

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 40.315068 Longitude: -75.308668

County Line Plaza Souderton, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	22,738	78,908	303,318
	Population Est 23Q1	22,829	78,829	302,897
	Population Est 22Q4	22,664	78,321	302,050
	Population Est 22Q3	22,642	78,142	301,524
	Population Est 22Q2	22,672	78,010	301,049
	Population Est 22Q1	22,637	77,912	300,693
	Population Est 21Q4	22,619	77,775	300,400
	Population Est 21Q3	22,593	77,488	299,477
	Population Est 21Q2	22,559	77,390	299,090
	Population Fcst	22,849	80,648	308,407
	2010 Census Population	21,803	72,635	279,074
	2000 Census Population	20,421	66,804	249,770
	1990 Census Population	17,351	56,916	207,819
	Current Year Daytime Population	24,997	75,243	298,915
	Average Seasonal Population	188	459	2,239
	Historical Annual Growth, 1990 – 2000	1.64%	1.61%	1.86%
	Historical Annual Growth, 2000 – 2010	0.66%	0.84%	1.12%
	Estimated Annual Growth, 2010 – CY	0.30%	0.58%	0.59%
	Projected Annual Growth, CY to Y5	0.10%	0.44%	0.33%
	Group Qtrs Est	489	1,036	7,149
Transient Est Average Last 4 Qtrs	0	134	6,827	
<b>Households</b>	Current Year Estimated Households	9,089	30,133	115,079
	Households Est 23Q1	9,112	30,069	114,815
	Households Est 22Q4	9,042	29,872	114,498
	Households Est 22Q3	9,034	29,801	114,257
	Households Est 22Q2	9,050	29,758	114,092
	Households Est 22Q1	9,032	29,720	113,976
	Households Est 21Q4	9,022	29,661	113,855
	Households Est 21Q3	9,014	29,554	113,507
	Households Est 21Q2	9,000	29,511	113,360
	Households Fcst	9,137	30,798	117,004
	2010 Census Households	8,606	27,339	105,201
	2000 Census Households	8,011	24,879	93,270
	1990 Census Households	6,547	20,849	75,278
	Historical Annual Growth, 1990 – 2000	2.04%	1.78%	2.17%
	Historical Annual Growth, 2000 – 2010	0.72%	0.95%	1.21%
	Estimated Annual Growth, 2010 – CY	0.38%	0.69%	0.63%
	Projected Annual Growth, CY to Y5	0.11%	0.44%	0.33%
Population per Household	2.45	2.58	2.57	

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County Line Plaza Souderton, PA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Income</b>	HH Income \$500,000 or more	2.4%	3.1%	4.0%
	HH Income \$250,000 to \$499,999	2.8%	3.8%	4.8%
	HH Income \$200,000 to \$249,999	6.6%	8.8%	11.1%
	HH Income \$175,000 to \$199,999	5.3%	6.8%	6.9%
	HH Income \$150,000 to \$174,999	8.2%	8.9%	8.7%
	HH Income \$100,000 to 149,999	19.6%	19.7%	20.2%
	HH Income \$75,000 to 99,999	13.0%	12.8%	12.0%
	HH Income \$50,000 to 74,999	16.4%	14.8%	12.9%
	HH Income \$35,000 to 49,999	8.4%	8.4%	7.5%
	HH Income \$25,000 to 34,999	6.0%	4.6%	4.4%
	HH Income \$15,000 to 24,999	6.1%	4.5%	3.9%
	HH Income \$0 to 14,999	5.2%	3.9%	3.5%
	Average Household Income	\$110,759	\$126,768	\$143,754
	Median Household Income	\$89,335	\$102,271	\$112,777
	Per Capita Income	\$45,166	\$48,996	\$55,309
	Average Disposable Income	\$88,967	\$98,657	\$106,295
	Median Disposable Income	\$75,349	\$85,383	\$92,848
	Discretionary HH Income Over \$150,000	4.9%	8.6%	11.7%
	Discretionary HH Income \$125,000 to \$149,999	6.2%	7.0%	8.6%
	Discretionary HH Income \$100,000 to \$124,999	9.9%	12.2%	12.2%
	Discretionary HH Income \$75,000 to \$99,999	14.7%	14.4%	15.1%
	Discretionary HH Income \$50,000 to \$74,999	20.5%	20.1%	19.2%
	Discretionary HH Income \$25,000 to \$49,999	24.9%	21.6%	19.6%
	Discretionary HH Income Under \$25,000	18.9%	16.2%	13.6%
	Average Discretionary HH Income	\$64,788	\$72,264	\$78,510
	Median Discretionary HH Income	\$56,706	\$65,801	\$72,343
	Householder White – Count	7,610	25,182	96,302
	Median HH Income	\$91,983	\$106,167	\$113,554
	Average HH Income	\$100,246	\$109,865	\$114,819
	Householder Black or African-American – Count	237	759	3,818
	Median HH Income	\$46,065	\$80,395	\$99,512
	Average HH Income	\$58,557	\$92,814	\$105,800
	Householder Hispanic – Count	549	1,368	3,485
	Median HH Income	\$87,066	\$79,849	\$94,285
	Average HH Income	\$96,006	\$95,393	\$103,497
Householder Asian or Pacific Islander – Count	194	1,447	7,472	
Median HH Income	\$109,805	\$110,918	\$126,462	
Average HH Income	\$106,345	\$111,861	\$122,584	
Householder Other or Pacific Islander – Count	499	1,376	4,002	
Median HH Income	\$84,586	\$72,431	\$102,916	
Average HH Income	\$90,952	\$86,307	\$108,552	

