

Bala Cynwyd On City Avenue  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.00328  
Longitude: -75.22488

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	18,772	220,248	776,053
2020 Total Population	19,095	226,762	822,545
2020 Group Quarters	2,053	6,646	36,148
2024 Total Population	21,807	229,456	833,837
2024 Group Quarters	2,535	8,058	44,223
2029 Total Population	23,535	231,028	843,496
2024-2029 Annual Rate	1.54%	0.14%	0.23%
2024 Total Daytime Population	35,507	217,833	985,396
Workers	23,911	98,481	548,721
Residents	11,596	119,352	436,675
<b>Household Summary</b>			
2010 Households	8,451	91,774	312,478
2010 Average Household Size	1.93	2.32	2.35
2020 Total Households	8,669	98,276	347,861
2020 Average Household Size	1.97	2.24	2.26
2024 Households	9,335	99,732	354,278
2024 Average Household Size	2.06	2.22	2.23
2029 Households	10,223	102,562	366,957
2029 Average Household Size	2.05	2.17	2.18
2024-2029 Annual Rate	1.83%	0.56%	0.71%
2010 Families	3,596	50,123	165,380
2010 Average Family Size	2.86	3.07	3.16
2024 Families	4,110	51,314	173,211
2024 Average Family Size	3.08	3.06	3.12
2029 Families	4,557	52,872	178,734
2029 Average Family Size	3.04	2.99	3.05
2024-2029 Annual Rate	2.09%	0.60%	0.63%
<b>Housing Unit Summary</b>			
2000 Housing Units	10,187	106,857	354,360
Owner Occupied Housing Units	37.1%	51.5%	47.5%
Renter Occupied Housing Units	53.1%	36.4%	40.1%
Vacant Housing Units	9.8%	12.1%	12.4%
2010 Housing Units	9,803	105,704	356,205
Owner Occupied Housing Units	36.6%	47.2%	44.1%
Renter Occupied Housing Units	49.7%	39.6%	43.7%
Vacant Housing Units	13.8%	13.2%	12.3%
2020 Housing Units	10,269	111,583	391,766
Owner Occupied Housing Units	34.2%	42.7%	39.0%
Renter Occupied Housing Units	50.2%	45.4%	49.8%
Vacant Housing Units	15.3%	11.9%	11.2%
2024 Housing Units	10,826	113,780	403,178
Owner Occupied Housing Units	33.2%	43.2%	39.0%
Renter Occupied Housing Units	53.0%	44.5%	48.8%
Vacant Housing Units	13.8%	12.3%	12.1%
2029 Housing Units	11,739	116,495	415,089
Owner Occupied Housing Units	31.6%	43.1%	38.7%
Renter Occupied Housing Units	55.5%	44.9%	49.7%
Vacant Housing Units	12.9%	12.0%	11.6%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2024 Households by Income</b>			
Household Income Base	9,332	99,725	354,256
<\$15,000	14.5%	16.4%	16.5%
\$15,000 - \$24,999	6.0%	8.4%	8.4%
\$25,000 - \$34,999	7.7%	8.7%	9.1%
\$35,000 - \$49,999	7.9%	9.5%	9.5%
\$50,000 - \$74,999	16.1%	14.3%	15.2%
\$75,000 - \$99,999	10.7%	10.0%	9.8%
\$100,000 - \$149,999	14.5%	13.6%	12.8%
\$150,000 - \$199,999	6.7%	7.3%	7.5%
\$200,000+	15.9%	11.7%	11.3%
Average Household Income	\$121,105	\$102,635	\$99,857
<b>2029 Households by Income</b>			
Household Income Base	10,220	102,555	366,935
<\$15,000	11.4%	13.9%	14.1%
\$15,000 - \$24,999	5.1%	7.0%	7.0%
\$25,000 - \$34,999	6.6%	7.7%	8.1%
\$35,000 - \$49,999	7.4%	8.8%	8.8%
\$50,000 - \$74,999	15.6%	14.0%	14.9%
\$75,000 - \$99,999	10.5%	10.0%	9.8%
