

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.9597/-75.6204

700 Downingtown Pike West Chester, PA 19382	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	12,374		53,758		110,747	
Projected Population (2028)	11,687		54,540		114,707	
Census Population (2020)	12,110		51,856		107,020	
Census Population (2010)	12,364		48,594		101,529	
Projected Annual Growth (2023-2028)	-687	-1.1%	783	0.3%	3,960	0.7%
Historical Annual Growth (2020-2023)	264	-	1,902	1.2%	3,727	1.2%
Historical Annual Growth (2010-2020)	-254	-0.2%	3,263	0.7%	5,491	0.5%
Estimated Population Density (2023)	3,941 <i>psm</i>		1,902 <i>psm</i>		1,411 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2023)	5,394		18,995		41,884	
Projected Households (2028)	5,059		19,161		43,695	
Census Households (2020)	5,441		18,461		39,721	
Census Households (2010)	5,212		17,188		37,563	
Projected Annual Growth (2023-2028)	-335	-1.2%	165	0.2%	1,811	0.9%
Historical Annual Change (2010-2023)	182	0.3%	1,808	0.8%	4,321	0.9%
Average Household Income						
Estimated Average Household Income (2023)	\$149,019		\$167,051		\$174,607	
Projected Average Household Income (2028)	\$175,286		\$181,563		\$183,409	
Census Average Household Income (2010)	\$82,416		\$97,997		\$108,823	
Census Average Household Income (2000)	\$67,664		\$81,111		\$88,791	
Projected Annual Change (2023-2028)	\$26,267	3.5%	\$14,512	1.7%	\$8,803	1.0%
Historical Annual Change (2000-2023)	\$81,355	5.2%	\$85,940	4.6%	\$85,816	4.2%
Median Household Income						
Estimated Median Household Income (2023)	\$106,120		\$122,593		\$136,920	
Projected Median Household Income (2028)	\$109,462		\$126,832		\$140,983	
Census Median Household Income (2010)	\$61,321		\$79,339		\$87,026	
Census Median Household Income (2000)	\$53,018		\$64,978		\$71,811	
Projected Annual Change (2023-2028)	\$3,342	0.6%	\$4,239	0.7%	\$4,063	0.6%
Historical Annual Change (2000-2023)	\$53,102	4.4%	\$57,614	3.9%	\$65,109	3.9%
Per Capita Income						
Estimated Per Capita Income (2023)	\$65,105		\$59,738		\$66,593	
Projected Per Capita Income (2028)	\$76,030		\$64,486		\$70,404	
Census Per Capita Income (2010)	\$34,740		\$34,663		\$40,250	
Census Per Capita Income (2000)	\$28,558		\$28,583		\$32,265	
Projected Annual Change (2023-2028)	\$10,926	3.4%	\$4,748	1.6%	\$3,811	1.1%
Historical Annual Change (2000-2023)	\$36,547	5.6%	\$31,154	4.7%	\$34,328	4.6%
Estimated Average Household Net Worth (2023)	\$1.48 M		\$1.76 M		\$1.9 M	

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700 Downingtown Pike West Chester, PA 19382	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2023)	12,374		53,758		110,747	
White (2023)	9,499	76.8%	39,260	73.0%	85,071	76.8%
Black or African American (2023)	1,090	8.8%	3,171	5.9%	6,302	5.7%
American Indian or Alaska Native (2023)	35	0.3%	117	0.2%	185	0.2%