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<b>Gender</b>	Male Population	10,898	38,602	148,122
	Female Population	11,841	40,307	155,197
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	1,152	3,973	14,354
	Count of Pop 0 to 7 years	1,687	5,714	20,698
	Count of Pop 5 - 13	2,305	7,833	28,846
	Count of Pop 14 - 18	1,089	3,925	15,197
	Count of Pop 19 - 22	1,059	3,919	15,526
	Count of Pop 22 - 25	767	2,870	11,539
	Count of Pop 25 - 29	1,146	4,215	16,197
	Count of Pop 30 - 34	1,316	4,545	16,043
	Count of Pop 35 - 39	1,417	4,895	17,633
	Count of Pop 40 - 44	1,347	4,831	18,314
	Count of Pop 45 - 59	4,140	15,189	60,349
	Count of Pop 60 - 74	4,206	15,350	60,709
	Count of Pop 75 - 84	1,844	5,244	20,691
	Count of Pop 85+	952	2,118	7,918
	% of Pop 0 to 4 years	5.1%	5.0%	4.7%
	% of Pop 0 to 7 years	7.4%	7.2%	6.8%
	% of Pop 5 - 13	10.1%	9.9%	9.5%
	% of Pop 14 - 18	4.8%	5.0%	5.0%
	% of Pop 19 - 22	4.7%	5.0%	5.1%
	% of Pop 22 - 25	3.4%	3.6%	3.8%
	% of Pop 25 - 29	5.0%	5.3%	5.3%
	% of Pop 30 - 34	5.8%	5.8%	5.3%
	% of Pop 35 - 39	6.2%	6.2%	5.8%
	% of Pop 40 - 44	5.9%	6.1%	6.0%
	% of Pop 45 - 59	18.2%	19.2%	19.9%
	% of Pop 60 - 74	18.5%	19.5%	20.0%
	% of Pop 75 - 84	8.1%	6.6%	6.8%
	% of Pop 85+	4.2%	2.7%	2.6%
Median Age	44.2	43.4	44.5	
Average Age	43.8	42.8	43.3	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	5.4%	5.3%	5.0%
	% of Pop 5 - 13	10.8%	10.3%	9.9%
	% of Pop 14 - 18	5.0%	5.2%	5.3%
	% of Pop 19 - 22	4.9%	5.2%	5.4%
	% of Pop 22 - 25	3.6%	3.8%	4.0%
	% of Pop 25 - 29	5.4%	5.7%	5.7%
	% of Pop 30 - 34	5.9%	5.9%	5.5%
	% of Pop 35 - 39	6.3%	6.3%	5.9%
	% of Pop 40 - 44	6.2%	6.2%	6.2%
	% of Pop 45 - 59	18.9%	19.4%	20.0%
	% of Pop 75 - 84	6.8%	5.8%	6.0%
	% of Pop 60 - 74	18.1%	19.1%	19.6%
	% of Pop 85+	2.7%	1.8%	1.7%
	Median Age	42.1	41.9	42.8
Average Age	42.0	41.6	42.0	

