



# Community Profile

Rings: 1, 3, 5 mile radii

2850 West Chester Pike, Broomall, PA

Latitude: 39.9831

Longitude: -75.37374

	1 mile	3 mile	5 mile
<b>Population Summary</b>			
2000 Total Population	11,516	53,807	210,168
2010 Total Population	11,507	53,514	208,366
2021 Total Population	11,566	56,408	212,127
2021 Group Quarters	417	1,326	11,741
2026 Total Population	11,616	57,415	214,056
2021-2026 Annual Rate	0.09%	0.35%	0.18%
2021 Total Daytime Population	10,058	57,512	216,908
Workers	4,158	28,653	112,201
Residents	5,900	28,859	104,707
<b>Household Summary</b>			
2000 Households	4,262	20,207	78,736
2000 Average Household Size	2.59	2.58	2.52
2010 Households	4,331	20,378	77,965
2010 Average Household Size	2.56	2.56	2.52
2021 Households	4,383	21,803	80,085
2021 Average Household Size	2.54	2.53	2.50
2026 Households	4,407	22,279	80,988
2026 Average Household Size	2.54	2.52	2.50
2021-2026 Annual Rate	0.11%	0.43%	0.22%
2010 Families	3,017	14,596	52,355
2010 Average Family Size	3.12	3.09	3.12
2021 Families	2,988	15,315	52,770
2021 Average Family Size	3.12	3.08	3.12
2026 Families	2,987	15,568	53,069
2026 Average Family Size	3.12	3.07	3.12
2021-2026 Annual Rate	-0.01%	0.33%	0.11%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,345	20,578	81,188
Owner Occupied Housing Units	82.0%	80.7%	73.1%
Renter Occupied Housing Units	16.1%	17.5%	23.9%
Vacant Housing Units	1.9%	1.8%	3.0%
2010 Housing Units	4,505	21,333	82,305
Owner Occupied Housing Units	79.9%	78.8%	71.8%
Renter Occupied Housing Units	16.2%	16.7%	22.9%
Vacant Housing Units	3.9%	4.5%	5.3%
2021 Housing Units	4,606	22,771	84,786
Owner Occupied Housing Units	77.4%	77.5%	70.2%
Renter Occupied Housing Units	17.8%	18.2%	24.2%
Vacant Housing Units	4.8%	4.3%	5.5%
2026 Housing Units	4,642	23,248	85,807
Owner Occupied Housing Units	77.5%	77.8%	70.5%
Renter Occupied Housing Units	17.4%	18.0%	23.8%
Vacant Housing Units	5.1%	4.2%	5.6%
<b>Median Household Income</b>			
2021	\$101,560	\$115,008	\$107,392
2026	\$110,677	\$128,426	\$118,004
<b>Median Home Value</b>			
2021	\$372,341	\$413,855	\$383,105
2026	\$399,033	\$445,404	\$416,888
<b>Per Capita Income</b>			
2021	\$50,198	\$62,182	\$57,311
2026	\$56,766	\$69,683	\$63,918
<b>Median Age</b>			
2010	46.7	46.2	40.5
2021	50.2	48.8	42.0
2026	49.6	48.4	42.5

