

# COMPLETE DEMOGRAPHIC PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections



AUGUST 2020

## WEST CHESTER, OH

Aggregated  
Census Tract  
Analysis

### Population

Estimated Population (2020)	64,901
Projected Population (2025)	66,182
Census Population (2010)	60,756
Census Population (2000)	54,876
Projected Annual Growth (2020-2025)	1,281 2.0%
Historical Annual Growth (2010-2020)	4,145 6.8%
Historical Annual Growth (2000-2010)	5,880 10.7%
Estimated Population Density (2020)	1,818 <i>psm</i>
Trade Area Size	35.7 <i>sq mi</i>

### Households

Estimated Households (2020)	24,943
Projected Households (2025)	25,297
Census Households (2010)	22,210
Census Households (2000)	19,581
Projected Annual Growth (2020-2025)	354 1.4%
Historical Annual Change (2000-2020)	5,362 27.4%

### Average Household Income

Estimated Average Household Income (2020)	\$121,695
Projected Average Household Income (2025)	\$147,252
Census Average Household Income (2010)	\$92,565
Census Average Household Income (2000)	\$82,964
Projected Annual Change (2020-2025)	\$25,557 21.0%
Historical Annual Change (2000-2020)	\$38,731 46.7%

### Median Household Income

Estimated Median Household Income (2020)	\$97,107
Projected Median Household Income (2025)	\$114,013
Census Median Household Income (2010)	\$79,193
Census Median Household Income (2000)	\$73,197
Projected Annual Change (2020-2025)	\$16,906 17.4%
Historical Annual Change (2000-2020)	\$23,910 32.7%

### Per Capita Income

Estimated Per Capita Income (2020)	\$46,785
Projected Per Capita Income (2025)	\$56,299
Census Per Capita Income (2010)	\$33,838
Census Per Capita Income (2000)	\$29,597
Projected Annual Change (2020-2025)	\$9,514 20.3%
Historical Annual Change (2000-2020)	\$17,188 58.1%
Estimated Average Household Net Worth (2020)	\$968,577

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### Race and Ethnicity

Total Population (2020)	64,901	
White (2020)	48,124	74.1%
Black or African American (2020)	6,635	10.2%
American Indian or Alaska Native (2020)	167	0.3%
Asian (2020)	6,298	9.7%
Hawaiian or Pacific Islander (2020)	163	0.3%
Other Race (2020)	1,854	2.9%
Two or More Races (2020)	1,660	2.6%
Population < 18 (2020)	15,816	24.4%
White Not Hispanic	9,627	60.9%
Black or African American	2,061	13.0%
Asian	1,647	10.4%
Other Race Not Hispanic	803	5.1%
Hispanic	1,678	10.6%
Not Hispanic or Latino Population (2020)	60,087	92.6%
Not Hispanic White	45,821	76.3%
Not Hispanic Black or African American	6,396	10.6%
Not Hispanic American Indian or Alaska Native	115	0.2%
Not Hispanic Asian	6,204	10.3%
Not Hispanic Hawaiian or Pacific Islander	117	0.2%
Not Hispanic Other Race	74	0.1%
Not Hispanic Two or More Races	1,360	2.3%
Hispanic or Latino Population (2020)	4,814	7.4%
Hispanic White	2,303	47.8%
Hispanic Black or African American	239	5.0%
Hispanic American Indian or Alaska Native	52	1.1%
Hispanic Asian	94	2.0%
Hispanic Hawaiian or Pacific Islander	46	1.0%
Hispanic Other Race	1,780	37.0%
Hispanic Two or More Races	300	6.2%
Not Hispanic or Latino Population (2010)	57,178	94.1%
Hispanic or Latino Population (2010)	3,578	5.9%
Not Hispanic or Latino Population (2000)	53,781	98.0%
Hispanic or Latino Population (2000)	1,095	2.0%
Not Hispanic or Latino Population (2025)	61,106	92.3%
Hispanic or Latino Population (2025)	5,076	7.7%
Projected Annual Growth (2020-2025)	262	5.4%
Historical Annual Growth (2000-2010)	2,483	26.8%