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	% of Pop 0 to 4 years	4.8%	4.8%	4.5%
	% of Pop 5 - 13	9.5%	9.6%	9.1%
	% of Pop 14 - 18	4.5%	4.8%	4.8%
	% of Pop 19 - 22	4.4%	4.7%	4.9%
	% of Pop 22 - 25	3.2%	3.5%	3.6%
	% of Pop 25 - 29	4.7%	5.0%	5.0%
	% of Pop 30 - 34	5.6%	5.6%	5.0%
	% of Pop 35 - 39	6.2%	6.1%	5.7%
	% of Pop 40 - 44	5.7%	6.0%	5.9%
	% of Pop 45 - 59	17.6%	19.1%	19.8%
	% of Pop 60 - 74	18.9%	19.7%	20.4%
	% of Pop 75 - 84	9.3%	7.4%	7.7%
	% of Pop 85+	5.6%	3.6%	3.5%
	Median Age	46.2	44.9	46.1
Average Age	45.5	44.0	44.5	
Race	Count of White	18,719	64,134	244,508
	Count of Black or African-American	720	2,483	12,459
	Count of Asian or Pacific Islander	910	5,860	26,464
	Count of Other races	2,390	6,431	19,888
	White	82.3%	81.3%	80.6%
	Black or African American	3.2%	3.1%	4.1%
	Asian	4.0%	7.4%	8.7%
	Other Races	10.5%	8.2%	6.6%
Language Spoken	Speak English at Home	87.1%	87.4%	87.2%
	Speak Spanish at Home	8.2%	4.4%	2.8%
	Speak French or French Creole at Home	0.2%	0.3%	0.5%
	Speak German at Home	0.4%	0.3%	0.4%
	Speak Other Indo-European Languages at Home	1.3%	3.8%	3.6%
	Speak Russian and Other Slavic Languages at Home	0.3%	0.4%	0.5%
	Speak Chinese at Home	0.2%	0.2%	0.8%
	Speak Korean at Home	0.0%	0.4%	1.5%
	Speak Vietnamese at Home	1.9%	1.2%	0.8%
	Speak Other Asian Languages at Home	0.1%	0.7%	1.0%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.0%	0.1%
	Speak Other Language at Home	0.1%	0.9%	0.7%
Hispanic	Hispanic Population	2,310	5,183	14,385
	Hispanic Population Percent	10.2%	6.6%	4.7%
	Mexican	2.7%	13.1%	20.9%
	Puerto Rican	29.0%	37.6%	34.3%
	Cuban	0.9%	3.9%	4.5%
	Dominican	4.5%	3.9%	2.9%
	Central American	40.8%	24.0%	14.2%
	South American	18.4%	11.0%	12.6%
	Other Hispanic	3.6%	6.4%	10.7%
	2000 Hispanic Population Percent	3%	2%	2%
	1990 Hispanic Population Percent	2%	1%	1%

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<b>Ancestry</b>	American (percent of total population)	2.6%	3.2%	3.6%
	American	2.5%	3.1%	3.5%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	4.0%	7.4%	8.7%
	Chinese	0.1%	0.5%	1.2%
	Japanese	0.0%	0.1%	0.0%
	Korean	0.1%	0.5%	1.8%
	South Central Asian (ie. Indian)	0.9%	4.2%	3.9%
	South East Asian (ie. Vietnamese)	2.9%	1.9%	1.4%
	Other Asian	0.0%	0.2%	0.3%
	European (percent of total population)	55.3%	56.0%	55.4%
	British	7.1%	6.6%	6.6%
	Dutch	1.0%	0.8%	0.7%
	French	1.0%	1.1%	0.9%
	German	22.3%	21.1%	17.3%
	Italian	6.9%	6.5%	8.0%
	Polish	2.2%	3.1%	3.2%
	Scandinavian	0.7%	0.7%	0.9%
	Scotch/Irish	10.4%	12.0%	13.2%
Other European (ie. Greek/Russian)	3.9%	4.0%	4.8%	
Middle Eastern	0.9%	0.5%	0.6%	
Other Ancestry	13.2%	12.5%	12.8%	
Unclassified Ancestry	13.8%	13.8%	14.2%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	16,367	56,388	217,856
	Elementary (0 to 8)	3.2%	2.0%	2.0%
	Some High School (9 to 11)	4.3%	4.3%	3.5%
	High School Graduate (12)	32.3%	29.2%	25.2%
	Some College (13 to 16)	16.4%	15.4%	14.5%
	Associates Degree Only	9.2%	8.7%	7.9%
	Bachelors Degree Only	22.5%	26.7%	28.7%
	Graduate Degree	12.0%	13.7%	18.2%
	% College (4+)	34.5%	40.4%	46.9%
<b>Household Type</b>	Total Households – count	9,089	30,133	115,079
	One Person HHs – count	2,632	7,414	28,083
	Family HHs – count	5,983	21,052	80,820
	Married Couple – count	4,913	17,413	66,861
	w/own children – count	1,748	6,615	25,716
	w/out own children – count	3,164	10,798	41,145
	Male Householder – count	311	1,230	4,762
	Female Householder – count	759	2,409	9,197
	Non-Family Households – count	473	1,667	6,177
	1 Person Household	29.0%	24.6%	24.4%
	2 Person Household	33.5%	33.6%	33.6%
	3 Person Household	14.4%	16.0%	16.3%
	4 Person Household	13.5%	15.2%	15.7%
	5 Person Household	6.0%	6.9%	6.6%
6 Person Household	2.2%	2.4%	2.3%	
7+ Person Household	1.3%	1.3%	1.0%	
% Households With Children	25.2%	27.8%	28.1%	

