Community Profile

Rings: 1, 3, 5 mile radii

1167 Berkshire Blvd Suite 1013,
Latitude: 40.3417
Longitude: -75.98170

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	8,037	88,588	184,508
2020 Total Population	8,525	94,776	197,092
2020 Group Quarters	49	2,348	6,219
2023 Total Population	8,725	95,714	199,565
2023 Group Quarters	50	2,338	6,219
2028 Total Population	8,791	96,797	200,608
2023-2028 Annual Rate	0.15%	0.23%	0.10%
2023 Total Daytime Population	14,703	119,592	214,397
Workers	10,401	68,293	106,491
Residents	4,302	51,299	107,906
Household Summary			
2010 Households	3,473	34,564	68,230
2010 Average Household Size	2.31	2.50	2.61
2020 Total Households	3,581	36,703	72,373
2020 Average Household Size	2.37	2.52	2.64
2023 Households	3,687	37,423	73,707
2023 Average Household Size	2.35	2.50	2.62
2028 Households	3,750	38,141	74,654
2028 Average Household Size	2.33	2.48	2.60
2023-2028 Annual Rate	0.34%	0.38%	0.26%
2010 Families	2,285	22,157	44,984
2010 Average Family Size	2.87	3.09	3.19
2023 Families	2,323	23,047	46,780
2023 Average Family Size	3.00	3.16	3.27
2028 Families	2,353	23,399	47,215
2028 Average Family Size	2.97	3.14	3.25
2023-2028 Annual Rate	0.26%	0.30%	0.19%
Housing Unit Summary			
2000 Housing Units	3,306	35,248	69,852
Owner Occupied Housing Units	78.5%	58.2%	60.1%
Renter Occupied Housing Units	18.0%	34.9%	32.0%
Vacant Housing Units	3.6%	6.8%	7.9%
2010 Housing Units	3,663	37,194	74,203
Owner Occupied Housing Units	75.9%	55.7%	56.2%
Renter Occupied Housing Units	18.9%	37.2%	35.8%
Vacant Housing Units	5.2%	7.1%	8.0%
2020 Housing Units	3,759	38,823	77,098
Vacant Housing Units	4.7%	5.5%	6.1%
2023 Housing Units	3,854	39,675	78,671
Owner Occupied Housing Units	75.7%	53.8%	54.7%
Renter Occupied Housing Units	20.0%	40.5%	39.0%
Vacant Housing Units	4.3%	5.7%	6.3%
2028 Housing Units	3,845	40,248	79,468
Owner Occupied Housing Units	77.1%	54.1%	55.1%
Renter Occupied Housing Units	20.4%	40.7%	38.8%
Vacant Housing Units	2.5%	5.2%	6.1%
Median Household Income			
2023	$86,574	$59,143	$57,996
2028	$101,027	$67,579	$65,877
Median Home Value			
2023	$315,496	$228,041	$211,477
2028	$354,355	$275,000	$254,669
Per Capita Income			
2023	$54,093	$36,174	$32,260
2028	$62,351	$41,883	$37,267
Median Age			
2010	46.9	37.4	35.8
2023	50.7	39.2	37.6
2028	51.5	40.0	38.5

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: 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