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<b>WEST CHESTER, OH</b>		<b>Aggregated Census Tract Analysis</b>	
<b>Total Age Distribution (2020)</b>			
Total Population		64,901	
Age Under 5 Years		4,035	6.2%
Age 5 to 9 Years		4,475	6.9%
Age 10 to 14 Years		4,702	7.2%
Age 15 to 19 Years		4,439	6.8%
Age 20 to 24 Years		3,538	5.5%
Age 25 to 29 Years		4,314	6.6%
Age 30 to 34 Years		3,913	6.0%
Age 35 to 39 Years		4,178	6.4%
Age 40 to 44 Years		4,157	6.4%
Age 45 to 49 Years		4,367	6.7%
Age 50 to 54 Years		4,371	6.7%
Age 55 to 59 Years		4,831	7.4%
Age 60 to 64 Years		4,469	6.9%
Age 65 to 69 Years		3,510	5.4%
Age 70 to 74 Years		2,383	3.7%
Age 75 to 79 Years		1,584	2.4%
Age 80 to 84 Years		852	1.3%
Age 85 Years or Over		783	1.2%
Median Age		38.5	
Age 19 Years or Less		17,651	27.2%
Age 20 to 64 Years		38,138	58.8%
Age 65 Years or Over		9,112	14.0%
<b>Female Age Distribution (2020)</b>			
Female Population		32,724	50.4%
Age Under 5 Years		1,927	5.9%
Age 5 to 9 Years		2,251	6.9%
Age 10 to 14 Years		2,358	7.2%
Age 15 to 19 Years		2,048	6.3%
Age 20 to 24 Years		1,643	5.0%
Age 25 to 29 Years		2,200	6.7%
Age 30 to 34 Years		1,987	6.1%
Age 35 to 39 Years		2,171	6.6%
Age 40 to 44 Years		2,106	6.4%
Age 45 to 49 Years		2,288	7.0%
Age 50 to 54 Years		2,250	6.9%
Age 55 to 59 Years		2,425	7.4%
Age 60 to 64 Years		2,203	6.7%
Age 65 to 69 Years		1,766	5.4%
Age 70 to 74 Years		1,255	3.8%
Age 75 to 79 Years		842	2.6%
Age 80 to 84 Years		473	1.4%
Age 85 Years or Over		531	1.6%
Female Median Age		39.3	
Age 19 Years or Less		8,584	26.2%
Age 20 to 64 Years		19,273	58.9%
Age 65 Years or Over		4,867	14.9%

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## WEST CHESTER, OH

### AGGREGATED CENSUS TRACT ANALYSIS

#### Male Age Distribution (2020)

Male Population	32,177	49.6%
Age Under 5 Years	2,108	6.6%
Age 5 to 9 Years	2,224	6.9%
Age 10 to 14 Years	2,344	7.3%
Age 15 to 19 Years	2,391	7.4%
Age 20 to 24 Years	1,895	5.9%
Age 25 to 29 Years	2,114	6.6%
Age 30 to 34 Years	1,926	6.0%
Age 35 to 39 Years	2,007	6.2%
Age 40 to 44 Years	2,051	6.4%
Age 45 to 49 Years	2,079	6.5%
Age 50 to 54 Years	2,121	6.6%
Age 55 to 59 Years	2,406	7.5%
Age 60 to 64 Years	2,266	7.0%
Age 65 to 69 Years	1,744	5.4%
Age 70 to 74 Years	1,128	3.5%
Age 75 to 79 Years	742	2.3%
Age 80 to 84 Years	379	1.2%
Age 85 Years or Over	252	0.8%
Male Median Age	37.8	
Age 19 Years or Less	9,067	28.2%
Age 20 to 64 Years	18,865	58.6%
Age 65 Years or Over	4,245	13.2%

