



# Community Profile

Rings: 1, 3, 5 mile radii

50 N MacDade Blvd, Glenolden, PA 19036,

Latitude: 39.9068

Longitude: -75.29164

	1 mile	3 mile	5 mile
<b>Population Summary</b>			
2010 Total Population	27,449	186,375	442,217
2020 Total Population	27,782	190,022	451,042
2020 Group Quarters	24	1,046	6,613
2023 Total Population	27,879	189,434	449,123
2023 Group Quarters	24	1,045	6,610
2028 Total Population	27,649	187,241	444,803
2023-2028 Annual Rate	-0.17%	-0.23%	-0.19%
2023 Total Daytime Population	19,383	146,187	379,871
Workers	5,315	51,468	146,165
Residents	14,068	94,719	233,706
<b>Household Summary</b>			
2010 Households	11,032	72,163	167,162
2010 Average Household Size	2.49	2.56	2.60
2020 Total Households	11,103	73,692	171,651
2020 Average Household Size	2.50	2.56	2.59
2023 Total Households	11,167	73,969	172,216
2023 Average Household Size	2.49	2.55	2.57
2028 Total Households	11,179	73,893	172,369
2028 Average Household Size	2.47	2.52	2.54
2023-2028 Annual Rate	0.02%	-0.02%	0.02%
2010 Families	7,014	47,366	109,584
2010 Average Family Size	3.13	3.18	3.22
2023 Families	6,838	46,883	109,481
2023 Average Family Size	3.21	3.23	3.25
2028 Families	6,819	46,717	109,448
2028 Average Family Size	3.18	3.20	3.22
2023-2028 Annual Rate	-0.06%	-0.07%	-0.01%
<b>Housing Unit Summary</b>			
2000 Housing Units	11,785	77,710	184,486
Owner Occupied Housing Units	68.2%	65.4%	63.0%
Renter Occupied Housing Units	27.4%	29.2%	29.5%
Vacant Housing Units	4.4%	5.4%	7.5%
2010 Housing Units	11,669	77,006	182,645
Owner Occupied Housing Units	66.2%	63.7%	59.3%
Renter Occupied Housing Units	28.3%	30.0%	32.2%
Vacant Housing Units	5.5%	6.3%	8.5%
2020 Housing Units	11,755	78,181	185,868
Vacant Housing Units	5.5%	5.7%	7.6%
2023 Housing Units	11,794	78,332	186,429
Owner Occupied Housing Units	65.6%	63.2%	57.6%
Renter Occupied Housing Units	29.1%	31.3%	34.8%
Vacant Housing Units	5.3%	5.6%	7.6%
2028 Housing Units	11,818	78,478	187,166
Owner Occupied Housing Units	66.5%	63.8%	58.2%
Renter Occupied Housing Units	28.1%	30.3%	33.9%
Vacant Housing Units	5.4%	5.8%	7.9%
<b>Median Household Income</b>			
2023	\$65,823	\$69,130	\$60,907
2028	\$78,469	\$81,402	\$72,013
<b>Median Home Value</b>			
2023	\$178,804	\$221,219	\$223,718
2028	\$257,999	\$297,687	\$298,501
<b>Per Capita Income</b>			
2023	\$35,345	\$36,998	\$34,921
2028	\$42,333	\$43,764	\$40,928
<b>Median Age</b>			
2010	37.2	37.3	36.1
2023	39.4	39.4	38.3
2028	40.4	40.3	39.4

