

Chester County at a Glance

Based on most recent Census data

Last updated: September 2020

	2014		2019		5 Year Change	
	Total	% of Total	Total	% of Total	Change	% Change
Population ^a						
Total Chester County Population	512,784	-	524,989	-	12,205	2.4%
Under 20 Years Old	133,897	26.1%	133,056	25.3%	(841)	-0.6%
20-44	155,064	30.2%	158,730	30.2%	3,666	2.4%
45-64	149,789	29.2%	145,849	27.8%	(3,940)	-2.6%
65 and Older	74,034	14.4%	87,354	16.6%	13,320	18.0%
Total Households	186,144	-	193,234	-	7,090	3.8%
Race and Ethnicity ^b						
Asian (Alone)	23,426	4.6%	30,955	5.9%	7,529	32.1%
Black or African American (Alone)	32,724	6.4%	30,393	5.8%	(2,331)	-7.1%
White (Alone)	438,415	85.5%	431,961	82.3%	(6,454)	-1.5%
Other ^c	9,282	1.8%	16,450	1.5%	7,168	77.2%
Two or More Races	8,937	1.7%	15,230	2.9%	6,293	70.4%
Hispanic or Latino (of any race)	36,251	7.1%	40,046	7.6%	3,795	10.5%
Foreign-born population ^d						
Foreign-born population ^d	48,570	9.5%	47,769	9.1%	(801)	-1.6%
Language other than English spoken at home (5 years & over)	59,282	12.3%	61,835	12.5%	2,553	4.3%
Commuting Patterns ^e						
Take public transportation to work	7,754	3.0%	7,091	2.6%	(663)	-8.6%
Mean travel time to work (minutes)	27.8	-	29.9	-	2.1	7.6%
Income ^f						
Median Household Income	\$85,373	-	\$102,016	-	\$16,643	19.5%
Median Family Income	\$106,766	-	\$129,511	-	\$22,745	21.3%
Families and People Below the Poverty Level ^g						
All families ^h	5,668	4.4%	4,641	3.4%	(1,026)	-18.1%
People under 18 years	11,888	9.9%	7,196	6.1%	(4,692)	-39.5%
People 18 to 64 years	22,944	7.2%	18,860	5.9%	(4,084)	-17.8%
People 65 years and over	3,109	4.2%	4,542	5.2%	1,433	46.1%
Education ⁱ						
Educational Attainment (Ages 25+)	346,408	-	359,177	-	12,769	3.7%
No high school diploma	26,822	7.7%	21,636	6.0%	(5,186)	-19.3%
High school/equivalency	79,701	23.0%	72,860	20.3%	(6,841)	-8.6%
Some college, no degree	50,446	14.6%	45,316	12.6%	(5,130)	-10.2%
Associate's degree	18,819	5.4%	22,837	6.4%	4,018	21.4%
Bachelor's degree	100,481	29.0%	114,996	32.0%	14,515	14.4%
Graduate or professional degree	70,139	20.2%	81,532	22.7%	11,393	16.2%

Housing Units^j						
Total Housing Units	195,657	-	203,192	-	7,535	3.9%
Occupied housing units	186,144	95.1%	193,234	95.1%	7,090	3.8%
Vacant housing units	9,513	4.9%	9,958	4.9%	445	4.7%
Homeowner vacancy rate	-	1.0%	-	1.1%	-	-
Rental vacancy rate	-	7.1%	-	5.9%	-	-
Median home value	\$325,500	-	\$379,300	-	\$53,800	16.5%
Median rent	\$1,208	-	\$1,393	-	\$185	15.3%
Housing Tenure^k						
Owner occupied housing units	141,327	75.9%	143,664	74.3%	2,337	1.7%
Renter occupied housing units	44,817	24.1%	49,570	25.7%	4,753	10.6%
Renters paying 30% or more of household income toward housing costs	21,181	47.3%	20,457	41.3%	(724)	-3.4%

Sources: U.S. Census, American Community Survey, 1-Year Estimates, 2014 and 2019

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 128,807 (2014 ACS) and 136,514 (2019 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.