

Chester County at a Glance

Based on most recent Census data

Last updated: October 2019

	2013		2018		5 Year Change	
	Total	% of Total	Total	% of Total	Change	% Change
Population ^a						
Total Chester County Population	509,468	-	522,046	-	12,578	2.5%
Under 20 Years Old	135,166	26.5%	133,374	25.5%	(1,792)	-1.3%
20-44	154,203	30.3%	157,328	30.1%	3,125	2.0%
45-64	148,142	29.1%	146,176	28.0%	(1,966)	-1.3%
65 and Older	71,957	14.1%	85,168	16.3%	13,211	18.4%
Total Households	186,430	-	192,746	-	6,316	3.4%
Race and Ethnicity ^b						
Asian (Alone)	21,954	4.3%	29,646	5.7%	7,692	35.0%
Black or African American (Alone)	29,543	5.8%	31,220	6.0%	1,677	5.7%
White (Alone)	442,682	86.9%	441,393	84.6%	(1,289)	-0.3%
Other ^c	4,161	0.8%	7,576	1.5%	3,415	82.1%
Two or More Races	11,128	2.2%	12,211	2.3%	1,083	9.7%
Hispanic or Latino (of any race)	35,447	7.0%	39,447	7.6%	4,000	11.3%
Foreign-born population ^d						
Foreign-born population ^d	48,262	9.5%	54,041	10.4%	5,779	12.0%
Language other than English spoken at home (5 years & over)	54,896	12.0%	64,581	13.2%	9,685	17.6%
Commuting Patterns ^e						
Take public transportation to work	8,129	3.2%	6,779	2.5%	(1,350)	-16.6%
Mean travel time to work (minutes)	27.2	-	28.7	-	1.2	5.1%
Income ^f						
Median Household Income	\$83,633	-	\$99,119	-	\$15,486	18.5%
Median Family Income	\$102,236	-	\$117,435	-	\$15,199	14.9%
Families and People Below the Poverty Level ^g						
All families ^h	5,422	4.1%	6,236	4.5%	814	15.0%
People under 18 years	10,155	8.4%	11,277	9.5%	1,122	11.0%
People 18 to 64 years	22,480	7.1%	21,317	6.7%	(1,162)	-5.2%
People 65 years and over	2,806	3.9%	3,918	4.6%	1,112	39.6%
Education ⁱ						
Educational Attainment (Ages 25+)	342,835	-	356,729	-	13,894	4.1%
No high school diploma	23,739	6.9%	20,498	5.7%	(3,241)	-13.7%
High school/equivalency	81,648	23.8%	72,201	20.2%	(9,447)	-11.6%
Some college, no degree	49,393	14.4%	50,266	14.1%	873	1.8%
Associate's degree	19,850	5.8%	21,104	5.9%	1,254	6.3%
Bachelor's degree	100,511	29.3%	113,385	31.8%	12,874	12.8%
Graduate or professional degree	67,694	19.7%	79,275	22.2%	11,581	17.1%

Housing Units^j						
Total Housing Units	194,231	-	201,344	-	7,113	3.7%
Occupied housing units	186,430	96.0%	192,746	95.7%	6,316	3.4%
Vacant housing units	7,891	4.1%	8,598	4.3%	707	9.0%
Homeowner vacancy rate	-	0.9%	-	1.3%	-	-
Rental vacancy rate	-	2.8%	-	3.9%	-	-
Median home value	\$321,100	-	\$367,800	-	\$46,700	14.5%
Median rent	\$1,171	-	\$1,272	-	\$101	8.6%
Housing Tenure^k						
Owner occupied housing units	137,933	74.0%	143,815	74.6%	5,882	4.3%
Renter occupied housing units	48,497	26.0%	48,931	25.4%	434	0.9%
Renters paying 30% or more of household income toward housing costs	23,816	52.1%	20,452	44.3%	(3,364)	-14.1%

Sources: U.S. Census, American Community Survey, 1-Year Estimates, 2013 and 2018

Notes:

a. DP05 Demographic and Housing Estimates

b. DP05 Demographic and Housing Estimates

c. Includes American Indian & Alaska Native, Native Hawaiian & Other Pacific Islander, and those identifying as "Some other race"

d. DP02 Social Characteristics

e. DP03 Economic Characteristics

f. DP03 Economic Characteristics; Monetary values not adjusted for inflation

g. DP03 Economic Characteristics

h. Based on estimates of 132,245 (2013 ACS) and 138,582 (2018 ACS) family households in Chester County

i. DP02 Social Characteristics

j. DP04 Housing Characteristics

k. DP04 Housing Characteristics

For questions or additional information regarding this data, contact the Senior Demographer with the Chester County Planning Commission at 610-344-6285.