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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<b>2021 Households by Income</b>			
Household Income Base	4,383	21,803	80,085
<\$15,000	4.4%	3.9%	4.9%
\$15,000 - \$24,999	4.7%	4.2%	4.3%
\$25,000 - \$34,999	6.5%	6.1%	6.0%
\$35,000 - \$49,999	7.2%	6.2%	7.3%
\$50,000 - \$74,999	12.8%	11.0%	12.1%
\$75,000 - \$99,999	13.3%	11.4%	11.5%
\$100,000 - \$149,999	21.1%	18.3%	18.6%
\$150,000 - \$199,999	13.8%	13.1%	12.5%
\$200,000+	16.1%	25.7%	22.7%
Average Household Income	\$129,494	\$162,003	\$151,469
<b>2026 Households by Income</b>			
Household Income Base	4,407	22,279	80,988
<\$15,000	3.6%	3.2%	4.0%
\$15,000 - \$24,999	3.8%	3.3%	3.5%
\$25,000 - \$34,999	5.4%	5.1%	5.1%
\$35,000 - \$49,999	5.9%	5.1%	6.2%
\$50,000 - \$74,999	11.5%	9.9%	11.1%
\$75,000 - \$99,999	13.3%	11.1%	11.4%
\$100,000 - \$149,999	22.0%	18.8%	19.3%
\$150,000 - \$199,999	16.0%	15.0%	14.3%
\$200,000+	18.5%	28.6%	25.2%
Average Household Income	\$145,786	\$180,951	\$168,580
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	3,565	17,648	59,536
<\$50,000	0.3%	0.2%	0.3%
\$50,000 - \$99,999	0.0%	0.1%	0.5%
\$100,000 - \$149,999	0.3%	0.3%	2.9%
\$150,000 - \$199,999	1.0%	1.0%	4.5%
\$200,000 - \$249,999	4.9%	3.5%	6.2%
\$250,000 - \$299,999	15.2%	10.0%	12.7%
\$300,000 - \$399,999	39.3%	31.9%	27.6%
\$400,000 - \$499,999	28.2%	21.7%	16.3%
\$500,000 - \$749,999	8.5%	20.9%	16.8%
\$750,000 - \$999,999	1.4%	6.4%	6.3%
\$1,000,000 - \$1,499,999	0.5%	2.1%	3.0%
\$1,500,000 - \$1,999,999	0.0%	0.8%	1.2%
\$2,000,000 +	0.6%	1.2%	1.6%
Average Home Value	\$403,373	\$499,278	\$486,568
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	3,597	18,090	60,525
<\$50,000	0.0%	0.0%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.2%
\$100,000 - \$149,999	0.0%	0.1%	1.9%
\$150,000 - \$199,999	0.3%	0.3%	3.1%
\$200,000 - \$249,999	2.5%	1.8%	4.2%
\$250,000 - \$299,999	10.1%	6.5%	9.7%
\$300,000 - \$399,999	37.4%	29.5%	27.5%
\$400,000 - \$499,999	35.6%	25.9%	19.8%
\$500,000 - \$749,999	12.1%	24.6%	20.4%
\$750,000 - \$999,999	1.1%	7.3%	7.2%
\$1,000,000 - \$1,499,999	0.4%	2.2%	3.2%
\$1,500,000 - \$1,999,999	0.0%	0.7%	1.2%
\$2,000,000 +	0.4%	1.0%	1.5%
Average Home Value	\$425,125	\$523,224	\$516,264

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 24, 2021



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<b>2010 Population by Age</b>			
Total	11,506	53,514	208,366
0 - 4	4.5%	4.7%	5.4%
5 - 9	5.0%	5.6%	5.8%
10 - 14	6.2%	6.7%	6.3%
15 - 24	11.2%	11.1%	15.6%
25 - 34	8.8%	8.2%	10.7%
35 - 44	11.5%	11.5%	12.1%
45 - 54	16.3%	16.8%	15.3%
55 - 64	13.2%	14.3%	12.9%
65 - 74	9.1%	8.8%	7.3%
75 - 84	8.9%	7.5%	5.7%
85 +	5.3%	4.5%	3.0%
18 +	79.9%	78.3%	78.3%
<b>2021 Population by Age</b>			
Total	11,564	56,405	212,127
0 - 4	4.0%	4.2%	4.7%
5 - 9	4.5%	5.1%	5.3%
10 - 14	5.3%	6.0%	6.2%
15 - 24	9.5%	10.1%	14.7%
25 - 34	10.9%	9.7%	10.8%
35 - 44	10.5%	10.6%	11.7%
45 - 54	11.8%	12.5%	12.0%
55 - 64	15.4%	15.8%	14.0%
65 - 74	12.1%	12.5%	11.0%
75 - 84	9.2%	8.2%	6.2%
85 +	6.8%	5.3%	3.5%
18 +	82.9%	80.9%	80.1%
<b>2026 Population by Age</b>			
Total	11,617	57,415	214,056
0 - 4	4.2%	4.4%	4.8%
5 - 9	4.4%	5.0%	5.2%
10 - 14	4.9%	5.6%	5.6%
15 - 24	8.6%	9.3%	14.2%
25 - 34	10.6%	9.5%	10.7%
35 - 44	12.7%	12.5%	12.5%
45 - 54	10.1%	11.3%	11.6%
55 - 64	14.3%	14.2%	12.6%
65 - 74	13.1%	13.5%	11.8%
75 - 84	10.2%	9.4%	7.5%
85 +	6.9%	5.2%	3.4%
18 +	83.4%	81.4%	80.8%
<b>2010 Population by Sex</b>			
Males	5,401	25,478	98,989
Females	6,106	28,036	109,377
<b>2021 Population by Sex</b>			
Males	5,428	26,920	101,237
Females	6,138	29,489	110,889
<b>2026 Population by Sex</b>			
Males	5,452	27,439	102,449
Females	6,164	29,976	111,607