Asian (2023)	425	3.4%	7,340	13.7%	12,577	11.4%
Hawaiian or Pacific Islander (2023)	4	-	16	-	28	-
Other Race (2023)	601	4.9%	1,438	2.7%	2,012	1.8%
Two or More Races (2023)	719	5.8%	2,416	4.5%	4,573	4.1%
Population < 18 (2023)	2,023 16.3%		9,022 16.8%		20,106 18.2%	
White Not Hispanic	1,495	73.9%	7,425	82.3%	16,639	82.8%
Black or African American	178	8.8%	487	5.4%	934	4.6%
Asian	56	2.8%	292	3.2%	1,130	5.6%
Other Race Not Hispanic	49	2.4%	236	2.6%	518	2.6%
Hispanic	245	12.1%	582	6.5%	886	4.4%
Not Hispanic or Latino Population (2023)	10,829 87.5%		49,661 92.4%		104,296 94.2%	
Not Hispanic White	9,164	84.6%	38,394	77.3%	83,656	80.2%
Not Hispanic Black or African American	1,027	9.5%	3,011	6.1%	6,062	5.8%
Not Hispanic American Indian or Alaska Native	3	-	23	-	44	-
Not Hispanic Asian	422	3.9%	7,261	14.6%	12,479	12.0%
Not Hispanic Hawaiian or Pacific Islander	2	-	11	-	18	-
Not Hispanic Other Race	19	0.2%	81	0.2%	157	0.2%
Not Hispanic Two or More Races	191	1.8%	879	1.8%	1,881	1.8%
Hispanic or Latino Population (2023)	1,545 12.5%		4,097 7.6%		6,451 5.8%	
Hispanic White	335	21.7%	866	21.1%	1,414	21.9%
Hispanic Black or African American	63	4.1%	160	3.9%	241	3.7%
Hispanic American Indian or Alaska Native	32	2.1%	94	2.3%	141	2.2%
Hispanic Asian	3	0.2%	79	1.9%	98	1.5%
Hispanic Hawaiian or Pacific Islander	2	0.1%	5	0.1%	10	0.2%
Hispanic Other Race	582	37.7%	1,356	33.1%	1,855	28.8%
Hispanic Two or More Races	528	34.2%	1,537	37.5%	2,692	41.7%
Not Hispanic or Latino Population (2020)	10,399 85.9%		47,706 92.0%		100,798 94.2%	
Hispanic or Latino Population (2020)	1,711 14.1%		4,150 8.0%		6,222 5.8%	
Not Hispanic or Latino Population (2010)	10,644 86.1%		45,178 93.0%		96,632 95.2%	
Hispanic or Latino Population (2010)	1,720 13.9%		3,416 7.0%		4,898 4.8%	
Not Hispanic or Latino Population (2028)	10,268 87.9%		50,527 92.6%		108,205 94.3%	
Hispanic or Latino Population (2028)	1,419 12.1%		4,013 7.4%		6,502 5.7%	
Projected Annual Growth (2023-2028)	-126	-1.6%	-84	-0.4%	51	0.2%
Historical Annual Growth (2010-2020)	-9	-	734	2.1%	1,324	2.7%

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700 Downingtown Pike		1 mi radius		3 mi radius		5 mi radius	
West Chester, PA 19382							
Total Age Distribution (2023)							
Total Population		12,374		53,758		110,747	
Age Under 5 Years		586	4.7%	2,200	4.1%	4,672	4.2%
Age 5 to 9 Years		542	4.4%	2,351	4.4%	5,321	4.8%
Age 10 to 14 Years		560	4.5%	2,688	5.0%	6,002	5.4%
Age 15 to 19 Years		606	4.9%	5,765	10.7%	9,239	8.3%
Age 20 to 24 Years		1,591	12.9%	8,225	15.3%	11,191	10.1%
Age 25 to 29 Years		1,250	10.1%	3,640	6.8%	7,022	6.3%
Age 30 to 34 Years		953	7.7%	2,933	5.5%	6,356	5.7%
Age 35 to 39 Years		802	6.5%	2,829	5.3%	6,585	5.9%
Age 40 to 44 Years		676	5.5%	2,822	5.3%	6,533	5.9%
Age 45 to 49 Years		651	5.3%	2,776	5.2%	6,240	5.6%
Age 50 to 54 Years		706	5.7%	3,127	5.8%	7,057	6.4%