\$100,000 - \$149,999	15.8%	15.2%	14.3%
\$150,000 - \$199,999	8.8%	9.6%	9.6%
\$200,000+	18.8%	13.7%	13.3%
Average Household Income	\$140,675	\$118,800	\$115,804
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	3,579	49,117	157,296
<\$50,000	0.6%	6.5%	5.5%
\$50,000 - \$99,999	0.3%	10.6%	11.9%
\$100,000 - \$149,999	0.8%	7.4%	7.1%
\$150,000 - \$199,999	3.9%	7.3%	7.9%
\$200,000 - \$249,999	4.1%	7.1%	7.5%
\$250,000 - \$299,999	5.9%	12.5%	9.6%
\$300,000 - \$399,999	14.8%	15.2%	15.1%
\$400,000 - \$499,999	16.0%	7.9%	10.2%
\$500,000 - \$749,999	30.2%	12.7%	14.0%
\$750,000 - \$999,999	16.1%	7.7%	6.0%
\$1,000,000 - \$1,499,999	6.0%	4.1%	3.4%
\$1,500,000 - \$1,999,999	0.3%	0.5%	0.7%
\$2,000,000 +	1.0%	0.7%	1.0%
Average Home Value	\$589,543	\$391,529	\$393,312
<b>2029 Owner Occupied Housing Units by Value</b>			
Total	3,691	50,229	160,695
<\$50,000	0.2%	4.3%	3.7%
\$50,000 - \$99,999	0.1%	6.0%	6.6%
\$100,000 - \$149,999	0.2%	4.4%	4.2%
\$150,000 - \$199,999	1.4%	5.2%	6.0%
\$200,000 - \$249,999	2.0%	6.5%	7.0%
\$250,000 - \$299,999	4.6%	12.7%	9.6%
\$300,000 - \$399,999	14.0%	16.9%	15.8%
\$400,000 - \$499,999	18.6%	11.6%	13.1%
\$500,000 - \$749,999	34.1%	17.3%	20.0%
\$750,000 - \$999,999	18.0%	9.4%	8.3%
\$1,000,000 - \$1,499,999	5.7%	4.6%	4.0%
\$1,500,000 - \$1,999,999	0.2%	0.5%	0.8%
\$2,000,000 +	0.8%	0.7%	1.0%
Average Home Value	\$616,809	\$452,795	\$461,993

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>Median Household Income</b>			
2024	\$70,599	\$60,009	\$58,660
2029	\$82,935	\$71,395	\$68,634
<b>Median Home Value</b>			
2024	\$529,745	\$294,553	\$303,126
2029	\$564,984	\$364,487	\$382,033
<b>Per Capita Income</b>			
2024	\$52,011	\$44,625	\$42,608
2029	\$61,251	\$52,740	\$50,557
<b>Median Age</b>			
2010	39.6	35.5	33.0
2020	40.4	36.2	33.9
2024	40.4	36.9	34.3
2029	43.0	38.7	36.0
<b>2020 Population by Age</b>			
Total	19,095	226,762	822,545
0 - 4	4.2%	5.3%	5.2%
5 - 9	4.4%	5.6%	5.4%
10 - 14	4.5%	5.8%	5.5%
15 - 24	17.0%	13.7%	16.6%
25 - 34	14.6%	18.0%	19.1%
35 - 44	9.4%	12.1%	11.9%
45 - 54	9.4%	10.9%	10.2%
55 - 64	11.3%	12.5%	11.4%
65 - 74	12.8%	9.6%	8.8%
75 - 84	7.8%	4.5%	4.1%
85 +	4.6%	2.1%	1.8%
18 +	84.3%	80.0%	80.7%
<b>2024 Population by Age</b>			
Total	21,804	229,456	833,838
0 - 4	4.1%	5.3%	5.1%
5 - 9	4.1%	5.3%	5.1%
10 - 14	4.3%	5.4%	5.0%
15 - 24	16.7%	13.3%	16.7%
25 - 34	15.1%	18.1%	19.3%
35 - 44	10.2%	13.5%	13.1%
45 - 54	9.2%	10.6%	9.9%
55 - 64	10.4%	11.4%	10.4%
65 - 74	12.1%	10.0%	8.9%
75 - 84	9.0%	5.1%	4.6%
85 +	4.8%	2.1%	1.8%
18 +	84.9%	80.9%	81.7%
<b>2029 Population by Age</b>			
Total	23,536	231,026	843,497
0 - 4	4.0%	5.1%	4.9%
5 - 9	3.9%	5.0%	4.8%
10 - 14	4.3%	5.2%	4.9%
15 - 24	15.9%	13.1%	16.4%
25 - 34	13.3%	15.8%	17.2%
35 - 44	10.7%	14.7%	14.3%
45 - 54	9.6%	11.2%	10.5%
55 - 64	9.9%	10.4%	9.6%
65 - 74	12.4%	10.7%	9.4%
75 - 84	10.8%	6.5%	5.8%
85 +	5.4%	2.4%	2.0%
18 +	85.3%	81.5%	82.3%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 23, 2024