#### Males per 100 Females (2020)

Overall Comparison		
Age Under 5 Years	109	52.2%
Age 5 to 9 Years	99	49.7%
Age 10 to 14 Years	99	49.7%
Age 15 to 19 Years	117	53.9%
Age 20 to 24 Years	115	53.5%
Age 25 to 29 Years	96	49.0%
Age 30 to 34 Years	97	49.2%
Age 35 to 39 Years	92	47.9%
Age 40 to 44 Years	97	49.2%
Age 45 to 49 Years	91	47.6%
Age 50 to 54 Years	94	48.5%
Age 55 to 59 Years	99	49.7%
Age 60 to 64 Years	103	50.7%
Age 65 to 69 Years	99	49.7%
Age 70 to 74 Years	90	47.4%
Age 75 to 79 Years	88	46.8%
Age 80 to 84 Years	80	44.4%
Age 85 Years or Over	47	32.0%
Age 19 Years or Less	106	51.5%
Age 20 to 39 Years	99	50.0%
Age 40 to 64 Years	97	49.2%
Age 65 Years or Over	87	44.8%

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<b>WEST CHESTER, OH</b>		<b>AGGREGATED CENSUS TRACT ANALYSIS</b>
<b>Household Type (2020)</b>		
Total Households		24,943
Households with Children		8,749 35.1%
Average Household Size		2.6
Household Density per Square Mile		699
Population Family		56,577 87.2%
Population Non-Family		8,177 12.6%
Population Group Quarters		147 0.2%
Family Households		18,351 73.6%
Married Couple Households		14,960 81.5%
Other Family Households with Children		3,391 18.5%
Family Households with Children		8,677 47.3%
Married Couple with Children		6,461 74.5%
Other Family Households with Children		2,216 25.5%
Family Households No Children		9,674 52.7%
Married Couple No Children		8,499 87.9%
Other Family Households No Children		1,175 12.1%
Non-Family Households		6,592 26.4%
Non-Family Households with Children		72 1.1%
Non-Family Households No Children		6,520 98.9%
Average Family Household Size		3.1
Average Family Income		\$139,027
Median Family Income		\$114,541
Average Non-Family Household Size		1.2
<b>Marital Status (2020)</b>		
Population Age 15 Years or Over		51,689
Never Married		13,681 26.5%
Currently Married		29,085 56.3%
Previously Married		8,923 17.3%
Separated		1,526 17.1%
Widowed		2,482 27.8%
Divorced		4,915 55.1%
<b>Educational Attainment (2020)</b>		
Adult Population Age 25 Years or Over		43,712
Elementary (Grade Level 0 to 8)		915 2.1%
Some High School (Grade Level 9 to 11)		1,425 3.3%
High School Graduate		9,041 20.7%
Some College		7,479 17.1%
Associate Degree Only		2,836 6.5%
Bachelor Degree Only		13,598 31.1%
Graduate Degree		8,418 19.3%
Any College (Some College or Higher)		32,331 74.0%
College Degree + (Bachelor Degree or Higher)		22,016 50.4%

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### AGGREGATED CENSUS TRACT ANALYSIS

#### Housing

Total Housing Units (2020)	25,466	
Total Housing Units (2010)	23,663	
Historical Annual Growth (2010-2020)	1,803	7.6%
Housing Units Occupied (2020)	24,943	97.9%
Housing Units Owner-Occupied	19,053	76.4%
Housing Units Renter-Occupied	5,890	23.6%
Housing Units Vacant (2020)	523	2.1%

#### Household Size (2020)

Total Households	24,943	
1 Person Households	5,394	21.6%
2 Person Households	9,214	36.9%
3 Person Households	4,054	16.3%
4 Person Households	3,726	14.9%
5 Person Households	1,707	6.8%
6 Person Households	559	2.2%
7 or More Person Households	289	1.2%