Age 55 to 59 Years		778	6.3%	3,335	6.2%	7,514	6.8%
Age 60 to 64 Years		807	6.5%	3,330	6.2%	7,542	6.8%
Age 65 to 69 Years		649	5.2%	2,570	4.8%	6,543	5.9%
Age 70 to 74 Years		434	3.5%	1,928	3.6%	4,855	4.4%
Age 75 to 79 Years		318	2.6%	1,397	2.6%	3,577	3.2%
Age 80 to 84 Years		219	1.8%	863	1.6%	2,163	2.0%
Age 85 Years or Over		247	2.0%	976	1.8%	2,335	2.1%
Median Age		35.4		35.5		39.4	
Age 19 Years or Less		2,294	18.5%	13,005	24.2%	25,234	22.8%
Age 20 to 64 Years		8,214	66.4%	33,018	61.4%	66,040	59.6%
Age 65 Years or Over		1,867	15.1%	7,734	14.4%	19,473	17.6%
Female Age Distribution (2023)							
Female Population		6,142	49.6%	27,636	51.4%	56,140	50.7%
Age Under 5 Years		290	4.7%	1,086	3.9%	2,289	4.1%
Age 5 to 9 Years		270	4.4%	1,146	4.1%	2,587	4.6%
Age 10 to 14 Years		271	4.4%	1,299	4.7%	2,852	5.1%
Age 15 to 19 Years		302	4.9%	3,268	11.8%	4,811	8.6%
Age 20 to 24 Years		800	13.0%	4,552	16.5%	5,967	10.6%
Age 25 to 29 Years		558	9.1%	1,604	5.8%	3,180	5.7%
Age 30 to 34 Years		416	6.8%	1,353	4.9%	3,010	5.4%
Age 35 to 39 Years		373	6.1%	1,379	5.0%	3,197	5.7%
Age 40 to 44 Years		325	5.3%	1,377	5.0%	3,220	5.7%
Age 45 to 49 Years		324	5.3%	1,381	5.0%	3,083	5.5%
Age 50 to 54 Years		347	5.7%	1,554	5.6%	3,506	6.2%
Age 55 to 59 Years		380	6.2%	1,655	6.0%	3,749	6.7%
Age 60 to 64 Years		413	6.7%	1,652	6.0%	3,900	6.9%
Age 65 to 69 Years		342	5.6%	1,329	4.8%	3,401	6.1%
Age 70 to 74 Years		225	3.7%	1,012	3.7%	2,571	4.6%
Age 75 to 79 Years		185	3.0%	759	2.7%	1,941	3.5%
Age 80 to 84 Years		138	2.2%	540	2.0%	1,281	2.3%
Age 85 Years or Over		182	3.0%	691	2.5%	1,593	2.8%
Female Median Age		36.7		35.9		40.4	
Age 19 Years or Less		1,133	18.4%	6,799	24.6%	12,540	22.3%
Age 20 to 64 Years		3,937	64.1%	16,506	59.7%	32,813	58.4%
Age 65 Years or Over		1,072	17.5%	4,331	15.7%	10,788	19.2%

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Male Age Distribution (2023)						
Male Population	6,232	50.4%	26,122	48.6%	54,607	49.3%
Age Under 5 Years	296	4.8%	1,113	4.3%	2,383	4.4%
Age 5 to 9 Years	272	4.4%	1,205	4.6%	2,734	5.0%
Age 10 to 14 Years	288	4.6%	1,390	5.3%	3,150	5.8%
Age 15 to 19 Years	304	4.9%	2,497	9.6%	4,428	8.1%
Age 20 to 24 Years	791	12.7%	3,673	14.1%	5,223	9.6%
Age 25 to 29 Years	693	11.1%	2,037	7.8%	3,842	7.0%
Age 30 to 34 Years	536	8.6%	1,580	6.0%	3,346	6.1%
Age 35 to 39 Years	428	6.9%	1,451	5.6%	3,388	6.2%
Age 40 to 44 Years	351	5.6%	1,445	5.5%	3,313	6.1%
Age 45 to 49 Years	327	5.2%	1,395	5.3%	3,157	5.8%
Age 50 to 54 Years	359	5.8%	1,574	6.0%	3,551	6.5%
Age 55 to 59 Years	397	6.4%	1,680	6.4%	3,765	6.9%
Age 60 to 64 Years	394	6.3%	1,678	6.4%	3,642	6.7%
Age 65 to 69 Years	307	4.9%	1,242	4.8%	3,142	5.8%
Age 70 to 74 Years	209	3.3%	915	3.5%	2,284	4.2%
Age 75 to 79 Years	133	2.1%	638	2.4%	1,635	3.0%
Age 80 to 84 Years	81	1.3%	323	1.2%	882	1.6%
