



Demographic and Income Profile

FALLS (MORRISVILLE)
 545 W Trenton Ave, Morrisville, Pennsylvania, 19067
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 40.20830
 Longitude: -74.80120

Summary	Census 2010	2015	2020
Population	11,098	10,661	10,465
Households	4,226	4,079	4,009
Families	2,955	2,830	2,770
Average Household Size	2.62	2.60	2.60
Owner Occupied Housing Units	2,750	2,622	2,609
Renter Occupied Housing Units	1,476	1,457	1,400
Median Age	38.3	39.8	41.0
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	-0.37%	0.24%	0.75%
Households	-0.35%	0.27%	0.77%
Families	-0.43%	0.15%	0.69%
Owner HHs	-0.10%	0.22%	0.70%
Median Household Income	3.69%	2.73%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	395	9.7%	331	8.3%
\$15,000 - \$24,999	299	7.3%	205	5.1%
\$25,000 - \$34,999	342	8.4%	292	7.3%
\$35,000 - \$49,999	482	11.8%	437	10.9%
\$50,000 - \$74,999	613	15.0%	542	13.5%
\$75,000 - \$99,999	482	11.8%	468	11.7%
\$100,000 - \$149,999	712	17.5%	874	21.8%
\$150,000 - \$199,999	338	8.3%	395	9.9%
\$200,000+	416	10.2%	465	11.6%
Median Household Income	\$70,068		\$83,984	
Average Household Income	\$100,854		\$115,909	
Per Capita Income	\$39,411		\$45,305	

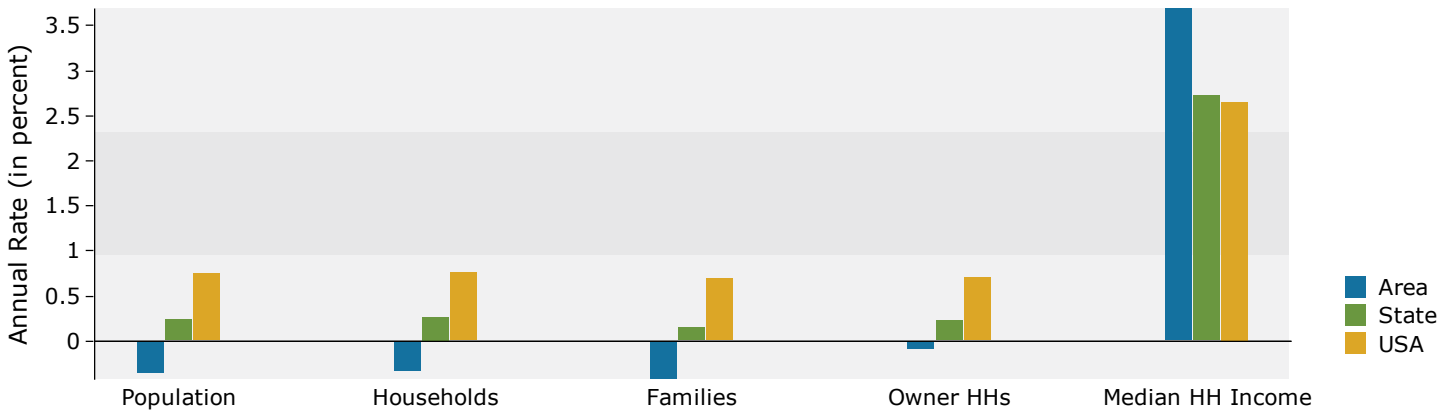
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	744	6.7%	648	6.1%	613	5.9%
5 - 9	802	7.2%	718	6.7%	640	6.1%
10 - 14	726	6.5%	784	7.4%	707	6.8%
15 - 19	734	6.6%	617	5.8%	667	6.4%
20 - 24	547	4.9%	619	5.8%	482	4.6%
25 - 34	1,467	13.2%	1,254	11.8%	1,258	12.0%
35 - 44	1,662	15.0%	1,479	13.9%	1,429	13.7%
45 - 54	1,802	16.2%	1,596	15.0%	1,480	14.1%
55 - 64	1,394	12.6%	1,511	14.2%	1,499	14.3%
65 - 74	651	5.9%	873	8.2%	1,069	10.2%
75 - 84	411	3.7%	389	3.6%	442	4.2%
85+	160	1.4%	174	1.6%	180	1.7%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,148	73.4%	7,639	71.6%	7,261	69.4%
Black Alone	1,755	15.8%	1,759	16.5%	1,796	17.2%
American Indian Alone	19	0.2%	17	0.2%	17	0.2%
Asian Alone	566	5.1%	590	5.5%	652	6.2%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	316	2.8%	344	3.2%	393	3.8%
Two or More Races	292	2.6%	311	2.9%	344	3.3%
Hispanic Origin (Any Race)	831	7.5%	911	8.5%	1,037	9.9%