**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:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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<b>2023 Households by Income</b>			
Household Income Base	11,167	73,969	172,205
<\$15,000	9.2%	9.6%	13.2%
\$15,000 - \$24,999	8.0%	6.3%	7.3%
\$25,000 - \$34,999	9.0%	7.8%	8.8%
\$35,000 - \$49,999	10.2%	11.2%	12.0%
\$50,000 - \$74,999	18.9%	18.3%	16.6%
\$75,000 - \$99,999	13.3%	13.3%	12.1%
\$100,000 - \$149,999	20.0%	18.8%	15.5%
\$150,000 - \$199,999	5.7%	7.9%	7.1%
\$200,000+	5.6%	6.8%	7.4%
Average Household Income	\$88,471	\$94,397	\$90,847
<b>2028 Households by Income</b>			
Household Income Base	11,179	73,893	172,358
<\$15,000	8.0%	8.4%	12.1%
\$15,000 - \$24,999	6.0%	4.8%	5.9%
\$25,000 - \$34,999	8.0%	6.5%	7.3%
\$35,000 - \$49,999	10.2%	9.9%	10.8%
\$50,000 - \$74,999	15.6%	16.1%	15.2%
\$75,000 - \$99,999	12.5%	13.5%	12.5%
\$100,000 - \$149,999	23.8%	21.4%	17.6%
\$150,000 - \$199,999	8.2%	10.6%	9.5%
\$200,000+	7.7%	8.7%	9.1%
Average Household Income	\$104,955	\$110,480	\$105,396
<b>2023 Owner Occupied Housing Units by Value</b>			
Total	7,733	49,465	107,307
<\$50,000	8.5%	4.5%	4.9%
\$50,000 - \$99,999	8.1%	7.6%	12.8%
\$100,000 - \$149,999	19.5%	12.3%	11.7%
\$150,000 - \$199,999	24.2%	18.9%	14.9%
\$200,000 - \$249,999	13.4%	15.8%	11.8%
\$250,000 - \$299,999	11.2%	11.8%	10.2%
\$300,000 - \$399,999	6.9%	16.2%	15.3%
\$400,000 - \$499,999	1.3%	5.3%	7.4%
\$500,000 - \$749,999	3.8%	4.5%	8.0%
\$750,000 - \$999,999	2.2%	2.0%	1.7%
\$1,000,000 - \$1,499,999	0.7%	0.7%	0.8%
\$1,500,000 - \$1,999,999	0.1%	0.2%	0.2%
\$2,000,000 +	0.1%	0.3%	0.3%
Average Home Value	\$221,981	\$266,993	\$276,596
<b>2028 Owner Occupied Housing Units by Value</b>			
Total	7,859	50,097	108,851
<\$50,000	3.4%	1.8%	2.5%
\$50,000 - \$99,999	3.4%	3.0%	6.6%
\$100,000 - \$149,999	9.8%	6.0%	7.2%
\$150,000 - \$199,999	15.2%	11.6%	11.0%
\$200,000 - \$249,999	15.1%	13.8%	11.4%
\$250,000 - \$299,999	19.3%	14.5%	11.7%
\$300,000 - \$399,999	16.1%	24.3%	19.8%
\$400,000 - \$499,999	5.5%	11.6%	12.5%
\$500,000 - \$749,999	6.7%	7.7%	12.2%
\$750,000 - \$999,999	3.8%	3.4%	2.9%
\$1,000,000 - \$1,499,999	1.3%	1.6%	1.6%
\$1,500,000 - \$1,999,999	0.2%	0.3%	0.3%
\$2,000,000 +	0.1%	0.4%	0.3%
Average Home Value	\$308,359	\$350,926	\$351,661