Age 85 Years or Over	65	1.0%	285	1.1%	742	1.4%
Male Median Age	34.4		35.1		38.5	
Age 19 Years or Less	1,161	18.6%	6,206	23.8%	12,695	23.2%
Age 20 to 64 Years	4,277	68.6%	16,513	63.2%	33,227	60.8%
Age 65 Years or Over	795	12.8%	3,403	13.0%	8,685	15.9%
Males per 100 Females (2023)						
Overall Comparison	101		95		97	
Age Under 5 Years	102	50.5%	102	50.6%	104	51.0%
Age 5 to 9 Years	101	50.2%	105	51.3%	106	51.4%
Age 10 to 14 Years	106	51.5%	107	51.7%	110	52.5%
Age 15 to 19 Years	101	50.2%	76	43.3%	92	47.9%
Age 20 to 24 Years	99	49.7%	81	44.7%	88	46.7%
Age 25 to 29 Years	124	55.4%	127	55.9%	121	54.7%
Age 30 to 34 Years	129	56.3%	117	53.9%	111	52.6%
Age 35 to 39 Years	115	53.4%	105	51.3%	106	51.4%
Age 40 to 44 Years	108	52.0%	105	51.2%	103	50.7%
Age 45 to 49 Years	101	50.2%	101	50.3%	102	50.6%
Age 50 to 54 Years	104	50.9%	101	50.3%	101	50.3%
Age 55 to 59 Years	104	51.1%	102	50.4%	100	50.1%
Age 60 to 64 Years	95	48.8%	102	50.4%	93	48.3%
Age 65 to 69 Years	90	47.3%	93	48.3%	92	48.0%
Age 70 to 74 Years	93	48.1%	90	47.5%	89	47.0%
Age 75 to 79 Years	72	41.9%	84	45.7%	84	45.7%
Age 80 to 84 Years	59	37.0%	60	37.5%	69	40.8%
Age 85 Years or Over	36	26.3%	41	29.2%	47	31.8%
Age 19 Years or Less	102	50.6%	91	47.7%	101	50.3%
Age 20 to 39 Years	114	53.3%	98	49.6%	103	50.7%
Age 40 to 64 Years	102	50.5%	102	50.5%	100	50.0%
Age 65 Years or Over	74	42.6%	79	44.0%	81	44.6%

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700 Downingtown Pike West Chester, PA 19382		1 mi radius		3 mi radius		5 mi radius	
Household Type (2023)							
Total Households		5,394		18,995		41,884	
Households with Children		739	13.7%	5,389	28.4%	11,846	28.3%
Average Household Size		2.3		2.5		2.5	
Household Density per Square Mile		1,718		672		534	
Population Family		8,861	71.6%	37,903	70.5%	83,951	75.8%
Population Non-Family		3,356	27.1%	10,185	18.9%	19,623	17.7%
Population Group Quarters		156	1.3%	5,669	10.5%	7,173	6.5%
Family Households		2,890	53.6%	12,018	63.3%	26,942	64.3%
Married Couple Households		2,189	75.7%	9,584	79.7%	22,162	82.3%
Other Family Households with Children		702	24.3%	2,434	20.3%	4,780	17.7%
Family Households with Children		729	25.2%	5,325	44.3%	11,739	43.6%
Married Couple with Children		474	65.1%	4,515	84.8%	10,020	85.4%
Other Family Households with Children		255	34.9%	810	15.2%	1,719	14.6%
Family Households No Children		2,161	74.8%	6,693	55.7%	15,204	56.4%
Married Couple No Children		1,714	79.3%	5,069	75.7%	12,142	79.9%
Other Family Households No Children		447	20.7%	1,624	24.3%	3,062	20.1%
Non-Family Households		2,504	46.4%	6,978	36.7%	14,942	35.7%
Non-Family Households with Children		10	0.4%	64	0.9%	107	0.7%
Non-Family Households No Children		2,494	99.6%	6,913	99.1%	14,835	99.3%
Average Family Household Size		3.1		3.2		3.1	
Average Family Income		\$164,446		\$199,504		\$215,286	