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<b>2020 Population by Sex</b>			
Males	8,629	104,599	382,901
Females	10,466	122,163	439,644
<b>2024 Population by Sex</b>			
Males	10,071	108,145	395,747
Females	11,736	121,311	438,090
<b>2029 Population by Sex</b>			
Males	10,842	108,446	398,758
Females	12,693	122,582	444,738
<b>2010 Population by Race/Ethnicity</b>			
Total	18,772	220,248	776,052
White Alone	53.6%	33.9%	34.3%
Black Alone	37.4%	60.6%	54.3%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	5.7%	2.4%	4.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.8%	0.7%	3.4%
Two or More Races	2.2%	2.0%	2.6%
Hispanic Origin	2.8%	2.6%	7.8%
Diversity Index	59.2	54.1	64.3
<b>2020 Population by Race/Ethnicity</b>			
Total	19,095	226,762	822,545
White Alone	47.3%	32.9%	33.4%
Black Alone	36.2%	56.3%	48.7%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	8.6%	3.8%	6.7%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	2.0%	1.7%	4.8%
Two or More Races	5.5%	5.1%	6.0%
Hispanic Origin	4.4%	4.2%	9.1%
Diversity Index	66.5	60.5	70.0
<b>2024 Population by Race/Ethnicity</b>			
Total	21,807	229,456	833,836
White Alone	48.3%	33.0%	33.0%
Black Alone	33.7%	55.2%	47.8%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	9.5%	4.2%	7.3%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	2.3%	1.8%	5.0%
Two or More Races	5.9%	5.5%	6.4%
Hispanic Origin	4.9%	4.7%	9.7%
Diversity Index	67.3	61.8	71.1
<b>2029 Population by Race/Ethnicity</b>			
Total	23,535	231,029	843,497
White Alone	48.6%	32.5%	31.9%
Black Alone	32.4%	54.8%	47.7%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	10.2%	4.7%	8.0%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	2.4%	1.9%	5.2%
Two or More Races	6.2%	5.8%	6.7%
Hispanic Origin	5.2%	5.1%	10.2%
Diversity Index	67.9	62.8	72.0

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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<b>2020 Population by Relationship and Household Type</b>			
Total	19,095	226,762	822,545
In Households	89.2%	97.1%	95.6%
Householder	45.3%	43.2%	42.3%
Opposite-Sex Spouse	13.3%	10.9%	10.1%
Same-Sex Spouse	0.2%	0.2%	0.3%
Opposite-Sex Unmarried Partner	2.0%	3.0%	2.9%
Same-Sex Unmarried Partner	0.2%	0.2%	0.3%
Biological Child	19.8%	25.2%	24.0%
Adopted Child	0.4%	0.5%	0.5%
Stepchild	0.5%	0.7%	0.6%
Grandchild	1.6%	3.7%	3.5%
Brother or Sister	1.0%	1.7%	1.7%
Parent	0.9%	1.1%	1.1%
Parent-in-law	0.1%	0.1%	0.1%
Son-in-law or Daughter-in-law	0.2%	0.2%	0.2%
Other Relatives	0.8%	1.7%	1.8%
Foster Child	0.0%	0.1%	0.1%
Other Nonrelatives	2.8%	4.4%	5.9%
In Group Quarters	10.8%	2.9%	4.4%
Institutionalized	3.5%	0.6%	0.6%
Noninstitutionalized	7.3%	2.3%	3.8%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	15,438	162,433	566,950
Less than 9th Grade	1.6%	1.2%	2.6%
9th - 12th Grade, No Diploma	3.4%	5.9%	6.1%
High School Graduate	14.0%	22.9%	22.0%
GED/Alternative Credential	1.4%	3.3%	3.3%
Some College, No Degree	13.8%	17.6%	15.7%
