

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 40.210072 Longitude: -75.108248

Warminster Towne Center Warminster, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	40,563	134,127	560,201
	Population Est 25Q1	40,699	134,446	560,178
	Population Est 24Q4	40,784	134,594	560,356
	Population Est 24Q3	40,782	134,601	559,908
	Population Est 24Q2	40,781	134,561	559,883
	Population Est 24Q1	40,740	134,498	559,453
	Population Est 23Q4	40,715	134,432	559,219
	Population Est 23Q3	40,701	134,379	558,877
	Population Est 23Q2	40,761	134,286	558,209
	Population Fcst	40,940	135,966	564,730
	2010 Census Population	38,310	125,413	528,722
	2000 Census Population	36,747	119,478	510,564
	1990 Census Population	37,013	112,893	477,588
	Current Year Daytime Population	38,851	157,567	614,900
	Average Seasonal Population	191	507	3,033
	Historical Annual Growth, 1990 – 2000	-0.07%	0.57%	0.67%
	Historical Annual Growth, 2000 – 2010	0.42%	0.49%	0.35%
	Estimated Annual Growth, 2010 – CY	0.39%	0.46%	0.40%
	Projected Annual Growth, CY to Y5	0.19%	0.27%	0.16%
	Group Qtrs Est	450	1,848	10,439
Transient Est Average Last 4 Qtrs	123	4,437	13,820	
Households	Current Year Estimated Households	15,719	52,657	214,067
	Households Est 25Q1	15,760	52,740	213,883
	Households Est 24Q4	15,794	52,804	213,958
	Households Est 24Q3	15,790	52,796	213,777
	Households Est 24Q2	15,791	52,781	213,780
	Households Est 24Q1	15,773	52,752	213,602
	Households Est 23Q4	15,763	52,727	213,507
	Households Est 23Q3	15,761	52,712	213,375
	Households Est 23Q2	15,788	52,683	213,141
	Households Fcst	15,862	53,414	215,830
	2010 Census Households	14,545	48,583	201,922
	2000 Census Households	13,444	44,674	191,235
	1990 Census Households	12,651	40,723	173,914
	Historical Annual Growth, 1990 – 2000	0.61%	0.93%	0.95%
	Historical Annual Growth, 2000 – 2010	0.79%	0.84%	0.55%
	Estimated Annual Growth, 2010 – CY	0.54%	0.56%	0.40%
	Projected Annual Growth, CY to Y5	0.18%	0.29%	0.16%
Population per Household	2.55	2.51	2.57	

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Warminster Towne Center Warminster, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	3.7%	4.0%	4.8%
	HH Income \$250,000 to \$499,999	4.4%	4.9%	5.8%
	HH Income \$200,000 to \$249,999	10.3%	11.3%	13.5%
	HH Income \$175,000 to \$199,999	8.0%	6.9%	6.6%
	HH Income \$150,000 to \$174,999	9.3%	8.2%	7.7%
	HH Income \$100,000 to 149,999	20.9%	20.7%	18.9%
	HH Income \$75,000 to 99,999	11.6%	12.2%	11.1%
	HH Income \$50,000 to 74,999	14.6%	14.0%	11.9%
	HH Income \$35,000 to 49,999	5.6%	6.3%	6.8%
	HH Income \$25,000 to 34,999	4.6%	4.4%	4.1%
	HH Income \$15,000 to 24,999	3.5%	3.3%	3.5%
	HH Income \$0 to 14,999	3.7%	3.7%	5.2%
	Average Household Income	\$136,101	\$142,302	\$158,354
	Median Household Income	\$113,888	\$113,161	\$117,693
	Per Capita Income	\$53,143	\$56,325	\$61,231
	Average Disposable Income	\$105,808	\$107,206	\$111,209
	Median Disposable Income	\$94,337	\$93,757	\$97,130
	Discretionary HH Income Over \$150,000	13.3%	15.0%	19.5%
	Discretionary HH Income \$125,000 to \$149,999	10.4%	9.4%	9.6%
	Discretionary HH Income \$100,000 to \$124,999	12.0%	10.7%	10.5%
	Discretionary HH Income \$75,000 to \$99,999	15.5%	14.8%	13.4%
	Discretionary HH Income \$50,000 to \$74,999	19.0%	18.3%	16.1%
	Discretionary HH Income \$25,000 to \$49,999	18.1%	18.8%	16.7%
	Discretionary HH Income Under \$25,000	11.8%	13.0%	14.2%
	Average Discretionary HH Income	\$84,406	\$83,996	\$88,553
	Median Discretionary HH Income	\$77,240	\$75,228	\$80,585
	Householder White – Count	13,527	44,032	160,479
	Median HH Income	\$115,713	\$114,549	\$123,884
	Average HH Income	\$115,903	\$115,930	\$121,330
	Householder Black or African-American – Count	340	1,669	24,274
	Median HH Income	\$100,817	\$101,198	\$81,473
	Average HH Income	\$100,649	\$109,160	\$90,848
	Householder Hispanic – Count	600	2,483	7,621
	Median HH Income	\$67,998	\$75,541	\$97,590
	Average HH Income	\$90,302	\$94,125	\$105,993
Householder Asian or Pacific Islander – Count	584	2,201	12,134	
Median HH Income	\$148,077	\$147,436	\$142,851	
Average HH Income	\$128,279	\$131,379	\$128,971	
Householder Other or Pacific Islander – Count	669	2,272	9,559	
Median HH Income	\$100,898	\$107,284	\$117,448	
Average HH Income	\$110,318	\$113,949	\$116,988	