Median Family Income		\$147,170		\$167,487		\$176,768	
Average Non-Family Household Size		1.3		1.5		1.3	
Marital Status (2023)							
Population Age 15 Years or Over		10,686		46,518		94,752	
Never Married		5,330	49.9%	22,146	47.6%	35,543	37.5%
Currently Married		3,696	34.6%	19,058	41.0%	47,046	49.7%
Previously Married		1,660	15.5%	5,314	11.4%	12,163	12.8%
Separated		272	16.4%	841	15.8%	2,033	16.7%
Widowed		320	19.3%	1,627	30.6%	4,032	33.1%
Divorced		1,068	64.3%	2,846	53.5%	6,098	50.1%
Educational Attainment (2023)							
Adult Population Age 25 Years or Over		8,489		32,528		74,322	
Elementary (Grade Level 0 to 8)		219	2.6%	458	1.4%	809	1.1%
Some High School (Grade Level 9 to 11)		223	2.6%	559	1.7%	1,211	1.6%
High School Graduate		1,411	16.6%	5,012	15.4%	11,533	15.5%
Some College		1,053	12.4%	3,924	12.1%	8,803	11.8%
Associate Degree Only		398	4.7%	1,578	4.9%	3,860	5.2%
Bachelor Degree Only		3,155	37.2%	12,639	38.9%	28,383	38.2%
Graduate Degree		2,030	23.9%	8,359	25.7%	19,723	26.5%
Any College (Some College or Higher)		6,636	78.2%	26,500	81.5%	60,769	81.8%
College Degree + (Bachelor Degree or Higher)		5,185	61.1%	20,998	64.6%	48,105	64.7%

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Housing						
Total Housing Units (2023)	5,683		19,730		43,588	
Total Housing Units (2020)	5,974		19,674		42,285	
Historical Annual Growth (2020-2023)	-291	-	56	-	1,303	-
Housing Units Occupied (2023)	5,394 94.9%		18,995 96.3%		41,884 96.1%	
Housing Units Owner-Occupied	3,706 68.7%		13,586 71.5%		30,607 73.1%	
Housing Units Renter-Occupied	1,688 31.3%		5,410 28.5%		11,278 26.9%	
Housing Units Vacant (2023)	290	5.1%	734	3.7%	1,704	3.9%
Household Size (2023)						
Total Households	5,394		18,995		41,884	
1 Person Households	1,902	35.3%	5,016	26.4%	11,765	28.1%
2 Person Households	1,753	32.5%	5,790	30.5%	13,488	32.2%
3 Person Households	742	13.8%	3,079	16.2%	6,201	14.8%
4 Person Households	615	11.4%	3,320	17.5%	6,562	15.7%
5 Person Households	241	4.5%	1,273	6.7%	2,761	6.6%
6 Person Households	96	1.8%	377	2.0%	844	2.0%
7 or More Person Households	45	0.8%	141	0.7%	265	0.6%
Household Income Distribution (2023)						
HH Income \$200,000 or More	1,138	21.1%	5,061	26.6%	12,146	29.0%
HH Income \$150,000 to \$199,999	697	12.9%	2,416	12.7%	6,104	14.6%
HH Income \$125,000 to \$149,999	397	7.4%	1,659	8.7%	3,889	9.3%
HH Income \$100,000 to \$124,999	502	9.3%	1,665	8.8%	4,149	9.9%
HH Income \$75,000 to \$99,999	687	12.7%	2,119	11.2%	4,358	10.4%
HH Income \$50,000 to \$74,999	583	10.8%	2,049	10.8%	4,245	10.1%
HH Income \$35,000 to \$49,999	373	6.9%	1,104	5.8%	2,204	5.3%
HH Income \$25,000 to \$34,999	403	7.5%	1,015	5.3%	1,703	4.1%
HH Income \$15,000 to \$24,999	239	4.4%	784	4.1%	1,426	3.4%
HH Income \$10,000 to \$14,999	248	4.6%	472	2.5%	653	1.6%
HH Income Under \$10,000	127	2.3%	652	3.4%	1,006	2.4%
Household Vehicles (2023)						
