

14.1 DEMOGRAPHIC SUMMARY

Sources: US Census Bureau, American Community Survey, 1-Year Estimates, 2019 and 2023 (see notes)

	2019 (1-YR ACS)		2023 (1-YR ACS)		5 Year Change	
	Total	% of Total	Total	% of Total	Change	% Change
Population and Age ^a						
Total Chester County population	524,989	100.0%	549,784	100.0%	24,795	4.7%
Under 20 years old	133,056	25.3%	136,100	24.8%	3,044	2.3%
20-44	158,730	30.2%	167,869	30.5%	9,139	5.8%
45-64	145,849	27.8%	144,597	26.3%	(1,252)	-0.9%
65 and older	87,354	16.6%	101,218	18.4%	13,864	15.9%
Race and Ethnicity ^b						
White (alone)	431,961	82.3%	419,970	76.4%	(11,991)	-2.8%
Black or African American (alone)	30,393	5.8%	27,777	5.1%	(2,616)	-8.6%
Amer. Ind. (alone) or Nat. Hawaiian (alone)	854	0.2%	339	0.1%	(515)	-60.3%
Asian (alone)	30,955	5.9%	38,461	7.0%	7,506	24.2%
Some other race (alone)	15,596	3.0%	21,926	4.0%	6,330	40.6%
Two or more races	15,230	2.9%	41,311	7.5%	26,081	171.2%
Hispanic or Latino (of any race)	40,046	7.6%	45,791	8.3%	5,745	14.3%
Place of Birth and Language ^c						
Foreign-born population	47,769	9.1%	59,668	10.9%	11,899	24.9%
Language spoken at home, other than English (for population 5 years and over)	61,835	11.8%	83,918	15.3%	22,083	35.7%
Household and Family Income						
Households ^c	193,234	N/A	205,426	N/A	12,192	6.3%
Families ^d	136,514	N/A	144,940	N/A	8,426	6.2%
Median household income (dollars) ^e	102,016	N/A	120,903	N/A	18,887	18.5%
Median family income (dollars) ^e	129,511	N/A	151,535	N/A	22,024	17.0%
Population Below the Poverty Level ^f						
Population, poverty status determined	512,854	100.0%	535,585	100.0%	22,731	4.4%
Population below poverty level	29,862	5.8%	32,825	6.1%	2,963	9.9%
Below poverty level, under 18 years	7,174	1.4%	7,888	1.5%	714	10.0%
Below poverty level, 18 to 64 years	18,268	3.6%	19,465	3.6%	1,197	6.6%
Below poverty level, 65 years and over	4,420	0.9%	5,472	1.0%	1,052	23.8%
Below the poverty level, percent families ^d	3.4%	N/A	3.8%	N/A	0.4%	N/A
Housing units ^g						
Total housing units (owned and rented)	203,192	100.0%	214,831	100.0%	11,639	5.7%
Occupied housing units	193,234	95.1%	205,426	95.6%	12,192	6.3%
Vacant housing units	9,958	4.9%	9,405	4.4%	(553)	-5.6%
Owner occupied and rental units ^g						
Owner occupied housing units	143,664	70.7%	155,127	72.2%	11,463	8.0%
Median home value (dollars)	379,300	N/A	489,500	N/A	110,200	29.1%
Homeowner vacancy rate	1.1	N/A	0.2	N/A	(0.9)	N/A
Renter occupied housing units	49,570	24.4%	50,299	23.4%	729	1.5%
Median rent (dollars)	1,393	N/A	1,719	N/A	326	23.4%
Rental vacancy rate	5.9	N/A	5.6	N/A	(0)	N/A
Occupied units paying rent	47,211	100.0%	48,082	100.0%	871	1.8%

Renters paying 30.0% or more ^{h.} of household income in gross rent	20,457	43.3%	23,818	49.5%	3,361	16.4%
Education Attainment ^{c.}						
Population 25 years and older	359,177	100.0%	380,770	100.0%	21,593	6.0%
Less than 9th grade	9,944	2.8%	11,181	2.9%	1,237	12.4%
9th to 12th grade, no diploma	11,692	3.3%	9,272	2.4%	(2,420)	-20.7%
High school graduate (includes equivalency)	72,860	20.3%	71,933	18.9%	(927)	-1.3%
Some college, no degree	45,316	12.6%	45,796	12.0%	480	1.1%
Associate's degree	22,837	6.4%	22,267	5.8%	(570)	-2.5%
Bachelor's degree	114,996	32.0%	126,133	33.1%	11,137	9.7%
Graduate or professional degree	81,532	22.7%	94,188	24.7%	12,656	15.5%
Commuting to Work ^{e.}						
Workers 16 years and over	271,015	100.0%	291,392	100.0%	20,377	7.5%
Public transportation (excluding taxicab)	7,091	2.6%	5,003	1.7%	(2,088)	-29.4%
Mean travel time to work (minutes)	29.9	N/A	27.9	N/A	(2.0)	-6.7%

Notes and US Census, American Community Survey Sources:

a. DP05 ACS Demographic and Housing Estimates

b. B02001 Race; B03002 Hispanic or Latino Origin by Race

c. DP02 Selected Social Characteristics in the United States

d. S1702 Poverty Status in the Past 12 Months of Families

e. DP03 Selected Economic Characteristics

f. S1701 Poverty Status in the Past 12 Months

g. DP04 Selected Housing Characteristics

h. Excludes occupied units where gross rent as a percentage of household income cannot be computed

Last Updated: Data accessed September 2024.