.0%	20.0%	19.1%
	% of Pop 60 - 74	19.6%	18.7%	18.6%
	% of Pop 75 - 84	8.4%	7.5%	7.4%
	% of Pop 85+	2.3%	2.6%	3.1%
	Median Age	47.2	44.1	43.6
Average Age	44.4	43.3	43.2	
Race	Count of White	4,321	37,142	95,126
	Count of Black or African-American	93	1,974	5,230
	Count of Asian or Pacific Islander	1,385	9,604	20,433
	Count of Other races	520	3,568	8,861
	White	68.4%	71.0%	73.4%
	Black or African American	1.5%	3.8%	4.0%
	Asian	21.9%	18.4%	15.8%
	Other Races	8.2%	6.8%	6.8%
Language Spoken	Speak English at Home	70.4%	78.6%	80.6%
	Speak Spanish at Home	2.3%	2.2%	2.6%
	Speak French or French Creole at Home	0.7%	0.6%	0.5%
	Speak German at Home	1.5%	0.9%	0.7%
	Speak Other Indo-European Languages at Home	11.2%	7.4%	5.8%
	Speak Russian and Other Slavic Languages at Home	1.5%	0.8%	0.6%
	Speak Chinese at Home	5.3%	4.2%	3.6%
	Speak Korean at Home	2.5%	1.4%	0.8%
	Speak Vietnamese at Home	0.2%	0.1%	0.4%
	Speak Other Asian Languages at Home	4.0%	3.6%	3.2%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.2%	0.4%
	Speak Other Language at Home	0.4%	0.2%	0.8%
Hispanic	Hispanic Population	219	1,860	5,425
	Hispanic Population Percent	3.5%	3.6%	4.2%
	Mexican	7.7%	14.6%	26.7%
	Puerto Rican	27.3%	24.3%	18.8%
	Cuban	4.6%	13.1%	8.8%
	Dominican	0.0%	1.3%	2.8%
	Central American	12.5%	17.2%	11.4%
	South American	40.9%	23.0%	22.9%
	Other Hispanic	7.0%	6.6%	8.6%
	2000 Hispanic Population Percent	1%	1%	1%
	1990 Hispanic Population Percent	1%	1%	1%

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Ancestry	American (percent of total population)	1.8%	1.9%	2.2%
	American	1.8%	1.8%	2.1%
	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)	21.5%	17.8%	14.5%
	Chinese	4.6%	4.6%	4.0%
	Japanese	0.2%	0.2%	0.2%
	Korean	2.1%	1.4%	1.0%
	South Central Asian (ie. Indian)	12.8%	10.9%	8.7%
	South East Asian (ie. Vietnamese)	0.3%	0.2%	0.3%
	Other Asian	1.4%	0.5%	0.4%
	European (percent of total population)	41.2%	43.9%	45.7%
	British	6.5%	7.2%	6.9%
	Dutch	0.9%	0.6%	0.5%
	French	0.7%	0.8%	0.7%
	German	8.4%	8.6%	9.0%
	Italian	5.6%	7.0%	8.1%
	Polish	1.5%	1.9%	2.4%
	Scandinavian	1.4%	1.3%	1.2%
	Scotch/Irish	11.1%	11.6%	12.1%
Other European (ie. Greek/Russian)	5.1%	5.0%	4.8%	
Middle Eastern	0.7%	0.9%	1.0%	
Other Ancestry	16.2%	15.0%	14.2%	
Unclassified Ancestry	11.1%	11.5%	12.2%	
Education (Age 25+)	Adult Population (25 Years or Older)	4,356	36,867	90,738
	Elementary (0 to 8)	0.4%	0.7%	0.9%
	Some High School (9 to 11)	1.1%	1.3%	1.7%
	High School Graduate (12)	8.4%	8.3%	11.8%
	Some College (13 to 16)	6.7%	7.8%	9.9%
	Associates Degree Only	3.0%	3.7%	4.6%
	Bachelors Degree Only	39.3%	39.3%	37.5%
	Graduate Degree	41.1%	39.0%	33.6%
	% College (4+)	80.3%	78.3%	71.1%
Household Type	Total Households – count	2,585	22,005	51,973
	One Person HHs – count	819	7,019	15,137
	Family HHs – count	1,477	13,630	33,199
	Married Couple – count	1,352	11,941	28,887
	w/own children – count	660	5,458	12,712
	w/out own children – count	692	6,482	16,176
	Male Householder – count	50	419	1,114
	Female Householder – count	75	1,270	3,197
	Non-Family Households – count	290	1,356	3,638
	1 Person Household	31.7%	31.9%	29.1%
	2 Person Household	28.7%	31.2%	32.3%
	3 Person Household	16.1%	14.3%	15.3%
	4 Person Household	16.2%	15.5%	15.1%
	5 Person Household	6.1%	5.3%	5.8%
6 Person Household	1.0%	1.4%	1.7%	
7+ Person Household	0.3%	0.5%	0.7%	
% Households With Children	28.4%	29.2%	28.8%	