#### Household Income Distribution (2020)

HH Income \$200,000 or More	3,243	13.0%
HH Income \$150,000 to \$199,999	2,926	11.7%
HH Income \$125,000 to \$149,999	2,216	8.9%
HH Income \$100,000 to \$124,999	3,078	12.3%
HH Income \$75,000 to \$99,999	3,178	12.7%
HH Income \$50,000 to \$74,999	3,982	16.0%
HH Income \$35,000 to \$49,999	2,585	10.4%
HH Income \$25,000 to \$34,999	1,467	5.9%
HH Income \$15,000 to \$24,999	1,187	4.8%
HH Income \$10,000 to \$14,999	286	1.1%
HH Income Under \$10,000	795	3.2%

#### Household Vehicles (2020)

Households 0 Vehicles Available	397	1.6%
Households 1 Vehicle Available	6,164	24.7%
Households 2 Vehicles Available	11,996	48.1%
Households 3 or More Vehicles Available	6,386	25.6%
Total Vehicles Available	51,713	
Average Vehicles per Household	2.1	
Owner-Occupied Household Vehicles	42,104	81.4%
Average Vehicles per Owner-Occupied Household	2.2	
Renter-Occupied Household Vehicles	9,609	18.6%
Average Vehicles per Renter-Occupied Household	1.6	

#### Travel Time (2020)

Worker Base Age 16 years or Over	32,754	
Travel to Work in 14 Minutes or Less	8,742	26.7%
Travel to Work in 15 to 29 Minutes	13,007	39.7%
Travel to Work in 30 to 59 Minutes	8,933	27.3%
Travel to Work in 60 Minutes or More	1,364	4.2%
Work at Home	2,427	7.4%
Average Minutes Travel to Work	21.1	

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<b>Transportation To Work (2020)</b>		
Worker Base Age 16 years or Over		32,754
Drive to Work Alone		27,767 84.8%
Drive to Work in Carpool		1,670 5.1%
Travel to Work by Public Transportation		276 0.8%
Drive to Work on Motorcycle		- -
Bicycle to Work		27 0.1%
Walk to Work		448 1.4%
Other Means		139 0.4%
Work at Home		2,427 7.4%
<b>Daytime Demographics (2020)</b>		
Total Businesses		3,610
Total Employees		51,588
Company Headquarter Businesses		43 1.2%
Company Headquarter Employees		6,400 12.4%
Employee Population per Business		14.3 to 1
Residential Population per Business		18.0 to 1
Adj. Daytime Demographics Age 16 Years or Over		67,561
<b>Labor Force</b>		
Labor Population Age 16 Years or Over (2020)		50,813
Labor Force Total Males (2020)		25,040 49.3%
Male Civilian Employed		18,594 74.3%
Male Civilian Unemployed		376 1.5%
Males in Armed Forces		4 0.0%
Males Not in Labor Force		6,066 24.2%
Labor Force Total Females (2020)		25,773 50.7%
Female Civilian Employed		16,237 63.0%
Female Civilian Unemployed		283 1.1%
Females in Armed Forces		5 0.0%
Females Not in Labor Force		9,248 35.9%
Unemployment Rate		659 1.3%
<b>Occupation (2020)</b>		
Occupation Population Age 16 Years or Over		34,831
Occupation Total Males		18,594 53.4%
Occupation Total Females		16,237 46.6%
Management, Business, Financial Operations		7,198 20.7%
Professional, Related		9,639 27.7%
Service		4,986 14.3%
Sales, Office		6,960 20.0%
Farming, Fishing, Forestry		31 0.1%
Construction, Extraction, Maintenance		1,591 4.6%
Production, Transport, Material Moving		4,426 12.7%
White Collar Workers		23,797 68.3%
Blue Collar Workers		11,034 31.7%

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### AGGREGATED CENSUS TRACT ANALYSIS

#### Units In Structure (2020)

Total Units	22,210	
1 Detached Unit	17,467	78.6%
1 Attached Unit	1,056	4.8%
2 Units	360	1.6%
3 to 4 Units	1,038	4.7%
5 to 9 Units	1,654	7.4%
10 to 19 Units	1,881	8.5%
20 to 49 Units	413	1.9%
50 or More Units	434	2.0%
Mobile Home or Trailer	640	2.9%
Other Structure	-	-