**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:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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<b>2010 Population by Age</b>			
Total	27,447	186,375	442,218
0 - 4	6.6%	6.7%	6.9%
5 - 9	6.2%	6.3%	6.6%
10 - 14	6.1%	6.5%	6.8%
15 - 24	13.2%	13.5%	14.8%
25 - 34	15.2%	14.0%	13.5%
35 - 44	12.9%	13.0%	12.8%
45 - 54	15.3%	15.4%	14.9%
55 - 64	11.7%	11.7%	11.3%
65 - 74	6.1%	6.3%	6.1%
75 - 84	4.8%	4.5%	4.4%
85 +	1.9%	2.0%	1.9%
18 +	77.0%	76.0%	75.2%
<b>2023 Population by Age</b>			
Total	27,878	189,434	449,124
0 - 4	5.8%	5.8%	6.0%
5 - 9	6.0%	6.1%	6.4%
10 - 14	6.0%	6.4%	6.6%
15 - 24	11.1%	11.3%	12.6%
25 - 34	14.4%	14.0%	14.0%
35 - 44	14.4%	13.8%	13.0%
45 - 54	11.5%	11.7%	11.7%
55 - 64	13.5%	13.4%	12.9%
65 - 74	10.3%	10.3%	9.9%
75 - 84	4.9%	5.0%	4.9%
85 +	2.2%	2.1%	2.0%
18 +	78.8%	78.1%	77.4%
<b>2028 Population by Age</b>			
Total	27,647	187,240	444,804
0 - 4	5.8%	5.8%	6.0%
5 - 9	5.8%	5.8%	6.0%
10 - 14	6.0%	6.2%	6.3%
15 - 24	11.0%	11.2%	12.4%
25 - 34	13.3%	13.0%	13.2%
35 - 44	14.9%	14.5%	13.7%
45 - 54	11.8%	12.1%	11.8%
55 - 64	11.8%	11.9%	11.7%
65 - 74	11.5%	11.2%	10.8%
75 - 84	5.9%	6.1%	5.9%
85 +	2.3%	2.2%	2.2%
18 +	79.1%	78.6%	78.0%
<b>2010 Population by Sex</b>			
Males	13,168	88,786	208,680
Females	14,282	97,589	233,536
<b>2023 Population by Sex</b>			
Males	13,455	90,724	213,107
Females	14,424	98,710	236,016
<b>2028 Population by Sex</b>			
Males	13,343	89,745	211,252
Females	14,305	97,496	233,550

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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<b>2010 Population by Race/Ethnicity</b>			
Total	27,448	186,375	442,216
White Alone	78.1%	64.1%	49.0%
Black Alone	16.2%	29.7%	42.7%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	2.6%	3.1%	4.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.6%	0.6%	1.0%
Two or More Races	2.4%	2.2%	2.3%
Hispanic Origin	2.4%	2.3%	3.0%
Diversity Index	39.3	52.1	59.9
<b>2020 Population by Race/Ethnicity</b>			
Total	27,782	190,022	451,042
White Alone	60.0%	52.2%	41.3%
Black Alone	29.0%	37.0%	45.1%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	3.8%	3.9%	5.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.6%	1.7%	2.4%
Two or More Races	5.3%	5.0%	5.1%
Hispanic Origin	3.9%	3.8%	4.8%
Diversity Index	58.4	61.7	65.4
<b>2023 Population by Race/Ethnicity</b>			
Total	27,879	189,433	449,122
White Alone	58.6%	51.0%	40.2%
Black Alone	29.8%	37.5%	45.5%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	4.1%	4.2%	6.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.7%	1.8%	2.6%
Two or More Races	5.5%	5.3%	5.3%
Hispanic Origin	4.2%	4.2%	5.2%
Diversity Index	59.8	62.7	66.1
<b>2028 Population by Race/Ethnicity</b>			
Total	27,649	187,241	444,802
White Alone	55.7%	48.7%	38.3%
Black Alone	31.3%	38.5%	45.9%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	4.5%	4.6%	6.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.0%	2.1%	3.0%
Two or More Races	6.2%	5.9%	5.9%
Hispanic Origin	4.9%	4.8%	6.0%
Diversity Index	62.4	64.5	67.5
<b>2010 Population by Relationship and Household Type</b>			
Total	27,449	186,375	442,216
In Households	99.9%	99.2%	98.3%
In Family Households	82.6%	83.3%	82.5%
Householder	25.5%	25.5%	24.8%
Spouse	16.6%	16.3%	14.3%
Child	33.6%	34.4%	35.4%
Other relative	4.4%	4.7%	5.4%
Nonrelative	2.5%	2.4%	2.6%
In Nonfamily Households	17.4%	15.9%	15.8%
In Group Quarters	0.1%	0.8%	1.7%
Institutionalized Population	0.0%	0.5%	0.8%
Noninstitutionalized Population	0.1%	0.3%	1.0%