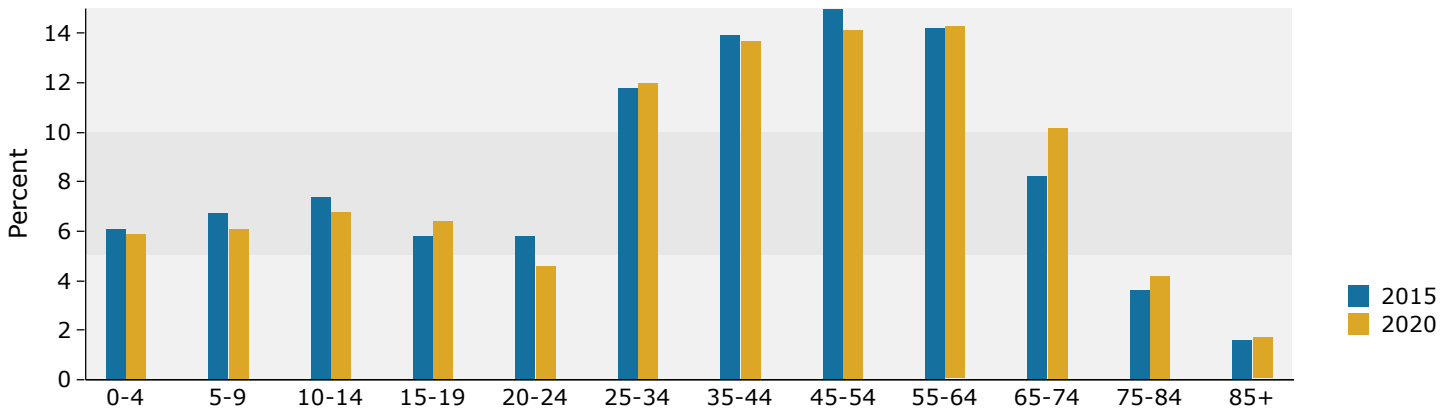
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

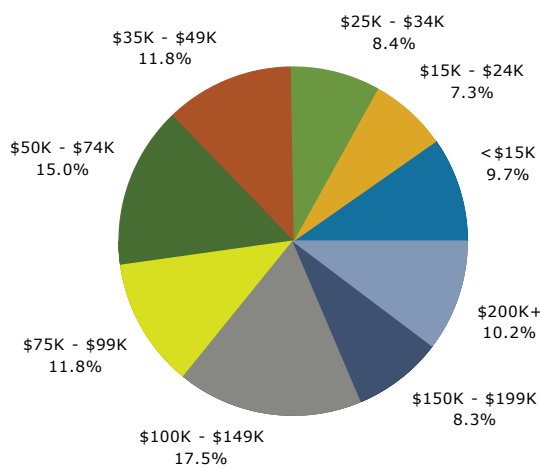
Trends 2015-2020



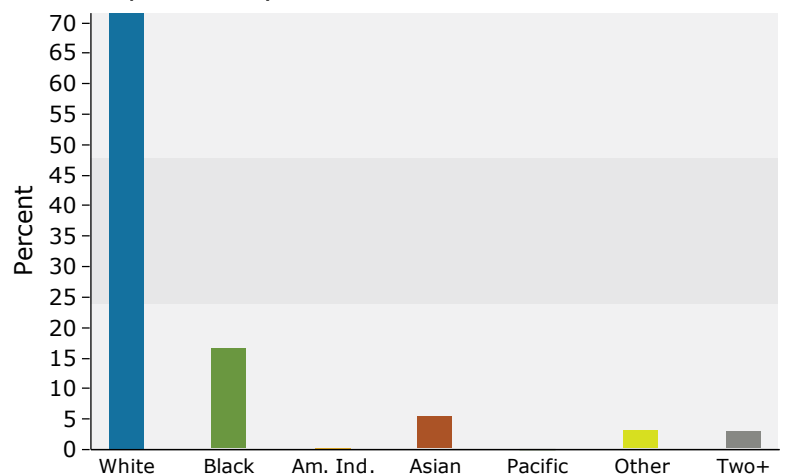
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 8.5%