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Housing	Total Housing Units	2,689	23,311	55,275
	Owner Occupied Percent	71.7%	66.1%	65.7%
	Renter Occupied Percent	24.4%	28.3%	28.3%
	Vacant Housing Percent	3.8%	5.6%	6.0%
	Total Housing Units (Census 2000)	2,525	17,959	42,726
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	25.4%	23.8%	19.5%
	Property Value \$750,000 to \$999,999	17.6%	20.6%	19.2%
	Property Value \$500,000 to \$749,999	23.4%	18.4%	23.8%
	Property Value \$400,000 to \$499,999	8.8%	8.5%	11.0%
	Property Value \$300,000, to \$399,999	8.4%	8.2%	8.0%
	Property Value \$200,000 to \$299,999	5.7%	6.5%	4.4%
	Property Value \$150,000 to \$199,999	0.3%	1.4%	1.2%
	Property Value \$100,000 to \$149,999	0.0%	1.1%	0.9%
	Property Value \$60,000 to \$99,999	0.9%	0.9%	0.8%
	Property Value \$40,000 to \$59,999	0.0%	0.3%	0.3%
	Property Value \$0 to \$39,999	0.2%	0.6%	0.9%
	Median Home Value	\$783,057	\$799,510	\$736,966
Wealth per Household	\$0 and under - percent	14.2%	15.0%	15.2%
	\$1 to \$4999 - percent	5.7%	6.3%	6.5%
	\$5k to \$9999 - percent	3.5%	3.7%	3.8%
	\$10k to \$24999 - percent	5.5%	5.6%	5.7%
	\$25k to \$49999 - percent	6.4%	6.4%	6.5%
	\$50k to \$99999 - percent	9.9%	9.8%	9.9%
	\$100k to \$249999 - percent	19.2%	18.8%	18.7%
	\$250k to \$499999 - percent	15.5%	15.1%	14.9%
	\$500k+ - percent	20.1%	19.4%	18.8%
	Median HH Wealth	\$138,049	\$125,823	\$118,717
	Avg HH Wealth	\$304,402	\$294,381	\$287,310
Economic Viability	Economic Viability Local	293	318	315
	Economic Viability Indexed	106	115	114
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	3,477	28,685	69,795
	Managerial/Executive	31.5%	32.3%	29.2%
	Professional Specialty	48.2%	42.4%	38.4%
	Healthcare Support	0.4%	0.7%	1.2%
	Sales	8.4%	9.5%	9.9%
	Office & Administrative Support	5.7%	5.7%	7.3%
	Protective Service	0.4%	0.3%	0.6%
	Food Preparation	0.5%	2.0%	3.0%
	Building Maintenance & Cleaning	0.5%	0.6%	1.0%
	Personal Care	0.8%	1.6%	2.4%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	1.4%	1.8%	3.0%
	Production & Transportation	2.2%	2.9%	4.0%
	Percent White Collar Workers	94.2%	90.7%	86.0%
	Percent Blue Collar Workers	5.8%	9.3%	14.0%

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	Agriculture/Mining/Construction	2.6%	2.6%	3.4%
	Manufacturing	15.6%	11.6%	11.1%
	Transportation	1.0%	2.3%	3.0%
	Information	3.4%	3.1%	2.8%
	Wholesale/Retail	7.3%	7.8%	9.8%
	Finance, Insurance, Real Estate	13.6%	14.5%	13.7%
	Professional Services	17.3%	20.7%	18.7%
	Management Services	0.0%	0.2%	0.3%
	Administrative/Waste Services	2.3%	2.9%	2.8%
	Educational Services	30.5%	25.2%	23.4%
	Entertainment Services	3.8%	4.7%	5.7%
	Other Professional Services	1.7%	3.4%	4.0%
	Public Administration	0.8%	0.9%	1.5%
Vehicles per HH	No Vehicles	3.0%	5.1%	5.2%
	1 Vehicle	32.1%	35.2%	34.1%
	2 Vehicles	48.7%	43.5%	43.3%
	3 or more vehicles	16.2%	16.2%	17.4%
	Average Number of Vehicles	1.81	1.76	1.79
Change	Births (last 12 months)	52	489	1,194
	Deaths (last 12 months)	65	523	1,316
	Migration (last 12 months)	33	-4	825
Work place	Workplace Establishments	191	2,920	6,338
	Workplace Employees (FTE)	3,439	56,436	130,857