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<b>Housing</b>	Total Housing Units	9,420	31,089	119,223
	Owner Occupied Percent	70.7%	70.8%	72.8%
	Renter Occupied Percent	25.8%	26.1%	23.7%
	Vacant Housing Percent	3.5%	3.1%	3.5%
	Total Housing Units (Census 2000)	8,256	25,614	96,176
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	2.2%	1.9%	3.7%
	Property Value \$750,000 to \$999,999	6.3%	9.2%	14.4%
	Property Value \$500,000 to \$749,999	18.6%	26.4%	29.6%
	Property Value \$400,000 to \$499,999	22.5%	22.6%	17.9%
	Property Value \$300,000, to \$399,999	26.0%	21.3%	16.4%
	Property Value \$200,000 to \$299,999	17.7%	12.0%	10.0%
	Property Value \$150,000 to \$199,999	3.4%	2.2%	1.8%
	Property Value \$100,000 to \$149,999	1.5%	1.2%	1.5%
	Property Value \$60,000 to \$99,999	0.5%	0.5%	0.8%
	Property Value \$40,000 to \$59,999	0.3%	0.5%	0.5%
	Property Value \$0 to \$39,999	1.1%	1.0%	1.1%
	Median Home Value	\$398,678	\$450,310	\$499,647
<b>Wealth per Household</b>	\$0 and under - percent	16.2%	16.1%	15.6%
	\$1 to \$4999 - percent	7.8%	7.5%	7.1%
	\$5k to \$9999 - percent	4.2%	4.2%	4.0%
	\$10k to \$24999 - percent	6.1%	6.1%	5.9%
	\$25k to \$49999 - percent	6.8%	6.7%	6.7%
	\$50k to \$99999 - percent	10.4%	10.3%	10.2%
	\$100k to \$249999 - percent	18.8%	18.7%	18.9%
	\$250k to \$499999 - percent	13.9%	14.1%	14.4%
	\$500k+ - percent	15.8%	16.3%	17.1%
	Median HH Wealth	\$92,875	\$95,717	\$103,750
	Avg HH Wealth	\$255,194	\$260,408	\$270,234
<b>Economic Viability</b>	Economic Viability Local	289	279	276
	Economic Viability Indexed	107	103	102
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	12,344	44,961	165,989
	Managerial/Executive	18.0%	19.9%	22.5%
	Professional Specialty	24.5%	25.5%	27.6%
	Healthcare Support	3.0%	2.4%	2.2%
	Sales	8.4%	9.9%	10.1%
	Office & Administrative Support	13.3%	11.7%	10.3%
	Protective Service	0.5%	1.0%	1.3%
	Food Preparation	4.7%	4.8%	4.1%
	Building Maintenance & Cleaning	5.6%	2.9%	2.1%
	Personal Care	2.3%	2.0%	2.4%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	8.2%	7.4%	6.5%
	Production & Transportation	11.4%	12.4%	10.9%
	Percent White Collar Workers	67.3%	69.4%	72.6%
	Percent Blue Collar Workers	32.7%	30.6%	27.4%

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	Agriculture/Mining/Construction	5.7%	6.7%	6.3%
	Manufacturing	14.4%	16.1%	15.7%
	Transportation	3.4%	3.0%	3.1%
	Information	2.9%	2.0%	1.9%
	Wholesale/Retail	14.7%	14.3%	13.2%
	Finance, Insurance, Real Estate	6.1%	7.2%	8.3%
	Professional Services	10.5%	9.5%	10.4%
	Management Services	0.0%	0.2%	0.3%
	Administrative/Waste Services	3.7%	3.0%	3.1%
	Educational Services	23.9%	23.2%	23.3%
	Entertainment Services	6.0%	6.7%	6.8%
	Other Professional Services	6.4%	5.3%	5.0%
	Public Administration	2.2%	2.7%	2.6%
<b>Vehicles per HH</b>	No Vehicles	7.4%	4.9%	4.1%
	1 Vehicle	31.2%	29.5%	28.9%
	2 Vehicles	39.9%	41.2%	42.9%
	3 or more vehicles	21.5%	24.4%	24.1%
	Average Number of Vehicles	1.86	1.99	1.98
<b>Change</b>	Births (last 12 months)	209	739	2,740
	Deaths (last 12 months)	272	805	3,107
	Migration (last 12 months)	169	1,051	2,859
<b>Work place</b>	Workplace Establishments	671	2,138	8,488
	Workplace Employees (FTE)	11,623	33,735	119,917