	1 mile	3 mile	5 mile
2023 Households by Income			
Household Income Base	3,687	37,422	73,701
<$15,000	4.3%	13.1%	13.7%
$15,000 - $24,999	4.9%	9.0%	9.2%
$25,000 - $34,999	6.7%	7.5%	7.6%
$35,000 - $49,999	9.5%	12.2%	11.9%
$50,000 - $74,999	19.0%	17.9%	18.5%
$75,000 - $99,999	10.7%	12.0%	12.2%
$100,000 - $149,999	17.2%	12.6%	13.3%
$150,000 - $199,999	11.9%	7.4%	6.9%
$200,000+	15.9%	8.3%	6.7%
Average Household Income	$130,268	$92,430	$87,015
2028 Households by Income			
Household Income Base	3,750	38,140	74,648
<$15,000	3.8%	12.0%	12.6%
$15,000 - $24,999	3.7%	7.5%	7.7%
$25,000 - $34,999	5.1%	6.4%	6.6%
$35,000 - $49,999	8.2%	11.1%	10.8%
$50,000 - $74,999	17.4%	16.8%	17.4%
$75,000 - $99,999	11.3%	12.6%	13.0%
$100,000 - $149,999	17.4%	14.2%	15.1%
$150,000 - $199,999	14.6%	9.5%	8.9%
$200,000+	18.6%	9.9%	8.0%
Average Household Income	$148,954	$106,241	$99,816
2023 Owner Occupied Housing Units by Value			
Total	2,918	21,356	43,012
<$50,000	0.7%	8.6%	11.4%
$50,000 - $99,999	0.4%	9.1%	11.7%
$100,000 - $149,999	3.7%	10.5%	9.7%
$150,000 - $199,999	7.4%	14.1%	14.0%
$200,000 - $249,999	14.2%	13.8%	13.8%
$250,000 - $299,999	19.2%	10.5%	10.7%
$300,000 - $399,999	28.3%	16.3%	14.7%
$400,000 - $499,999	15.7%	8.0%	6.7%
$500,000 - $749,999	9.5%	7.9%	5.8%
$750,000 - $999,999	0.5%	1.0%	1.2%
$1,000,000 - $1,499,999	0.1%	0.1%	0.1%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.3%	0.2%	0.2%
Average Home Value	$343,746	$263,295	$242,550
2028 Owner Occupied Housing Units by Value			
Total	2,964	21,755	43,812
<$50,000	0.2%	6.3%	9.0%
$50,000 - $99,999	0.1%	5.2%	7.1%
$100,000 - $149,999	2.7%	7.0%	6.5%
$150,000 - $199,999	3.6%	11.9%	12.0%
$200,000 - $249,999	9.5%	13.9%	14.4%
$250,000 - $299,999	17.6%	11.4%	12.3%
$300,000 - $399,999	29.8%	20.3%	18.4%
$400,000 - $499,999	21.9%	11.1%	9.9%
$500,000 - $749,999	13.9%	11.1%	8.6%
$750,000 - $999,999	0.4%	1.6%	1.6%
$1,000,000 - $1,499,999	0.1%	0.1%	0.1%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.1%	0.2%	0.2%
Average Home Value	$376,375	$306,773	$285,555

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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	1 mile	3 mile	5 mile
2010 Population by Age			
Total	8,035	88,588	184,509
0 - 4	4.2%	6.9%	7.2%
5 - 9	5.7%	6.9%	7.1%
10 - 14	6.5%	6.9%	7.1%
15 - 24	10.6%	14.0%	15.1%
25 - 34	9.2%	12.4%	12.6%
35 - 44	11.3%	12.5%	12.7%
45 - 54	14.1%	13.5%	13.5%
55 - 64	15.6%	11.1%	10.7%
65 - 74	11.1%	7.0%	6.5%
75 - 84	8.3%	5.8%	5.1%
85 +	3.6%	3.0%	2.5%
18 +	79.7%	74.9%	74.0%
2023 Population by Age			
Total	8,726	95,713	199,563
0 - 4	3.6%	6.1%	6.3%
5 - 9	4.6%	6.3%	6.5%
10 - 14	5.3%	6.2%	6.4%
15 - 24	9.4%	13.2%	14.0%
25 - 34	9.2%	13.0%	13.6%
35 - 44	11.4%	12.1%	12.0%
45 - 54	11.6%	11.4%	11.5%
55 - 64	14.2%	11.9%	11.8%
65 - 74	15.4%	10.2%	9.7%
75 - 84	10.4%	6.3%	5.5%
85 +	4.9%	3.3%	2.6%
18 +	83.2%	77.6%	76.9%
2028 Population by Age			
Total	8,790	96,797	200,608
0 - 4	3.6%	6.1%	6.4%
5 - 9	4.5%	6.1%	6.3%
10 - 14	5.2%	6.2%	6.4%
15 - 24	8.4%	12.4%	13.3%
25 - 34	8.6%	12.9%	13.3%
35 - 44	11.9%	12.5%	12.5%
45 - 54	11.7%	11.4%	11.2%
55 - 64	13.0%	11.2%	11.2%
65 - 74	14.6%	10.4%	10.1%
75 - 84	12.7%	7.4%	6.6%
85 +	5.8%	3.5%	2.8%
18 +	83.7%	78.1%	77.4%
2010 Population by Sex			
Males	3,808	42,455	89,493
Females	4,229	46,133	95,015
2023 Population by Sex			
Males	4,165	46,413	97,700
Females	4,560	49,301	101,865
2028 Population by Sex			
Males	4,194	46,949	98,124
Females	4,597	49,848	102,484