Households 0 Vehicles Available	395	7.3%	1,113	5.9%	1,771	4.2%
Households 1 Vehicle Available	1,757	32.6%	5,598	29.5%	12,359	29.5%
Households 2 Vehicles Available	2,428	45.0%	8,177	43.0%	18,751	44.8%
Households 3 or More Vehicles Available	814	15.1%	4,107	21.6%	9,004	21.5%
Total Vehicles Available	9,368		36,156		80,695	
Average Vehicles per Household	1.7		1.9		1.9	
Owner-Occupied Household Vehicles	7,280 77.7%		28,964 80.1%		65,570 81.3%	
Average Vehicles per Owner-Occupied Household	2.0		2.1		2.1	
Renter-Occupied Household Vehicles	2,088 22.3%		7,193 19.9%		15,126 18.7%	
Average Vehicles per Renter-Occupied Household	1.2		1.3		1.3	
Travel Time (2023)						
Worker Base Age 16 years or Over	7,764		31,438		63,278	
Travel to Work in 14 Minutes or Less	1,758	22.6%	7,575	24.1%	12,313	19.5%
Travel to Work in 15 to 29 Minutes	2,338	30.1%	8,690	27.6%	17,591	27.8%
Travel to Work in 30 to 59 Minutes	1,534	19.8%	5,390	17.1%	11,545	18.2%
Travel to Work in 60 Minutes or More	277	3.6%	935	3.0%	2,167	3.4%
Work at Home	1,856	23.9%	8,848	28.1%	19,661	31.1%
Average Minutes Travel to Work	19.9		19.1		20.7	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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700 Downingtown Pike West Chester, PA 19382	1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2023)						
Worker Base Age 16 years or Over	7,764		31,438		63,278	
Drive to Work Alone	4,808	61.9%	18,803	59.8%	37,840	59.8%
Drive to Work in Carpool	279	3.6%	1,146	3.6%	2,442	3.9%
Travel to Work by Public Transportation	37	0.5%	137	0.4%	270	0.4%
Drive to Work on Motorcycle	-	-	13	-	14	-
Bicycle to Work	60	0.8%	113	0.4%	143	0.2%
Walk to Work	600	7.7%	2,101	6.7%	2,375	3.8%
Other Means	123	1.6%	276	0.9%	533	0.8%
Work at Home	1,856	23.9%	8,848	28.1%	19,661	31.1%
Daytime Demographics (2023)						
Total Businesses	898		2,683		5,240	
Total Employees	7,787		28,744		59,509	
Company Headquarter Businesses	37	4.1%	139	5.2%	258	4.9%
Company Headquarter Employees	1,542	19.8%	5,129	17.8%	9,579	16.1%
Employee Population per Business	8.7 to 1		10.7 to 1		11.4 to 1	
Residential Population per Business	13.8 to 1		20.0 to 1		21.1 to 1	
Adj. Daytime Demographics Age 16 Years or Over	10,602		43,218		89,577	
Labor Force						
Labor Population Age 16 Years or Over (2023)	10,579		45,913		93,405	
Labor Force Total Males (2023)	5,321	50.3%	22,108	48.2%	45,661	48.9%
Male Civilian Employed	4,183	78.6%	16,184	73.2%	33,229	72.8%
Male Civilian Unemployed	290	5.5%	684	3.1%	1,205	2.6%
Males in Armed Forces	-	-	-	-	13	-
Males Not in Labor Force	848	15.9%	5,240	23.7%	11,214	24.6%
Labor Force Total Females (2023)	5,259	49.7%	23,805	51.8%	47,744	51.1%
Female Civilian Employed	3,581	68.1%	15,254	64.1%	30,095	63.0%
Female Civilian Unemployed	92	1.8%	510	2.1%	854	1.8%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	1,585	30.1%	8,041	33.8%	16,794	35.2%