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Gender	Male Population	19,844	65,009	268,688
	Female Population	20,718	69,118	291,512
Total Population by Age	Count of Pop 0 to 4 years	2,064	6,713	26,928
	Count of Pop 0 to 7 years	2,864	9,433	38,301
	Count of Pop 5 - 13	3,666	12,434	51,823
	Count of Pop 14 - 18	1,823	6,296	28,058
	Count of Pop 19 - 22	1,862	6,344	28,997
	Count of Pop 22 - 25	1,383	4,665	21,766
	Count of Pop 25 - 29	2,266	7,355	31,165
	Count of Pop 30 - 34	2,378	7,624	28,739
	Count of Pop 35 - 39	2,723	8,730	32,056
	Count of Pop 40 - 44	2,649	8,747	34,289
	Count of Pop 45 - 59	7,278	23,903	103,802
	Count of Pop 60 - 74	8,169	26,986	115,175
	Count of Pop 75 - 84	3,102	9,815	42,114
	Count of Pop 85+	1,200	4,515	15,288
	% of Pop 0 to 4 years	5.1%	5.0%	4.8%
	% of Pop 0 to 7 years	7.1%	7.0%	6.8%
	% of Pop 5 - 13	9.0%	9.3%	9.3%
	% of Pop 14 - 18	4.5%	4.7%	5.0%
	% of Pop 19 - 22	4.6%	4.7%	5.2%
	% of Pop 22 - 25	3.4%	3.5%	3.9%
	% of Pop 25 - 29	5.6%	5.5%	5.6%
	% of Pop 30 - 34	5.9%	5.7%	5.1%
	% of Pop 35 - 39	6.7%	6.5%	5.7%
	% of Pop 40 - 44	6.5%	6.5%	6.1%
	% of Pop 45 - 59	17.9%	17.8%	18.5%
	% of Pop 60 - 74	20.1%	20.1%	20.6%
	% of Pop 75 - 84	7.6%	7.3%	7.5%
	% of Pop 85+	3.0%	3.4%	2.7%
Median Age	44.0	43.9	44.5	
Average Age	43.8	43.7	43.6	
Male Population by Age	% of Pop 0 to 4 years	5.3%	5.3%	5.1%
	% of Pop 5 - 13	9.6%	9.8%	9.8%
	% of Pop 14 - 18	4.7%	4.9%	5.3%
	% of Pop 19 - 22	4.9%	5.1%	5.5%
	% of Pop 22 - 25	3.7%	3.8%	4.1%
	% of Pop 25 - 29	5.9%	5.8%	5.9%
	% of Pop 30 - 34	6.2%	6.0%	5.4%
	% of Pop 35 - 39	7.1%	6.8%	5.8%
	% of Pop 40 - 44	6.6%	6.6%	6.1%
	% of Pop 45 - 59	18.1%	18.0%	18.6%
	% of Pop 75 - 84	6.4%	6.1%	6.5%
	% of Pop 60 - 74	19.3%	19.6%	20.0%
	% of Pop 85+	2.1%	2.2%	1.8%
	Median Age	41.9	41.9	42.5
Average Age	42.1	42.0	42.1	

