

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections



Latitude/Longitude: 40.027885, -75.634411

20-Apr-2022

106580-Whiteland Town Center

Exton, PA

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius	
POPULATION	2021 Estimated Population	6,677	45,364	110,336	326,751
	2021 Daytime Population	14,502	58,383	155,141	395,053
	2026 Population Forecast	7,195	47,358	115,153	339,070
	2010 Census Population	5,469	40,955	99,274	296,387
	2000 Census Population	4,890	36,747	87,350	261,691
	1990 Census Population	3,134	28,677	71,748	227,646
	Historical Annual Growth, 1990 to 2000	4.55%	2.51%	1.99%	1.40%
	Historical Annual Growth, 2000 to 2010	1.13%	1.09%	1.29%	1.25%
	CY Estimated Annual Growth, 2010 to 2021	1.71%	0.87%	0.90%	0.83%
	FY Projected Annual Growth, 2021 to 2025	1.51%	0.86%	0.86%	0.74%
	HOUSEHOLDS	2021 Estimated Households	2,880	17,330	42,094
2026 Households Forecast		3,109	18,124	43,925	126,533
2010 Census Households		2,348	15,547	37,842	110,394
2000 Census Households		2,207	13,954	33,043	96,999
1990 Census Households		1,304	10,443	26,385	81,447
Historical Annual Growth, 1990 to 2000		5.40%	2.94%	2.28%	1.76%
Historical Annual Growth, 2000 to 2010		0.62%	1.09%	1.37%	1.30%
CY Estimated Annual Growth, 2010 to 2021		1.75%	0.93%	0.91%	0.85%
FY Projected Annual Growth, 2021 to 2025		1.54%	0.90%	0.86%	0.75%
2021 % Households With Children		30%	34%	31%	30%
2021 Persons per Household		2.28	2.60	2.58	2.60
INCOME 2021	HH Income \$500,000 or more	3.79%	3.82%	3.68%	3.82%
	HH Income \$250,000 to \$499,999	4.54%	4.60%	4.42%	4.57%
	HH Income \$200,000 to \$249,999	10.58%	10.73%	10.32%	10.68%
	HH Income \$175,000 to \$199,999	4.37%	6.31%	6.50%	7.16%
	HH Income \$150,000 to \$174,999	7.34%	9.70%	8.75%	8.47%
	HH Income \$100,000 to \$149,999	26.86%	23.46%	21.25%	20.11%
	HH Income \$75,000 to \$99,999	14.77%	12.60%	12.39%	11.65%
	HH Income \$50,000 to \$74,999	9.46%	11.26%	12.31%	12.46%
	HH Income \$35,000 to \$49,999	5.53%	6.24%	6.81%	7.08%
	HH Income \$25,000 to \$34,999	3.44%	5.07%	5.47%	5.03%
	HH Income \$15,000 to \$24,999	3.32%	3.54%	4.31%	4.27%
	HH Income \$0 to \$14,999	6.00%	2.66%	3.79%	4.70%
	CY Average Household Income	\$139,368	\$146,981	\$143,224	\$147,038
	CY Median Household Income	\$112,256	\$116,951	\$110,974	\$110,781
Per Capita Income	\$60,830	\$56,490	\$55,132	\$55,682	
2000 Average Household Income	\$87,457	\$90,221	\$87,853	\$89,478	
2000 Median Household Income	\$73,380	\$75,767	\$70,527	\$69,677	
2026 Projected Average Household Income	\$158,048	\$166,627	\$162,895	\$167,052	
2026 Projected Median Household Income	\$133,074	\$134,353	\$127,759	\$128,324	
WRKPLACE 2021	Workplace Establishments	545	1,695	4,426	10,204
	Workplace Employees (Full Time Employees)	10,760	32,849	84,775	186,072