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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	1 mile	3 mile	5 mile
2010 Population by Race/Ethnicity			
Total	8,036	88,588	184,508
White Alone	88.1%	70.7%	69.1%
Black Alone	3.5%	9.3%	8.6%
American Indian Alone	0.1%	0.5%	0.5%
Asian Alone	5.0%	2.1%	1.8%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	2.1%	13.8%	16.0%
Two or More Races	1.2%	3.5%	4.0%
Hispanic Origin	6.1%	28.5%	32.3%
Diversity Index	31.0	68.7	71.2
2020 Population by Race/Ethnicity			
Total	8,525	94,776	197,092
White Alone	78.8%	57.0%	53.2%
Black Alone	3.9%	8.3%	8.3%
American Indian Alone	0.4%	0.7%	0.9%
Asian Alone	5.8%	2.5%	1.9%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	4.4%	18.8%	22.2%
Two or More Races	6.7%	12.7%	13.4%
Hispanic Origin	11.1%	36.9%	42.2%
Diversity Index	49.2	79.5	81.7
2023 Population by Race/Ethnicity			
Total	8,724	95,714	199,564
White Alone	76.9%	55.0%	50.9%
Black Alone	4.1%	8.2%	8.3%
American Indian Alone	0.4%	0.7%	1.0%
Asian Alone	6.2%	2.6%	2.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	5.0%	20.0%	23.7%
Two or More Races	7.4%	13.3%	14.0%
Hispanic Origin	12.8%	39.1%	44.8%
Diversity Index	53.0	80.7	82.7
2028 Population by Race/Ethnicity			
Total	8,792	96,797	200,607
White Alone	73.1%	51.3%	47.0%
Black Alone	4.5%	8.2%	8.2%
American Indian Alone	0.5%	0.8%	1.0%
Asian Alone	6.7%	2.8%	2.1%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	6.4%	22.3%	26.4%
Two or More Races	8.8%	14.6%	15.2%
Hispanic Origin	15.8%	42.8%	48.7%
Diversity Index	59.4	82.6	83.9
2010 Population by Relationship and Household Type			
Total	8,037	88,588	184,508
In Households	99.9%	97.4%	96.7%
In Family Households	82.7%	80.2%	81.0%
Householder	28.2%	24.9%	24.4%
Spouse	24.0%	16.5%	15.9%
Child	27.0%	31.9%	32.9%
Other relative	2.5%	4.0%	4.6%
Nonrelative	1.1%	2.8%	3.2%
In Nonfamily Households	17.2%	17.2%	15.6%
In Group Quarters	0.1%	2.6%	3.3%
Institutionalized Population	0.0%	1.2%	1.6%
Noninstitutionalized Population	0.1%	1.4%	1.8%