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<b>2010 Population by Race/Ethnicity</b>			
Total	11,507	53,512	208,366
White Alone	91.3%	90.2%	88.3%
Black Alone	1.4%	1.8%	4.3%
American Indian Alone	0.1%	0.1%	0.1%
Asian Alone	6.0%	6.6%	5.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.2%	0.3%	0.5%
Two or More Races	0.9%	1.0%	1.4%
Hispanic Origin	1.3%	1.3%	2.1%
Diversity Index	18.3	20.3	24.9
<b>2021 Population by Race/Ethnicity</b>			
Total	11,566	56,410	212,127
White Alone	86.8%	85.0%	82.6%
Black Alone	2.2%	2.9%	6.1%
American Indian Alone	0.2%	0.1%	0.1%
Asian Alone	9.1%	10.0%	8.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.3%	0.5%	0.8%
Two or More Races	1.4%	1.6%	2.2%
Hispanic Origin	2.1%	2.3%	3.5%
Diversity Index	26.9	30.0	35.3
<b>2026 Population by Race/Ethnicity</b>			
Total	11,616	57,415	214,057
White Alone	83.8%	81.8%	79.2%
Black Alone	2.7%	3.5%	7.2%
American Indian Alone	0.2%	0.1%	0.1%
Asian Alone	11.0%	11.9%	9.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.4%	0.6%	1.0%
Two or More Races	1.8%	1.9%	2.6%
Hispanic Origin	2.7%	2.9%	4.4%
Diversity Index	32.2	35.4	41.2
<b>2010 Population by Relationship and Household Type</b>			
Total	11,507	53,514	208,366
In Households	96.3%	97.5%	94.3%
In Family Households	82.7%	85.2%	79.4%
Householder	26.5%	27.1%	25.1%
Spouse	21.8%	23.0%	20.7%
Child	30.0%	31.3%	30.0%
Other relative	3.5%	3.0%	2.6%
Nonrelative	1.0%	0.8%	1.0%
In Nonfamily Households	13.6%	12.3%	14.9%
In Group Quarters	3.7%	2.5%	5.7%
Institutionalized Population	3.5%	1.7%	0.9%
Noninstitutionalized Population	0.1%	0.8%	4.9%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2021 Population 25+ by Educational Attainment</b>			
Total	8,867	42,048	146,529
Less than 9th Grade	2.9%	1.6%	1.2%
9th - 12th Grade, No Diploma	3.5%	2.8%	2.2%
High School Graduate	24.8%	19.4%	16.6%
GED/Alternative Credential	1.3%	1.1%	1.3%
Some College, No Degree	12.6%	12.2%	12.6%
Associate Degree	6.7%	6.4%	6.4%
Bachelor's Degree	28.9%	29.7%	31.1%
Graduate/Professional Degree	19.4%	26.8%	28.5%
<b>2021 Population 15+ by Marital Status</b>			
Total	9,961	47,761	177,744
Never Married	29.3%	26.7%	33.2%
Married	54.2%	59.2%	54.0%
Widowed	9.1%	7.1%	5.4%
Divorced	7.4%	7.0%	7.4%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	5,903	29,059	114,051
Population 16+ Employed	96.6%	95.4%	94.8%
Population 16+ Unemployment rate	3.4%	4.6%	5.2%
Population 16-24 Employed	7.4%	8.4%	12.1%
Population 16-24 Unemployment rate	13.9%	13.0%	12.1%
Population 25-54 Employed	58.6%	56.9%	57.3%
Population 25-54 Unemployment rate	2.4%	3.9%	4.1%
Population 55-64 Employed	22.9%	22.9%	19.8%
Population 55-64 Unemployment rate	0.8%	1.5%	3.6%
Population 65+ Employed	11.2%	11.8%	10.8%
Population 65+ Unemployment rate	5.5%	6.8%	5.7%
<b>2021 Employed Population 16+ by Industry</b>			
Total	5,705	27,730	108,086
Agriculture/Mining	0.0%	0.3%	0.2%
Construction	6.7%	5.8%	4.6%
Manufacturing	7.7%	7.0%	6.3%
Wholesale Trade	1.9%	2.4%	2.3%
Retail Trade	10.6%	9.3%	8.4%
Transportation/Utilities	4.3%	3.5%	3.2%
Information	2.4%	2.7%	2.2%
Finance/Insurance/Real Estate	9.2%	11.3%	10.9%
Services	54.3%	55.5%	58.9%
Public Administration	2.8%	2.4%	3.0%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	5,707	27,730	108,086
White Collar	73.1%	79.6%	80.8%
Management/Business/Financial	23.1%	27.5%	26.4%
Professional	31.1%	33.9%	35.6%
Sales	9.0%	9.3%	9.0%
Administrative Support	10.0%	8.8%	9.7%
Services	12.3%	9.5%	9.7%
Blue Collar	14.7%	10.9%	9.5%
Farming/Forestry/Fishing	0.0%	0.2%	0.1%
Construction/Extraction	4.8%	4.0%	3.0%
Installation/Maintenance/Repair	1.1%	1.6%	1.6%
Production	3.8%	2.1%	1.8%
Transportation/Material Moving	4.9%	3.0%	2.9%