Demographic and Income Profile

FALLS (MORRISVILLE)
 545 W Trenton Ave, Morrisville, Pennsylvania, 19067
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 40.20830
 Longitude: -74.80120

Summary	Census 2010	2015	2020
Population	104,767	103,526	103,459
Households	38,293	37,891	37,906
Families	24,892	24,543	24,502
Average Household Size	2.62	2.61	2.61
Owner Occupied Housing Units	21,045	20,012	19,900
Renter Occupied Housing Units	17,248	17,879	18,006
Median Age	36.6	37.8	38.8
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	-0.01%	0.24%	0.75%
Households	0.01%	0.27%	0.77%
Families	-0.03%	0.15%	0.69%
Owner HHs	-0.11%	0.22%	0.70%
Median Household Income	2.30%	2.73%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	7,018	18.5%	6,864	18.1%
\$15,000 - \$24,999	3,403	9.0%	2,677	7.1%
\$25,000 - \$34,999	3,743	9.9%	3,097	8.2%
\$35,000 - \$49,999	4,862	12.8%	4,596	12.1%
\$50,000 - \$74,999	5,793	15.3%	5,802	15.3%
\$75,000 - \$99,999	4,508	11.9%	4,841	12.8%
\$100,000 - \$149,999	4,335	11.4%	5,126	13.5%
\$150,000 - \$199,999	2,083	5.5%	2,481	6.5%
\$200,000+	2,146	5.7%	2,422	6.4%
Median Household Income	\$49,670		\$55,639	
Average Household Income	\$73,798		\$83,136	
Per Capita Income	\$27,725		\$31,185	

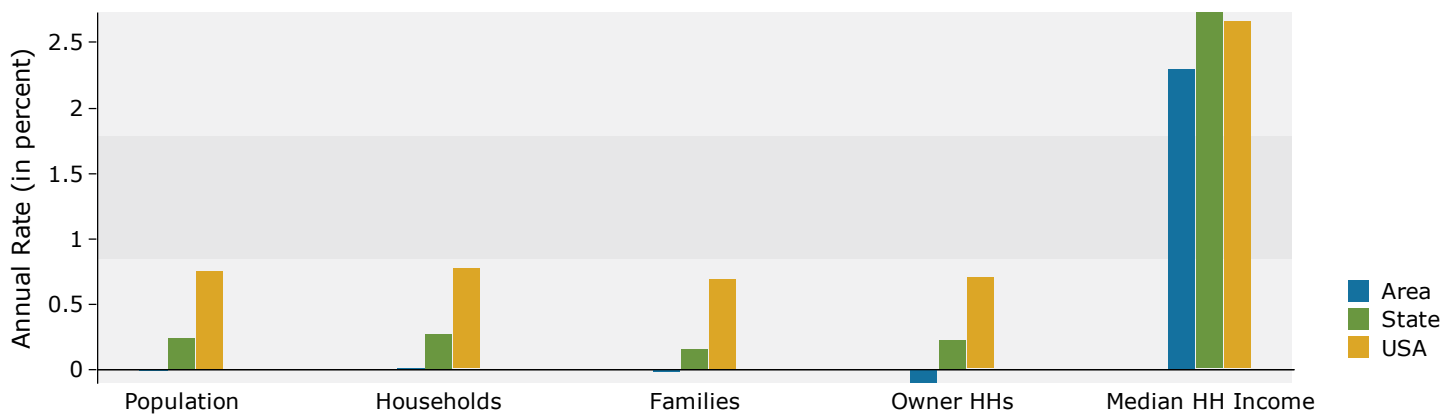
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,086	6.8%	6,530	6.3%	6,467	6.3%
5 - 9	7,019	6.7%	6,821	6.6%	6,348	6.1%
10 - 14	6,907	6.6%	6,821	6.6%	6,641	6.4%
15 - 19	7,040	6.7%	6,256	6.0%	6,132	5.9%
20 - 24	7,029	6.7%	6,804	6.6%	5,919	5.7%
25 - 34	14,862	14.2%	14,688	14.2%	14,506	14.0%
35 - 44	15,174	14.5%	14,108	13.6%	14,380	13.9%
45 - 54	16,124	15.4%	15,053	14.5%	14,040	13.6%
55 - 64	12,040	11.5%	13,337	12.9%	13,911	13.4%
65 - 74	6,209	5.9%	7,852	7.6%	9,370	9.1%
75 - 84	3,787	3.6%	3,645	3.5%	4,156	4.0%
85+	1,489	1.4%	1,611	1.6%	1,587	1.5%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,776	50.4%	50,736	49.0%	49,268	47.6%
Black Alone	38,024	36.3%	37,370	36.1%	37,039	35.8%
American Indian Alone	525	0.5%	526	0.5%	549	0.5%
Asian Alone	2,457	2.3%	2,752	2.7%	3,161	3.1%
Pacific Islander Alone	59	0.1%	59	0.1%	58	0.1%
Some Other Race Alone	7,883	7.5%	8,742	8.4%	9,700	9.4%
Two or More Races	3,044	2.9%	3,341	3.2%	3,684	3.6%
Hispanic Origin (Any Race)	18,602	17.8%	20,568	19.9%	22,865	22.1%