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POPULATION BY AGE 2021	Count of Pop 0 to 4 years	399	2,371	5,659	16,111
	Count of Pop 5 to 14 years	780	4,777	10,936	30,798
	Count of Pop 14 to 22 years	658	5,090	12,482	40,754
	Count of Pop 22 to 30 years	541	4,890	11,832	34,996
	Count of Pop 30 to 45 years	1,266	7,201	17,917	52,481
	Count of Pop 45 to 60 years	1,437	9,992	23,065	66,108
	Count of Pop 60 to 75 years	1,172	8,411	20,491	62,380
	Count of Pop 75+ years	424	2,632	7,954	23,123
	Population 0 to 4 Years	5.97%	5.23%	5.13%	4.93%
	Population 5 to 13 Years	11.68%	10.53%	9.91%	9.43%
	Population 14 to 21 Years	9.85%	11.22%	11.31%	12.47%
	Population 22 to 29 Years	8.11%	10.78%	10.72%	10.71%
	Population 30 to 44 Years	18.97%	15.87%	16.24%	16.06%
	Population 45 to 59 Years	21.52%	22.03%	20.90%	20.23%
	Population 60 to 74 Years	17.55%	18.54%	18.57%	19.09%
	Population 74 Years Plus	6.35%	5.80%	7.21%	7.08%
	Median Age	42.1	42.0	42.1	41.6
GENDER 2021	Male Population	3,292	22,217	53,761	159,860
	Female Population	3,385	23,146	56,574	166,891
RACE 2021	2021 Estimated Population	6,677	45,364	110,336	326,751
	White	72.81%	82.80%	83.14%	84.82%
	Black or African American	3.95%	4.06%	4.71%	5.46%
	Asian or Pacific Islander	21.00%	10.09%	8.38%	6.24%
	Other Races	2.24%	3.05%	3.78%	3.48%
HISPANIC	2021 Hispanic Population	240	1,753	5,535	14,902
	2021 Hispanic Population %	3.59%	3.86%	5.02%	4.56%
	2026 Hispanic Population Forecast	271	2,023	6,000	15,960
	2026 Hispanic Population % Forecast	3.76%	4.27%	5.21%	4.71%
	2000 Hispanic Population %	2.64%	2.11%	2.87%	2.31%
1990 Hispanic Population %	1.24%	0.86%	1.88%	1.57%	
EDUCATION (AGE 25+) 2021	Adult Population (25 Years or Older)	4,634	31,209	76,591	225,099
	Elementary	0.76%	1.03%	1.41%	1.41%
	Some High School	2.59%	2.40%	2.13%	2.37%
	High School Graduate	13.93%	13.94%	15.45%	17.48%
	Some College	13.35%	13.07%	12.46%	12.79%
	Associates Degree	6.24%	7.29%	6.96%	6.59%
	Bachelors Degree	38.62%	38.16%	37.84%	35.20%
	Graduate Degree	24.51%	24.11%	23.75%	24.15%
	% College (4+)	63.13%	62.27%	61.59%	59.36%
HOUSING 2021	Total Housing Units	3,013	18,030	43,982	127,587
	Owner Occupied Percent	53.96%	74.06%	71.19%	72.53%
	Renter Occupied Percent	41.63%	22.05%	24.52%	22.99%
	Vacant Housing Percent	4.41%	3.89%	4.29%	4.48%

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HOMES BUILT BY YEAR 2021	Homes Built 2010 or later	0.00%	0.00%	0.08%	0.19%
	Homes Built 2000 to 2009	16.04%	14.99%	14.98%	13.57%
	Homes Built 1990 to 1999	29.70%	21.77%	18.25%	15.49%
	Homes Built 1980 to 1989	23.54%	23.37%	19.83%	19.12%
	Homes Built 1970 to 1979	14.03%	16.45%	14.72%	15.24%
	Homes Built 1960 to 1979	5.29%	12.87%	11.14%	10.86%
	Homes Built 1950 to 1959	4.70%	5.87%	8.13%	9.86%
	Homes Built 1940 to 1949	1.51%	1.21%	1.94%	2.66%
	Homes Built 1939 or earlier	5.17%	3.47%	10.95%	13.01%
HOME VALUE (OWNER OCCUPIED) 2021	Property Value \$1,000,000 or more	1.27%	1.38%	2.65%	4.60%
	Property Value \$750,000 to \$999,999	14.40%	10.88%	13.30%	14.22%
	Property Value \$500,000 to \$749,999	30.24%	29.51%	30.81%	27.41%
	Property Value \$400,000 to \$499,999	24.43%	21.33%	18.50%	16.53%
	Property Value \$300,000 to \$399,999	21.02%	22.60%	19.58%	17.18%
	Property Value \$200,000 to \$299,999	7.53%	10.80%	10.34%	11.99%
	Property Value \$150,000 to \$199,999	0.06%	0.78%	1.10%	2.07%
	Property Value \$100,000 to \$149,999	0.17%	0.65%	0.92%	1.23%
	Property Value \$60,000 to \$99,999	0.00%	0.35%	0.43%	0.60%
	Property Value \$40,000 to \$59,999	0.87%	0.23%	0.36%	0.38%
	Property Value \$0 to \$39,999	0.00%	0.85%	0.83%	1.09%
	CY Median Home Value	\$483,276	\$462,911	\$485,712	\$485,372
CY Median Rent per Month (Census 2000)	\$983	\$922	\$804	\$799	
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2021	Employed Civilian Population 16+ by Occupation	3,672	26,189	62,489	180,984
	Managerial/Executive	26.65%	25.59%	25.97%	25.97%
	Professional Specialty	35.34%	33.51%	31.41%	29.80%
	Healthcare Support	0.85%	2.44%	1.71%	1.58%
	Sales	10.92%	9.70%	10.71%	10.99%
	Office & Administrative Support	10.36%	10.96%	10.07%	9.90%
	Protective Service	0.02%	0.61%	0.97%	1.13%
	Food Preparation	3.48%	3.71%	4.64%	4.71%
	Building Maintenance & Cleaning	1.87%	1.86%	2.38%	2.44%
	Personal Care	2.15%	2.97%	2.37%	2.69%
	Farming, Fishing, & Forestry	1.17%	0.34%	0.37%	0.41%
	Construction	1.76%	3.48%	3.43%	4.11%
	Production & Transportation	5.43%	4.82%	5.96%	6.28%
	Percent White Collar	84.13%	82.20%	79.87%	78.23%
	Percent Blue Collar	15.87%	17.80%	20.13%	21.77%
CY Median Employee Salary	\$46,648	\$47,590	\$48,682	\$48,603	
CY Average Employee Salary	\$57,203	\$58,518	\$59,122	\$59,184	
UNEMPLOYMENT	2000 Census Unemployed (Age 16 and Up)	86	594	1,541	4,766
	2021 Estimated Unemployed (Age 16 and Up)	69	809	2,047	6,443
	2021 Estimated Unemployed Rate (Age 16 and Up)	1.75%	2.98%	3.19%	3.47%