Unemployment Rate	382	3.6%	1,193	2.6%	2,059	2.2%
Occupation (2023)						
Occupation Population Age 16 Years or Over	7,764		31,438		63,278	
Occupation Total Males	4,182	53.9%	16,183	51.5%	33,187	52.4%
Occupation Total Females	3,581	46.1%	15,254	48.5%	30,091	47.6%
Management, Business, Financial Operations	1,984	25.6%	7,759	24.7%	16,174	25.6%
Professional, Related	2,438	31.4%	9,866	31.4%	20,828	32.9%
Service	901	11.6%	4,370	13.9%	7,480	11.8%
Sales, Office	1,613	20.8%	6,560	20.9%	12,757	20.2%
Farming, Fishing, Forestry	15	0.2%	55	0.2%	99	0.2%
Construction, Extraction, Maintenance	275	3.5%	907	2.9%	2,159	3.4%
Production, Transport, Material Moving	538	6.9%	1,921	6.1%	3,781	6.0%
White Collar Workers	6,035	77.7%	24,185	76.9%	49,759	78.6%
Blue Collar Workers	1,728	22.3%	7,252	23.1%	13,519	21.4%

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Units In Structure (2023)							
Total Units		5,394		18,995		41,884	
1 Detached Unit		2,276	42.2%	10,437	54.9%	23,452	56.0%
1 Attached Unit		1,799	33.4%	4,161	21.9%	9,273	22.1%
2 Units		121	2.2%	328	1.7%	604	1.4%
3 to 4 Units		259	4.8%	622	3.3%	1,192	2.8%
5 to 9 Units		292	5.4%	734	3.9%	1,658	4.0%
10 to 19 Units		130	2.4%	618	3.3%	1,607	3.8%
20 to 49 Units		173	3.2%	766	4.0%	1,624	3.9%
50 or More Units		309	5.7%	1,174	6.2%	2,024	4.8%
Mobile Home or Trailer		34	0.6%	155	0.8%	451	1.1%
Other Structure		-	-	-	-	-	-
Homes Built By Year (2023)							
Homes Built 2014 or later		32	0.6%	118	0.6%	272	0.6%
Homes Built 2010 to 2013		507	8.9%	1,873	9.5%	3,256	7.5%
Homes Built 2000 to 2009		354	6.2%	1,313	6.7%	4,342	10.0%
Homes Built 1990 to 1999		421	7.4%	2,366	12.0%	5,916	13.6%
Homes Built 1980 to 1989		697	12.3%	2,882	14.6%	7,630	17.5%
Homes Built 1970 to 1979		741	13.0%	3,083	15.6%	7,420	17.0%
Homes Built 1960 to 1969		288	5.1%	1,612	8.2%	3,649	8.4%
Homes Built 1950 to 1959		458	8.1%	1,737	8.8%	3,213	7.4%
Homes Built 1940 to 1949		199	3.5%	607	3.1%	1,101	2.5%
Homes Built Before 1939		1,698	29.9%	3,403	17.3%	5,086	11.7%
Median Age of Homes		57.1	yrs	50.5	yrs	46.9	yrs
Home Values (2023)							
Owner Specified Housing Units		3,706		13,586		30,607	
Home Values \$1,000,000 or More		76	2.1%	376	2.8%	910	3.0%
Home Values \$750,000 to \$999,999		316	8.5%	1,058	7.8%	2,093	6.8%
Home Values \$500,000 to \$749,999		1,094	29.5%	3,903	28.7%	9,344	30.5%
Home Values \$400,000 to \$499,999		840	22.7%	3,083	22.7%	6,683	21.8%
Home Values \$300,000 to \$399,999		901	24.3%	3,404	25.1%	6,663	21.8%
Home Values \$250,000 to \$299,999		205	5.5%	729	5.4%	1,819	5.9%
Home Values \$200,000 to \$249,999		93	2.5%	438	3.2%	1,260	4.1%
Home Values \$175,000 to \$199,999		34	0.9%	83	0.6%	297	1.0%
Home Values \$150,000 to \$174,999		21	0.6%	49	0.4%	314	1.0%
Home Values \$125,000 to \$149,999		3	-	14	0.1%	192	0.6%