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<b>2010 Households by Type</b>			
Total	4,331	20,378	77,965
Households with 1 Person	26.8%	24.9%	27.3%
Households with 2+ People	73.2%	75.1%	72.7%
Family Households	69.7%	71.6%	67.2%
Husband-wife Families	57.3%	60.6%	55.2%
With Related Children	23.6%	25.8%	25.2%
Other Family (No Spouse Present)	12.4%	11.0%	12.0%
Other Family with Male Householder	3.4%	3.0%	3.2%
With Related Children	1.4%	1.2%	1.4%
Other Family with Female Householder	9.0%	8.0%	8.8%
With Related Children	3.8%	3.4%	4.2%
Nonfamily Households	3.6%	3.5%	5.6%
All Households with Children	29.2%	30.6%	30.9%
Multigenerational Households	3.6%	3.3%	2.9%
Unmarried Partner Households	3.4%	3.2%	4.2%
Male-female	2.9%	2.6%	3.6%
Same-sex	0.5%	0.6%	0.7%
<b>2010 Households by Size</b>			
Total	4,331	20,379	77,965
1 Person Household	26.8%	24.9%	27.3%
2 Person Household	31.8%	32.9%	32.1%
3 Person Household	17.2%	16.6%	16.2%
4 Person Household	15.0%	15.4%	14.7%
5 Person Household	6.1%	6.9%	6.7%
6 Person Household	2.1%	2.4%	2.2%
7 + Person Household	1.0%	0.9%	0.8%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	4,331	20,378	77,965
Owner Occupied	83.1%	82.5%	75.8%
Owned with a Mortgage/Loan	55.3%	56.2%	53.4%
Owned Free and Clear	27.8%	26.4%	22.4%
Renter Occupied	16.9%	17.5%	24.2%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	140	138	131
Percent of Income for Mortgage	15.4%	15.1%	15.0%
Wealth Index	184	240	205
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	4,505	21,333	82,305
Housing Units Inside Urbanized Area	100.0%	100.0%	99.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.2%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	11,507	53,514	208,366
Population Inside Urbanized Area	100.0%	100.0%	99.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.2%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
1.	Pleasantville (2B)	Pleasantville (2B)	Pleasantville (2B)
2.	Golden Years (9B)	Golden Years (9B)	Top Tier (1A)
3.	Exurbanites (1E)	Top Tier (1A)	Savvy Suburbanites (1D)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$12,454,309	\$77,021,122	\$267,831,693
Average Spent	\$2,841.50	\$3,532.59	\$3,344.34
Spending Potential Index	134	167	158
Education: Total \$	\$12,553,209	\$78,458,138	\$266,213,608
Average Spent	\$2,864.07	\$3,598.50	\$3,324.14
Spending Potential Index	166	208	193
Entertainment/Recreation: Total \$	\$19,152,764	\$118,736,191	\$408,807,022
Average Spent	\$4,369.78	\$5,445.86	\$5,104.66
Spending Potential Index	135	169	158
Food at Home: Total \$	\$31,651,522	\$194,204,436	\$673,041,442
Average Spent	\$7,221.43	\$8,907.23	\$8,404.09
Spending Potential Index	133	163	154
Food Away from Home: Total \$	\$21,874,861	\$135,391,006	\$473,304,793
Average Spent	\$4,990.84	\$6,209.74	\$5,910.03
Spending Potential Index	131	164	156
Health Care: Total \$	\$36,045,482	\$221,953,564	\$757,710,694
Average Spent	\$8,223.93	\$10,179.96	\$9,461.33
Spending Potential Index	132	163	152
HH Furnishings & Equipment: Total \$	\$13,566,669	\$84,394,297	\$289,284,174
Average Spent	\$3,095.29	\$3,870.77	\$3,612.21
Spending Potential Index	137	172	160
Personal Care Products & Services: Total \$	\$5,394,206	\$33,281,668	\$114,680,685
Average Spent	\$1,230.71	\$1,526.47	\$1,431.99
Spending Potential Index	137	170	160
Shelter: Total \$	\$126,069,020	\$778,542,918	\$2,697,356,887
Average Spent	\$28,763.18	\$35,708.06	\$33,681.17
Spending Potential Index	143	177	167
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,583,714	\$85,863,055	\$294,715,734
Average Spent	\$3,099.18	\$3,938.13	\$3,680.04
Spending Potential Index	130	165	154
Travel: Total \$	\$16,177,528	\$101,442,651	\$345,049,979
Average Spent	\$3,690.97	\$4,652.69	\$4,308.55
Spending Potential Index	146	184	170
Vehicle Maintenance & Repairs: Total \$	\$6,073,905	\$37,477,110	\$130,927,069
Average Spent	\$1,385.79	\$1,718.90	\$1,634.85
Spending Potential Index	125	155	148

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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