Associate Degree	4.8%	5.5%	6.0%
Bachelor's Degree	28.2%	21.4%	22.4%
Graduate/Professional Degree	32.9%	22.3%	21.9%
<b>2024 Population 15+ by Marital Status</b>			
Total	19,072	192,960	706,319
Never Married	44.8%	51.2%	54.2%
Married	40.2%	34.7%	32.5%
Widowed	6.3%	5.3%	5.2%
Divorced	8.7%	8.8%	8.1%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	10,681	117,124	424,986
Population 16+ Employed	97.3%	95.7%	95.2%
Population 16+ Unemployment rate	2.7%	4.3%	4.8%
Population 16-24 Employed	14.5%	11.6%	14.3%
Population 16-24 Unemployment rate	6.8%	11.1%	11.5%
Population 25-54 Employed	59.6%	68.2%	67.6%
Population 25-54 Unemployment rate	1.9%	3.3%	3.5%
Population 55-64 Employed	14.1%	13.2%	11.6%
Population 55-64 Unemployment rate	2.1%	3.9%	3.8%
Population 65+ Employed	11.7%	7.0%	6.5%
Population 65+ Unemployment rate	2.1%	3.3%	3.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 23, 2024

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<b>2024 Employed Population 16+ by Industry</b>			
Total	10,396	112,030	404,790
Agriculture/Mining	0.0%	0.1%	0.2%
Construction	2.9%	2.8%	2.6%
Manufacturing	3.4%	4.3%	4.6%
Wholesale Trade	1.2%	1.1%	1.2%
Retail Trade	5.8%	8.2%	8.7%
Transportation/Utilities	7.1%	6.1%	5.4%
Information	2.1%	1.9%	2.1%
Finance/Insurance/Real Estate	8.2%	8.0%	7.2%
Services	64.6%	61.6%	63.1%
Public Administration	4.8%	6.0%	5.0%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	10,395	112,029	404,791
White Collar	77.0%	68.6%	68.4%
Management/Business/Financial	17.3%	18.6%	18.3%
Professional	46.2%	33.8%	34.4%
Sales	7.4%	6.8%	6.9%
Administrative Support	6.1%	9.4%	8.9%
Services	13.2%	19.4%	19.6%
Blue Collar	9.8%	12.0%	12.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	1.8%	2.0%	2.1%
Installation/Maintenance/Repair	0.7%	1.4%	1.1%
Production	2.0%	2.2%	2.4%
Transportation/Material Moving	5.4%	6.4%	6.2%
<b>2020 Households by Type</b>			
Total	8,669	98,276	347,861
Married Couple Households	30.0%	25.6%	24.6%
With Own Children <18	11.0%	9.4%	9.0%
Without Own Children <18	19.0%	16.2%	15.6%
Cohabiting Couple Households	5.0%	7.5%	7.5%
With Own Children <18	0.8%	1.6%	1.7%
Without Own Children <18	4.2%	5.8%	5.8%
Male Householder, No Spouse/Partner	23.4%	23.6%	25.0%
Living Alone	18.7%	16.3%	17.0%
65 Years and over	6.1%	4.2%	4.0%
With Own Children <18	0.8%	1.5%	1.5%
Without Own Children <18, With Relatives	2.2%	3.3%	3.3%
No Relatives Present	1.6%	2.4%	3.1%
Female Householder, No Spouse/Partner	41.6%	43.3%	42.9%
Living Alone	29.7%	21.6%	21.6%
65 Years and over	15.7%	8.9%	7.9%
With Own Children <18	3.7%	8.3%	7.9%
Without Own Children <18, With Relatives	6.5%	11.3%	10.4%
No Relatives Present	1.7%	2.1%	2.9%
<b>2020 Households by Size</b>			
Total	8,669	98,276	347,861
1 Person Household	48.4%	38.0%	38.7%
2 Person Household	26.7%	29.7%	29.2%
3 Person Household	10.4%	14.6%	14.1%
4 Person Household	8.0%	9.9%	9.9%
5 Person Household	3.8%	4.6%	4.6%
6 Person Household	1.6%	1.9%	2.1%