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	% of Pop 0 to 4 years	4.9%	4.7%	4.5%
	% of Pop 5 - 13	8.5%	8.8%	8.7%
	% of Pop 14 - 18	4.3%	4.5%	4.7%
	% of Pop 19 - 22	4.3%	4.4%	4.9%
	% of Pop 22 - 25	3.1%	3.2%	3.7%
	% of Pop 25 - 29	5.3%	5.2%	5.3%
	% of Pop 30 - 34	5.6%	5.3%	4.9%
	% of Pop 35 - 39	6.3%	6.2%	5.6%
	% of Pop 40 - 44	6.4%	6.5%	6.2%
	% of Pop 45 - 59	17.8%	17.6%	18.5%
	% of Pop 60 - 74	21.0%	20.6%	21.1%
	% of Pop 75 - 84	8.8%	8.5%	8.4%
	% of Pop 85+	3.8%	4.5%	3.6%
	Median Age	46.3	46.1	46.4
Average Age	45.4	45.4	45.0	
Race	Count of White	33,860	109,641	411,426
	Count of Black or African-American	1,346	5,448	65,210
	Count of Asian or Pacific Islander	1,580	7,298	40,589
	Count of Other races	3,777	11,741	42,976
	White	83.5%	81.7%	73.4%
	Black or African American	3.3%	4.1%	11.6%
	Asian	3.9%	5.4%	7.2%
	Other Races	9.3%	8.8%	7.7%
Language Spoken	Speak English at Home	86.7%	84.8%	83.6%
	Speak Spanish at Home	3.2%	3.9%	2.9%
	Speak French or French Creole at Home	0.6%	0.3%	0.5%
	Speak German at Home	0.4%	0.5%	0.4%
	Speak Other Indo-European Languages at Home	2.8%	2.6%	2.8%
	Speak Russian and Other Slavic Languages at Home	3.5%	4.1%	4.2%
	Speak Chinese at Home	0.4%	0.7%	1.2%
	Speak Korean at Home	0.4%	0.8%	1.1%
	Speak Vietnamese at Home	0.1%	0.2%	0.3%
	Speak Other Asian Languages at Home	1.1%	1.2%	1.6%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.2%	0.2%
	Speak Other Language at Home	0.8%	0.8%	1.1%
Hispanic	Hispanic Population	2,470	8,615	27,893
	Hispanic Population Percent	6.1%	6.4%	5.0%
	Mexican	18.2%	26.0%	22.5%
	Puerto Rican	56.0%	40.7%	39.2%
	Cuban	1.5%	2.7%	5.2%
	Dominican	3.4%	3.0%	3.2%
	Central American	6.8%	8.4%	9.0%
	South American	7.3%	11.4%	14.9%
	Other Hispanic	6.6%	7.8%	6.0%
	2000 Hispanic Population Percent	3%	2%	2%
	1990 Hispanic Population Percent	2%	2%	1%

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Ancestry	American (percent of total population)	4.1%	4.3%	3.6%
	American	4.0%	4.2%	3.5%
	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)	3.6%	4.8%	6.6%
	Chinese	0.6%	0.9%	1.4%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.5%	0.9%	1.4%
	South Central Asian (ie. Indian)	2.0%	2.3%	3.0%
	South East Asian (ie. Vietnamese)	0.4%	0.3%	0.2%
	Other Asian	0.2%	0.4%	0.5%
	European (percent of total population)	55.6%	52.0%	45.4%
	British	5.0%	5.0%	4.7%
	Dutch	0.3%	0.4%	0.3%
	French	0.6%	0.7%	0.6%
	German	13.1%	12.2%	9.6%
	Italian	8.9%	7.9%	7.0%
	Polish	3.4%	3.6%	2.9%
	Scandinavian	0.6%	0.5%	0.6%
	Scotch/Irish	16.7%	15.1%	12.7%
Other European (ie. Greek/Russian)	6.8%	6.6%	6.9%	
Middle Eastern	0.5%	0.7%	0.6%	
Other Ancestry	10.0%	11.3%	12.3%	
Unclassified Ancestry	16.4%	15.4%	14.0%	
Education (Age 25+)	Adult Population (25 Years or Older)	29,765	97,675	402,629
	Elementary (0 to 8)	2.8%	2.0%	1.8%
	Some High School (9 to 11)	3.1%	3.1%	3.0%
	High School Graduate (12)	28.6%	27.1%	23.2%
	Some College (13 to 16)	16.2%	15.3%	14.5%
	Associates Degree Only	9.9%	9.6%	8.2%
	Bachelors Degree Only	24.2%	25.8%	28.3%
	Graduate Degree	15.1%	17.2%	21.0%
	% College (4+)	39.3%	43.0%	49.3%
Household Type	Total Households – count	15,719	52,657	214,067
	One Person HHs – count	3,909	14,240	54,800
	Family HHs – count	10,778	35,452	148,685
	Married Couple – count	8,802	28,959	119,037
	w/own children – count	3,364	11,340	46,122
	w/out own children – count	5,437	17,618	72,915
	Male Householder – count	446	1,936	8,665
	Female Householder – count	1,530	4,557	20,983
	Non-Family Households – count	1,033	2,964	10,582
	1 Person Household	24.9%	27.0%	25.6%
	2 Person Household	34.9%	32.9%	32.5%
	3 Person Household	15.9%	15.9%	16.6%
	4 Person Household	14.8%	14.9%	15.4%
	5 Person Household	6.2%	6.1%	6.6%
6 Person Household	2.4%	2.1%	2.3%	
7+ Person Household	0.9%	1.0%	1.1%	
% Households With Children	24.5%	26.6%	27.3%	