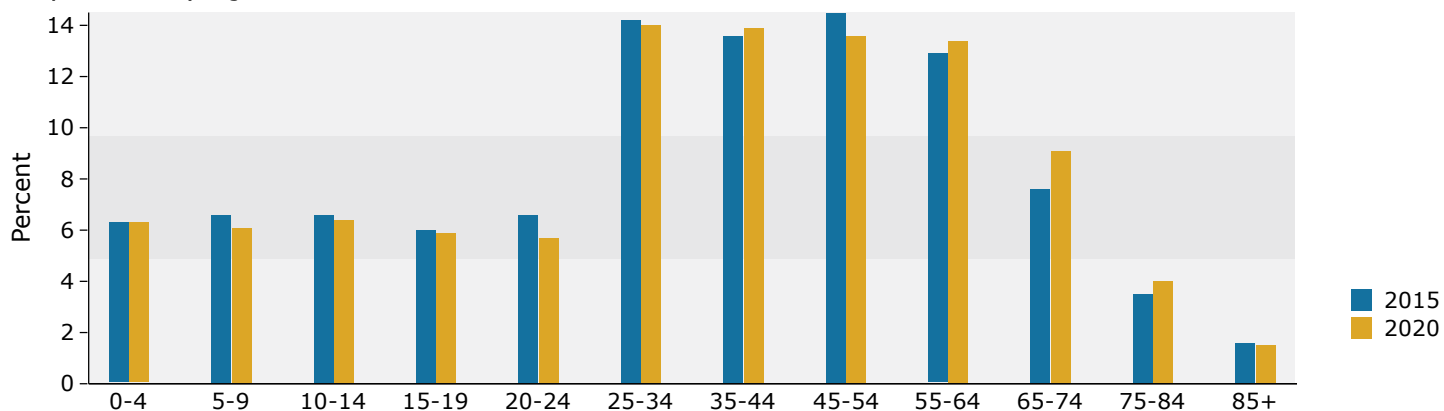
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

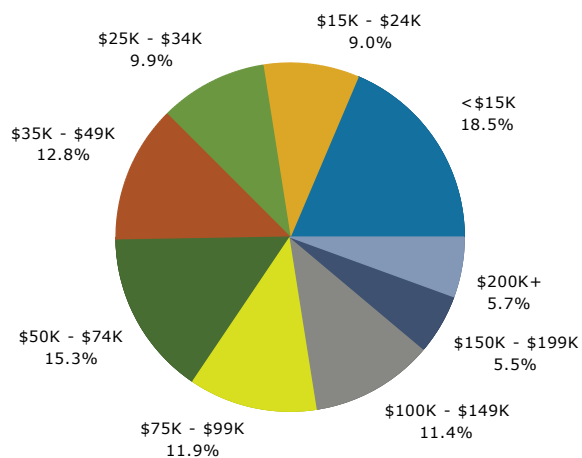
Trends 2015-2020



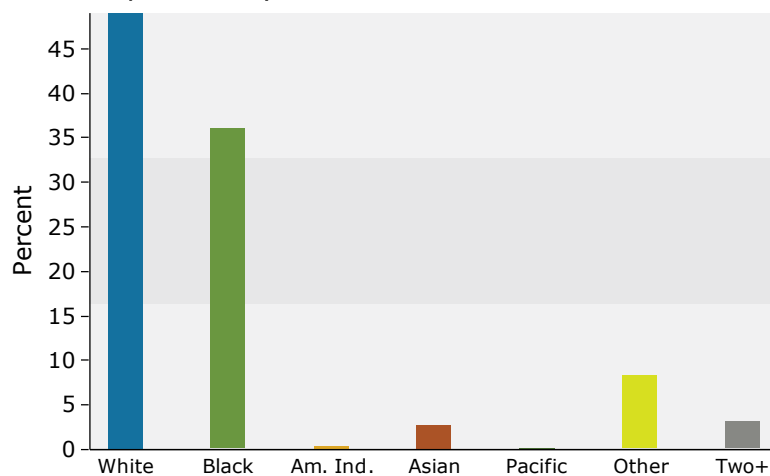
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 19.9%