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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	1 mile	3 mile	5 mile
2023 Population 25+ by Educational Attainment			
Total	6,728	65,339	133,295
Less than 9th Grade	1.5%	4.6%	6.0%
9th - 12th Grade, No Diploma	1.2%	6.6%	8.5%
High School Graduate	20.1%	26.2%	28.2%
GED/Alternative Credential	2.0%	5.1%	5.9%
Some College, No Degree	12.5%	15.4%	14.9%
Associate Degree	10.3%	10.3%	9.4%
Bachelor's Degree	32.7%	19.6%	16.9%
Graduate/Professional Degree	19.7%	12.2%	10.3%
2023 Population 15+ by Marital Status			
Total	7,546	77,939	161,310
Never Married	20.8%	37.1%	38.9%
Married	61.3%	45.5%	44.3%
Widowed	8.4%	6.5%	5.6%
Divorced	9.5%	10.8%	11.1%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,650	47,405	97,763
Population 16+ Employed	96.2%	95.0%	94.5%
Population 16+ Unemployment rate	3.9%	5.0%	5.5%
Population 16-24 Employed	10.6%	15.3%	16.4%
Population 16-24 Unemployment rate	8.3%	7.4%	9.2%
Population 25-54 Employed	54.8%	58.9%	59.7%
Population 25-54 Unemployment rate	1.9%	4.8%	5.2%
Population 55-64 Employed	19.3%	16.7%	16.2%
Population 55-64 Unemployment rate	9.4%	4.9%	4.4%
Population 65+ Employed	15.2%	9.2%	7.8%
Population 65+ Unemployment rate	0.0%	1.5%	1.4%
2023 Employed Population 16+ by Industry			
Total	4,471	45,049	92,408
Agriculture/Mining	0.8%	1.2%	2.0%
Construction	2.0%	4.1%	4.5%
Manufacturing	13.5%	17.1%	19.1%
Wholesale Trade	1.1%	1.6%	1.8%
Retail Trade	10.6%	10.8%	10.5%
Transportation/Utilities	5.2%	6.4%	6.4%
Information	1.6%	1.3%	1.4%
Finance/Insurance/Real Estate	6.6%	6.3%	5.8%
Services	56.5%	48.2%	45.9%
Public Administration	2.1%	3.1%	2.6%
2023 Employed Population 16+ by Occupation			
Total	4,472	45,049	92,409
White Collar	75.5%	58.5%	52.8%
Management/Business/Financial	21.7%	14.6%	12.9%
Professional	35.9%	24.9%	21.7%
Sales	8.5%	7.8%	7.1%
Administrative Support	9.5%	11.3%	11.1%
Services	9.9%	16.8%	17.9%
Blue Collar	14.6%	24.7%	29.2%
Farming/Forestry/Fishing	0.1%	0.6%	1.2%
Construction/Extraction	1.7%	3.0%	3.2%
Installation/Maintenance/Repair	0.5%	1.8%	2.4%
Production	5.7%	8.8%	11.0%
Transportation/Material Moving	6.5%	10.4%	11.4%