Home Values \$100,000 to \$124,999		22	0.6%	55	0.4%	121	0.4%
Home Values \$90,000 to \$99,999		1	-	10	-	42	0.1%
Home Values \$80,000 to \$89,999		21	0.6%	55	0.4%	110	0.4%
Home Values \$70,000 to \$79,999		-	-	4	-	16	-
Home Values \$60,000 to \$69,999		4	0.1%	58	0.4%	99	0.3%
Home Values \$50,000 to \$59,999		8	0.2%	25	0.2%	76	0.2%
Home Values \$35,000 to \$49,999		11	0.3%	45	0.3%	156	0.5%
Home Values \$25,000 to \$34,999		19	0.5%	68	0.5%	128	0.4%
Home Values \$10,000 to \$24,999		23	0.6%	66	0.5%	176	0.6%
Home Values Under \$10,000		13	0.3%	61	0.4%	107	0.4%
Owner-Occupied Median Home Value		\$472,110		\$468,172		\$462,098	
Renter-Occupied Median Rent		\$1,381		\$1,459		\$1,496	

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700 Downingtown Pike West Chester, PA 19382	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2023)			
Total Household Expenditure	\$511.11 M	\$1.98 B	\$4.48 B
Total Non-Retail Expenditure	\$272.25 M	\$1.05 B	\$2.39 B
Total Retail Expenditure	\$238.86 M	\$922.54 M	\$2.09 B
Apparel	\$18.45 M	\$72.06 M	\$163.53 M
Contributions	\$18.18 M	\$72.01 M	\$165.21 M
Education	\$17.9 M	\$72.68 M	\$166.43 M
Entertainment	\$29.76 M	\$116.2 M	\$264.66 M
Food and Beverages	\$73.68 M	\$283.32 M	\$640.46 M
Furnishings and Equipment	\$18.37 M	\$71.56 M	\$162.96 M
Gifts	\$13.94 M	\$56.01 M	\$128.38 M
Health Care	\$41.41 M	\$157.68 M	\$356.7 M
Household Operations	\$20.66 M	\$80.61 M	\$183.49 M
Miscellaneous Expenses	\$9.77 M	\$37.85 M	\$86.04 M
Personal Care	\$6.85 M	\$26.46 M	\$60.02 M
Personal Insurance	\$3.88 M	\$15.42 M	\$35.34 M
Reading	\$1.13 M	\$4.39 M	\$10 M
Shelter	\$107.8 M	\$415.35 M	\$940.65 M
Tobacco	\$2.62 M	\$9.51 M	\$20.96 M
Transportation	\$91.49 M	\$352.95 M	\$800.05 M
Utilities	\$35.23 M	\$133.2 M	\$299.29 M
Monthly Household Consumer Expenditure (2023)			
Total Household Expenditure	\$7,897	\$8,674	\$8,922
Total Non-Retail Expenditure	\$4,206 53.3%	\$4,627 53.3%	\$4,761 53.4%
Total Retail Expenditures	\$3,690 46.7%	\$4,047 46.7%	\$4,160 46.6%
Apparel	\$285 3.6%	\$316 3.6%	\$325 3.6%
Contributions	\$281 3.6%	\$316 3.6%	\$329 3.7%
Education	\$276 3.5%	\$319 3.7%	\$331 3.7%
Entertainment	\$460 5.8%	\$510 5.9%	\$527 5.9%
Food and Beverages	\$1,138 14.4%	\$1,243 14.3%	\$1,274 14.3%
Furnishings and Equipment	\$284 3.6%	\$314 3.6%	\$324 3.6%
Gifts	\$215 2.7%	\$246 2.8%	\$255 2.9%
Health Care	\$640 8.1%	\$692 8.0%	\$710 8.0%
Household Operations	\$319 4.0%	\$354 4.1%	\$365 4.1%
Miscellaneous Expenses	\$151 1.9%	\$166 1.9%	\$171 1.9%
Personal Care	\$106 1.3%	\$116 1.3%	\$119 1.3%
Personal Insurance	\$60 0.8%	\$68 0.8%	\$70 0.8%
Reading	\$18 0.2%	\$19 0.2%	\$20 0.2%
Shelter	\$1,665 21.1%	\$1,822 21.0%	\$1,872 21.0%
Tobacco	\$40 0.5%	\$42 0.5%	\$42 0.5%
Transportation	\$1,413 17.9%	\$1,548 17.9%	\$1,592 17.8%
Utilities	\$544 6.9%	\$584 6.7%	\$595 6.7%