7 + Person Household	1.1%	1.3%	1.4%

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<b>2020 Households by Tenure and Mortgage Status</b>			
Total	8,669	98,276	347,861
Owner Occupied	40.5%	48.5%	43.9%
Owned with a Mortgage/Loan	25.6%	30.6%	27.4%
Owned Free and Clear	14.9%	17.9%	16.5%
Renter Occupied	59.5%	51.5%	56.1%
<b>2024 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	51	79	75
Percent of Income for Mortgage	47.0%	30.7%	32.3%
Wealth Index	108	80	73
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	10,269	111,583	391,766
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2020 Population By Urban/ Rural Status</b>			
Total	19,095	226,762	822,545
Urban Population	100.0%	100.0%	100.0%
Rural Population	0.0%	0.0%	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
1.	Social Security Set (9F)	Modest Income Homes	Modest Income Homes (12D)
2.	Old and Newcomers (8F)	Emerald City (8B)	Metro Renters (3B)
3.	Golden Years (9B)	City Strivers (11A)	City Commons (11E)
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$24,386,685	\$233,625,072	\$816,638,537
Average Spent	\$2,612.39	\$2,342.53	\$2,305.08
Spending Potential Index	110	98	97
Education: Total \$	\$18,566,785	\$162,411,884	\$574,238,805
Average Spent	\$1,988.94	\$1,628.48	\$1,620.87
Spending Potential Index	115	94	94
Entertainment/Recreation: Total \$	\$40,050,296	\$363,899,308	\$1,250,777,580
Average Spent	\$4,290.34	\$3,648.77	\$3,530.50
Spending Potential Index	105	89	86
Food at Home: Total \$	\$75,017,982	\$693,686,170	\$2,401,185,411
Average Spent	\$8,036.21	\$6,955.50	\$6,777.69
Spending Potential Index	110	95	93
Food Away from Home: Total \$	\$39,930,879	\$365,292,330	\$1,282,120,097
Average Spent	\$4,277.54	\$3,662.74	\$3,618.97
Spending Potential Index	110	94	93
Health Care: Total \$	\$73,599,754	\$690,166,213	\$2,319,894,146
Average Spent	\$7,884.28	\$6,920.21	\$6,548.23
Spending Potential Index	103	90	85
HH Furnishings & Equipment: Total \$	\$30,460,114	\$284,524,202	\$980,321,355
Average Spent	\$3,263.00	\$2,852.89	\$2,767.10
Spending Potential Index	103	90	87
Personal Care Products & Services: Total \$	\$10,421,816	\$92,623,630	\$323,466,105
Average Spent	\$1,116.42	\$928.73	\$913.03
Spending Potential Index	112	93	92
Shelter: Total \$	\$276,981,158	\$2,453,108,909	\$8,572,287,950
Average Spent	\$29,671.25	\$24,597.01	\$24,196.50
Spending Potential Index	111	92	91
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$32,358,266	\$294,773,032	\$981,462,809
Average Spent	\$3,466.34	\$2,955.65	\$2,770.32
Spending Potential Index	99	84	79
Travel: Total \$	\$30,128,911	\$265,732,288	\$921,102,345
Average Spent	\$3,227.52	\$2,664.46	\$2,599.94
Spending Potential Index	106	88	86
Vehicle Maintenance & Repairs: Total \$	\$14,386,704	\$135,590,172	\$466,224,427
Average Spent	\$1,541.16	\$1,359.55	\$1,315.98
Spending Potential Index	104	92	89

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.