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TRANSPORTATION TO WORK 2021	Drive to Work Alone	81.88%	83.00%	81.91%	81.60%
	Drive to Work Carpool	5.77%	4.86%	5.20%	5.63%
	Travel to Work by Public Transportation	4.05%	4.22%	3.57%	3.39%
	Drive to Work on Motorcycle	0.00%	0.00%	0.04%	0.08%
	Drive to Work on Bicycle	0.26%	0.07%	0.11%	0.21%
	Walk to Work	2.74%	1.34%	2.76%	2.82%
	Other Means	1.20%	0.48%	1.00%	0.81%
	Work at Home	4.09%	6.03%	5.41%	5.46%
TRAVEL TIME TO WORK 2021	Travel Time in Less than 5 minutes	1.88%	2.09%	2.90%	2.53%
	Travel to Work in 5 to 9 minutes	12.65%	10.85%	10.79%	9.29%
	Travel to Work in 10 to 14 minutes	11.81%	14.95%	14.91%	13.35%
	Travel to Work in 15 to 19 minutes	13.06%	14.41%	14.07%	13.81%
	Travel to Work in 20 to 29 minutes	25.55%	20.79%	20.48%	21.62%
	Travel to Work in 30 to 44 minutes	20.00%	18.47%	19.64%	21.21%
	Travel to Work in 45 to 59 minutes	8.04%	9.95%	9.09%	9.02%
	Travel to Work in 60 minutes or more	7.02%	8.50%	8.12%	9.17%
Average Travel Time to Work	27.5	25.8	25.1	25.5	
SPENDING PATTERNS 2021	Grocery Store Market Basket Weekly Per Capita Spending	\$57.71	\$57.98	\$58.01	\$58.04
	Apparel and Related Services	\$16.17	\$16.37	\$16.27	\$16.19
	Transportation	\$98.30	\$99.65	\$98.64	\$98.35
	Healthcare	\$56.73	\$56.88	\$56.65	\$56.62
	Entertainment	\$25.06	\$25.40	\$25.24	\$25.17
SPENDING 2021	Med Disposable Inc-Inc minus taxes	\$92,321	\$95,548	\$91,253	\$91,120
	Avg Disposable Inc-Inc minus taxes	\$104,556	\$107,435	\$103,744	\$104,141
	Med Discretionary-Disp less food/shelter/clothing	\$73,610	\$75,354	\$71,287	\$71,067
	Avg Discretionary-Disp less food/shelter/clothing	\$77,491	\$79,798	\$76,574	\$76,845
LIFESTYLE SEGMENTATION 2021	Category A - Crème de la Crème	10	9,402	15,229	63,417
	Category B - Urban Cliff Climbers	0	0	0	0
	Category C - Urban Cliff Dwellers	0	0	3,068	4,911
	Category D - Seasoned Urban Dwellers	0	0	0	1,231
	Category E - Thriving Alone	0	955	9,568	27,680
	Category F - Going it Alone	0	2,150	7,720	35,355
	Category G - Struggling Alone	0	0	0	1,912
	Category H - Single in the Suburbs	0	0	2,840	5,534
	Category I - Married in the Suburbs	5,471	26,935	42,701	81,501
	Category J - Retired in the Suburbs	1,093	4,580	19,616	66,587
	Category K - Living with Nature	0	0	0	1,536
Category M - Harlem Gateway	0	0	0	2,131	
Category N - Espaniola	0	0	0	0	
Category O - Specialties	0	10	3,873	7,157	

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