**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:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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<b>2023 Population 25+ by Educational Attainment</b>			
Total	19,830	133,222	307,638
Less than 9th Grade	1.5%	1.7%	2.5%
9th - 12th Grade, No Diploma	4.1%	4.4%	5.4%
High School Graduate	34.9%	29.9%	28.8%
GED/Alternative Credential	4.9%	3.9%	3.8%
Some College, No Degree	21.1%	18.8%	18.0%
Associate Degree	11.0%	10.3%	9.2%
Bachelor's Degree	16.0%	20.0%	20.2%
Graduate/Professional Degree	6.6%	11.0%	12.1%
<b>2023 Population 15+ by Marital Status</b>			
Total	22,919	154,671	364,276
Never Married	42.4%	40.6%	44.7%
Married	39.8%	43.9%	40.6%
Widowed	6.5%	5.8%	5.7%
Divorced	11.3%	9.7%	8.9%
<b>2023 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	14,811	102,844	233,408
Population 16+ Employed	95.3%	94.0%	93.9%
Population 16+ Unemployment rate	4.7%	6.0%	6.1%
Population 16-24 Employed	9.5%	10.3%	11.6%
Population 16-24 Unemployment rate	11.1%	16.4%	17.2%
Population 25-54 Employed	66.2%	63.9%	63.8%
Population 25-54 Unemployment rate	4.3%	4.9%	4.6%
Population 55-64 Employed	16.9%	18.1%	17.3%
Population 55-64 Unemployment rate	3.7%	4.8%	4.4%
Population 65+ Employed	7.3%	7.7%	7.3%
Population 65+ Unemployment rate	2.2%	3.0%	3.0%
<b>2023 Employed Population 16+ by Industry</b>			
Total	14,109	96,629	219,122
Agriculture/Mining	0.4%	0.3%	0.3%
Construction	8.0%	5.8%	4.6%
Manufacturing	7.2%	6.8%	6.3%
Wholesale Trade	2.2%	1.6%	1.5%
Retail Trade	12.6%	10.1%	9.9%
Transportation/Utilities	10.4%	9.5%	8.7%
Information	1.9%	2.0%	1.9%
Finance/Insurance/Real Estate	5.4%	6.0%	6.4%
Services	47.1%	53.0%	55.5%
Public Administration	4.8%	5.1%	4.8%
<b>2023 Employed Population 16+ by Occupation</b>			
Total	14,111	96,632	219,123
White Collar	58.9%	60.2%	60.5%
Management/Business/Financial	14.0%	15.7%	16.0%
Professional	22.3%	24.9%	25.2%
Sales	8.4%	7.4%	7.9%
Administrative Support	14.2%	12.2%	11.4%
Services	19.4%	19.5%	20.7%
Blue Collar	21.7%	20.4%	18.8%
Farming/Forestry/Fishing	0.3%	0.1%	0.2%
Construction/Extraction	4.4%	4.4%	3.6%
Installation/Maintenance/Repair	3.6%	3.1%	2.4%
Production	4.5%	3.7%	3.6%
Transportation/Material Moving	9.0%	8.9%	9.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 01, 2023