#### Homes Built By Year (2020)

Homes Built 2014 or later	979	3.9%
Homes Built 2010 to 2013	149	0.6%
Homes Built 2000 to 2009	3,260	13.1%
Homes Built 1990 to 1999	6,268	25.1%
Homes Built 1980 to 1989	5,065	20.3%
Homes Built 1970 to 1979	4,812	19.3%
Homes Built 1960 to 1969	1,796	7.2%
Homes Built 1950 to 1959	1,185	4.8%
Homes Built 1940 to 1949	523	2.1%
Homes Built Before 1939	906	3.6%
Median Age of Homes	31.3 yrs	

#### Home Values (2020)

Owner Specified Housing Units	17,671	
Home Values \$1,000,000 or More	53	0.3%
Home Values \$750,000 to \$999,999	22	0.1%
Home Values \$500,000 to \$749,999	769	4.4%
Home Values \$400,000 to \$499,999	1,240	7.0%
Home Values \$300,000 to \$399,999	2,373	13.4%
Home Values \$250,000 to \$299,999	3,319	18.8%
Home Values \$200,000 to \$249,999	3,917	22.2%
Home Values \$175,000 to \$199,999	1,673	9.5%
Home Values \$150,000 to \$174,999	1,649	9.3%
Home Values \$125,000 to \$149,999	837	4.7%
Home Values \$100,000 to \$124,999	892	5.0%
Home Values \$90,000 to \$99,999	230	1.3%
Home Values \$80,000 to \$89,999	546	3.1%
Home Values \$70,000 to \$79,999	306	1.7%
Home Values \$60,000 to \$69,999	248	1.4%
Home Values \$50,000 to \$59,999	124	0.7%
Home Values \$35,000 to \$49,999	343	1.9%
Home Values \$25,000 to \$34,999	108	0.6%
Home Values \$10,000 to \$24,999	170	1.0%
Home Values Under \$10,000	215	1.2%
Owner-Occupied Median Home Value	\$234,462	
Renter-Occupied Median Rent	\$947	



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### AGGREGATED CENSUS TRACT ANALYSIS

#### Total Annual Consumer Expenditure (2020)

Total Household Expenditure	\$2.02 B
Total Non-Retail Expenditure	\$1.07 B
Total Retail Expenditure	\$951.01 M
Apparel	\$72.04 M
Contributions	\$68.88 M
Education	\$65.47 M
Entertainment	\$116.75 M
Food and Beverages	\$293.51 M
Furnishings and Equipment	\$72.31 M
Gifts	\$51.89 M
Health Care	\$166.86 M
Household Operations	\$80.35 M
Miscellaneous Expenses	\$38.38 M
Personal Care	\$27.06 M
Personal Insurance	\$15.03 M
Reading	\$4.43 M
Shelter	\$421.98 M
Tobacco	\$10.92 M
Transportation	\$367.8 M
Utilities	\$142.67 M

#### Monthly Household Consumer Expenditure (2020)

Total Household Expenditure	\$6,736
Total Non-Retail Expenditure	\$3,559 52.8%
Total Retail Expenditures	\$3,177 47.2%
Apparel	\$241 3.6%
Contributions	\$230 3.4%
Education	\$219 3.3%
Entertainment	\$390 5.8%
Food and Beverages	\$981 14.6%
Furnishings and Equipment	\$242 3.6%
Gifts	\$173 2.6%
Health Care	\$557 8.3%
Household Operations	\$268 4.0%
Miscellaneous Expenses	\$128 1.9%
Personal Care	\$90 1.3%
Personal Insurance	\$50 0.7%
Reading	\$15 0.2%
Shelter	\$1,410 20.9%
Tobacco	\$36 0.5%
Transportation	\$1,229 18.2%
Utilities	\$477 7.1%