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

	1 mile	3 mile	5 mile
2010 Households by Type			
Total	3,473	34,564	68,232
Households with 1 Person	29.5%	29.3%	27.6%
Households with 2+ People	70.5%	70.7%	72.4%
Family Households	65.8%	64.1%	65.9%
Husband-wife Families	56.0%	42.4%	43.0%
With Related Children	19.6%	17.9%	18.7%
Other Family (No Spouse Present)	9.7%	21.7%	22.9%
Other Family with Male Householder	2.6%	5.2%	5.8%
With Related Children	1.2%	3.1%	3.5%
Other Family with Female Householder	7.1%	16.5%	17.1%
With Related Children	3.9%	11.8%	12.5%
Nonfamily Households	4.7%	6.6%	6.5%
All Households with Children	25.0%	33.2%	35.2%
Multigenerational Households	2.5%	4.3%	5.1%
Unmarried Partner Households	4.4%	8.2%	9.0%
Male-female	4.0%	7.6%	8.3%
Same-sex	0.3%	0.6%	0.7%
2010 Households by Size			
Total	3,471	34,565	68,230
1 Person Household	29.5%	29.3%	27.6%
2 Person Household	38.6%	32.3%	31.2%
3 Person Household	13.1%	15.6%	15.9%
4 Person Household	11.5%	12.5%	13.0%
5 Person Household	4.3%	5.8%	6.6%
6 Person Household	2.2%	2.7%	3.2%
7 + Person Household	0.9%	1.8%	2.4%
2010 Households by Tenure and Mortgage Status			
Total	3,473	34,564	68,230
Owner Occupied	80.1%	59.9%	61.1%
Owned with a Mortgage/Loan	50.9%	40.8%	41.7%
Owned Free and Clear	29.2%	19.1%	19.4%
Renter Occupied	19.9%	40.1%	38.9%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	96	91	95
Percent of Income for Mortgage	21.9%	23.2%	21.9%
Wealth Index	164	89	80
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,663	37,194	74,203
Housing Units Inside Urbanized Area	100.0%	98.9%	97.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	1.1%	2.6%
2010 Population By Urban/ Rural Status			
Total Population	8,037	88,588	184,508
Population Inside Urbanized Area	100.0%	98.9%	97.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	1.1%	2.5%

August 01, 2023

	1 mile	3 mile	5 mile
Top 3 Tapestry Segments			
1.	Comfortable Empty Nesters (5A)	Fresh Ambitions (13D)	Fresh Ambitions (13D)
2.	Golden Years (9B)	Comfortable Empty Nesters (5A)	Comfortable Empty Nesters (5A)
3.	Retirement Communities (9E)	Rustbelt Traditions (5D)	Rustbelt Traditions (5D)
2023 Consumer Spending			
Apparel & Services: Total $	$9,579,196	$74,231,342	$138,128,257
Average Spent	$2,598.10	$1,983.58	$1,874.02
Spending Potential Index	118	90	85
Education: Total $	$8,250,604	$61,655,697	$112,623,709
Average Spent	$2,237.76	$1,647.53	$1,527.99
Spending Potential Index	125	92	85
Entertainment/Recreation: Total $	$16,895,523	$120,393,517	$223,780,858
Average Spent	$4,582.46	$3,217.10	$3,036.09
Spending Potential Index	121	85	80
Food at Home: Total $	$29,732,081	$226,795,084	$422,826,069
Average Spent	$8,064.03	$6,060.31	$5,736.58
Spending Potential Index	119	89	84
Food Away from Home: Total $	$16,059,751	$121,335,745	$226,281,032
Average Spent	$4,355.78	$3,242.28	$3,070.01
Spending Potential Index	117	87	82
Health Care: Total $	$34,154,519	$234,264,703	$437,221,179
Average Spent	$9,263.50	$6,259.91	$5,931.88
Spending Potential Index	126	85	81
HH Furnishings & Equipment: Total $	$13,232,789	$94,726,796	$175,731,159
Average Spent	$3,589.04	$2,531.25	$2,384.19
Spending Potential Index	121	86	81
Personal Care Products & Services: Total $	$4,319,930	$31,634,684	$58,580,839
Average Spent	$1,171.67	$845.33	$794.78
Spending Potential Index	123	88	83
Shelter: Total $	$109,307,902	$825,182,732	$1,528,126,424
Average Spent	$29,646.84	$22,050.15	$20,732.45
Spending Potential Index	120	89	84
Support Payments/Cash Contributions/Gifts in Kind: Total $	$15,068,417	$97,858,302	$180,528,440
Average Spent	$4,086.90	$2,614.92	$2,449.27
Spending Potential Index	131	84	78
Travel: Total $	$10,196,281	$70,959,679	$131,146,891
Average Spent	$2,765.47	$1,896.15	$1,779.30
Spending Potential Index	123	84	79
Vehicle Maintenance & Repairs: Total $	$5,697,810	$42,187,346	$78,988,111
Average Spent	$1,545.38	$1,127.31	$1,071.65
Spending Potential Index	118	86	82

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