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<b>2010 Households by Type</b>			
Total	11,031	72,164	167,163
Households with 1 Person	30.1%	28.7%	28.7%
Households with 2+ People	69.9%	71.3%	71.3%
Family Households	63.6%	65.6%	65.6%
Husband-wife Families	41.3%	42.0%	37.8%
With Related Children	18.8%	19.4%	17.8%
Other Family (No Spouse Present)	22.3%	23.7%	27.8%
Other Family with Male Householder	6.1%	5.8%	6.2%
With Related Children	3.3%	3.1%	3.2%
Other Family with Female Householder	16.2%	17.8%	21.6%
With Related Children	9.4%	10.9%	13.7%
Nonfamily Households	6.3%	5.6%	5.7%
All Households with Children	31.8%	33.7%	35.1%
Multigenerational Households	4.9%	5.2%	6.1%
Unmarried Partner Households	7.8%	7.0%	6.8%
Male-female	7.1%	6.4%	6.1%
Same-sex	0.7%	0.7%	0.7%
<b>2010 Households by Size</b>			
Total	11,029	72,163	167,162
1 Person Household	30.1%	28.7%	28.7%
2 Person Household	29.6%	29.6%	28.5%
3 Person Household	16.9%	17.2%	17.4%
4 Person Household	13.4%	13.6%	13.6%
5 Person Household	6.2%	6.7%	6.9%
6 Person Household	2.5%	2.6%	2.9%
7 + Person Household	1.4%	1.6%	2.0%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	11,031	72,163	167,162
Owner Occupied	70.0%	68.0%	64.8%
Owned with a Mortgage/Loan	49.7%	49.7%	45.4%
Owned Free and Clear	20.4%	18.2%	19.4%
Renter Occupied	30.0%	32.0%	35.2%
<b>2023 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	115	101	93
Percent of Income for Mortgage	16.3%	19.2%	22.1%
Wealth Index	71	80	79
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	11,669	77,006	182,645
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	27,449	186,375	442,217
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

**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.	Parks and Rec (5C)	Parks and Rec (5C)	Parks and Rec (5C)
2.	Front Porches (8E)	Pleasantville (2B)	Modest Income Homes (12D)
3.	Rustbelt Traditions (5D)	Family Foundations (12A)	Pleasantville (2B)
<b>2023 Consumer Spending</b>			
Apparel & Services: Total \$	\$20,425,266	\$146,010,434	\$334,537,932
Average Spent	\$1,829.07	\$1,973.94	\$1,942.55
Spending Potential Index	83	90	88
Education: Total \$	\$18,137,558	\$130,612,695	\$282,960,356
Average Spent	\$1,624.21	\$1,765.78	\$1,643.05
Spending Potential Index	91	98	92
Entertainment/Recreation: Total \$	\$34,573,572	\$241,720,606	\$540,312,922
Average Spent	\$3,096.05	\$3,267.86	\$3,137.41
Spending Potential Index	82	86	83
Food at Home: Total \$	\$63,052,254	\$446,900,901	\$1,020,770,722
Average Spent	\$5,646.30	\$6,041.73	\$5,927.27
Spending Potential Index	83	89	87
Food Away from Home: Total \$	\$33,817,751	\$238,969,594	\$544,566,981
Average Spent	\$3,028.36	\$3,230.67	\$3,162.12
Spending Potential Index	81	87	85
Health Care: Total \$	\$67,356,123	\$467,196,139	\$1,056,004,112
Average Spent	\$6,031.71	\$6,316.11	\$6,131.86
Spending Potential Index	82	86	83
HH Furnishings & Equipment: Total \$	\$27,021,428	\$191,291,123	\$429,972,766
Average Spent	\$2,419.76	\$2,586.10	\$2,496.71
Spending Potential Index	82	88	84
Personal Care Products & Services: Total \$	\$8,931,712	\$62,651,862	\$141,414,785
Average Spent	\$799.83	\$847.00	\$821.15
Spending Potential Index	84	89	86
Shelter: Total \$	\$232,134,182	\$1,642,061,491	\$3,699,633,181
Average Spent	\$20,787.52	\$22,199.32	\$21,482.52
Spending Potential Index	84	90	87
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$28,790,006	\$198,063,191	\$435,181,809
Average Spent	\$2,578.13	\$2,677.65	\$2,526.95
Spending Potential Index	82	86	81
Travel: Total \$	\$20,414,954	\$143,256,359	\$317,933,673
Average Spent	\$1,828.15	\$1,936.71	\$1,846.13
Spending Potential Index	81	86	82
Vehicle Maintenance & Repairs: Total \$	\$11,942,076	\$82,354,870	\$187,192,877
Average Spent	\$1,069.41	\$1,113.37	\$1,086.97
Spending Potential Index	82	85	83

**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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.