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Housing	Total Housing Units	16,163	54,532	222,559
	Owner Occupied Percent	73.1%	70.0%	72.0%
	Renter Occupied Percent	24.1%	26.6%	24.2%
	Vacant Housing Percent	2.7%	3.4%	3.8%
	Total Housing Units (Census 2000)	13,744	45,784	196,794
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.2%	5.6%	8.3%
	Property Value \$750,000 to \$999,999	10.5%	14.4%	16.8%
	Property Value \$500,000 to \$749,999	36.4%	32.2%	29.2%
	Property Value \$400,000 to \$499,999	25.5%	21.8%	17.0%
	Property Value \$300,000, to \$399,999	15.1%	15.2%	13.5%
	Property Value \$200,000 to \$299,999	6.1%	5.8%	7.7%
	Property Value \$150,000 to \$199,999	1.1%	0.9%	1.8%
	Property Value \$100,000 to \$149,999	1.1%	0.7%	1.4%
	Property Value \$60,000 to \$99,999	0.4%	0.7%	0.9%
	Property Value \$40,000 to \$59,999	1.0%	0.7%	0.5%
	Property Value \$0 to \$39,999	0.9%	1.1%	1.1%
	Median Home Value	\$495,117	\$524,795	\$552,219
Wealth per Household	\$0 and under - percent	15.9%	16.0%	15.7%
	\$1 to \$4999 - percent	7.4%	7.4%	7.1%
	\$5k to \$9999 - percent	4.1%	4.1%	4.0%
	\$10k to \$24999 - percent	6.0%	6.0%	5.9%
	\$25k to \$49999 - percent	6.7%	6.7%	6.7%
	\$50k to \$99999 - percent	10.3%	10.3%	10.2%
	\$100k to \$249999 - percent	18.9%	18.8%	18.9%
	\$250k to \$499999 - percent	14.2%	14.2%	14.4%
	\$500k+ - percent	16.4%	16.5%	17.1%
	Median HH Wealth	\$97,361	\$97,488	\$102,978
	Avg HH Wealth	\$262,190	\$263,124	\$269,819
Economic Viability	Economic Viability Local	286	287	282
	Economic Viability Indexed	103	104	102
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	22,023	72,883	296,766
	Managerial/Executive	19.6%	19.5%	22.0%
	Professional Specialty	28.2%	29.6%	30.9%
	Healthcare Support	2.4%	2.1%	2.9%
	Sales	8.3%	9.3%	8.9%
	Office & Administrative Support	11.1%	11.4%	9.9%
	Protective Service	1.0%	1.2%	1.8%
	Food Preparation	4.5%	4.3%	4.2%
	Building Maintenance & Cleaning	2.1%	2.2%	2.2%
	Personal Care	2.6%	2.5%	2.4%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	8.9%	8.5%	5.9%
	Production & Transportation	11.2%	9.4%	8.8%
	Percent White Collar Workers	69.6%	71.8%	74.6%
	Percent Blue Collar Workers	30.4%	28.2%	25.4%

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	Agriculture/Mining/Construction	5.8%	7.0%	6.0%
	Manufacturing	11.9%	11.0%	10.4%
	Transportation	6.0%	4.5%	4.2%
	Information	1.7%	1.9%	2.1%
	Wholesale/Retail	14.1%	13.6%	11.9%
	Finance, Insurance, Real Estate	7.4%	8.9%	8.6%
	Professional Services	10.3%	10.4%	10.7%
	Management Services	0.2%	0.2%	0.2%
	Administrative/Waste Services	3.0%	3.4%	3.6%
	Educational Services	26.7%	26.1%	28.3%
	Entertainment Services	6.9%	6.4%	6.6%
	Other Professional Services	3.0%	3.8%	4.0%
	Public Administration	2.9%	2.8%	3.5%
Vehicles per HH	No Vehicles	3.5%	4.4%	6.0%
	1 Vehicle	31.2%	32.5%	31.9%
	2 Vehicles	44.3%	41.9%	41.4%
	3 or more vehicles	21.0%	21.2%	20.7%
	Average Number of Vehicles	1.93	1.90	1.85
Change	Births (last 12 months)	358	1,192	5,040
	Deaths (last 12 months)	472	1,590	6,265
	Migration (last 12 months)	-78	67	1,914
Work place	Workplace Establishments	1,434	5,070	18,896
	Workplace Employees (FTE)	15,859	73,189	251,168