Demographic and Income Profile

FALLS (MORRISVILLE)
 545 W Trenton Ave, Morrisville, Pennsylvania, 19067
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 40.20830
 Longitude: -74.80120

Summary	Census 2010	2015	2020
Population	251,048	249,742	250,380
Households	90,805	90,491	90,850
Families	60,363	59,933	60,040
Average Household Size	2.66	2.65	2.64
Owner Occupied Housing Units	56,361	54,065	54,020
Renter Occupied Housing Units	34,444	36,425	36,831
Median Age	36.7	37.7	38.6
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.05%	0.24%	0.75%
Households	0.08%	0.27%	0.77%
Families	0.04%	0.15%	0.69%
Owner HHs	-0.02%	0.22%	0.70%
Median Household Income	2.67%	2.73%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	11,334	12.5%	10,827	11.9%
\$15,000 - \$24,999	7,391	8.2%	5,697	6.3%
\$25,000 - \$34,999	8,671	9.6%	6,770	7.5%
\$35,000 - \$49,999	12,021	13.3%	11,256	12.4%
\$50,000 - \$74,999	15,609	17.2%	15,699	17.3%
\$75,000 - \$99,999	13,105	14.5%	14,129	15.6%
\$100,000 - \$149,999	12,013	13.3%	14,309	15.8%
\$150,000 - \$199,999	5,263	5.8%	6,370	7.0%
\$200,000+	5,083	5.6%	5,793	6.4%
Median Household Income	\$57,209		\$65,251	
Average Household Income	\$79,021		\$89,198	
Per Capita Income	\$29,267		\$33,009	

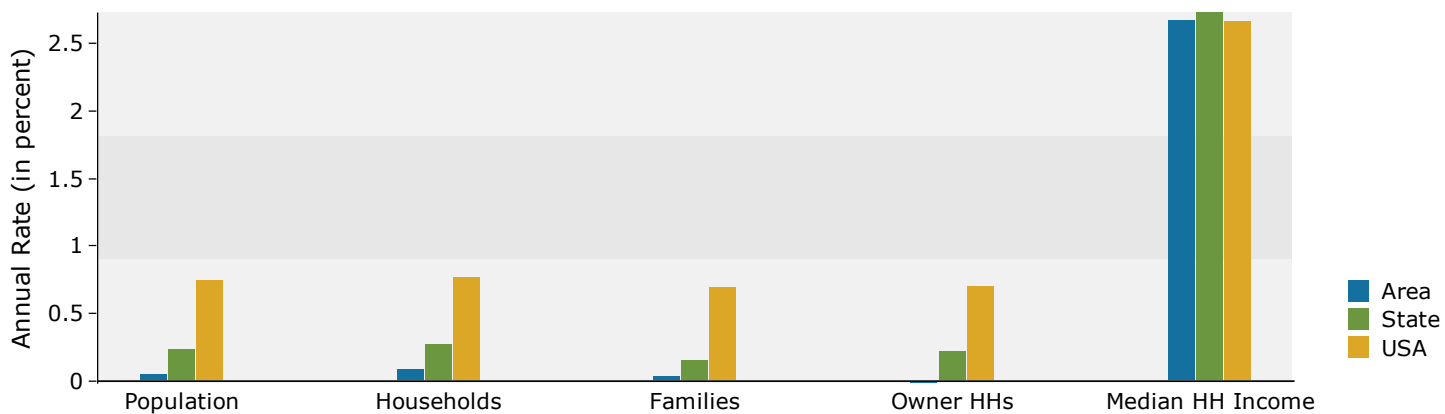
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,720	6.3%	14,691	5.9%	14,634	5.8%
5 - 9	15,682	6.2%	15,280	6.1%	14,417	5.8%
10 - 14	16,203	6.5%	15,402	6.2%	15,175	6.1%
15 - 19	18,412	7.3%	16,877	6.8%	16,075	6.4%
20 - 24	18,845	7.5%	17,796	7.1%	15,713	6.3%
25 - 34	34,867	13.9%	35,980	14.4%	36,323	14.5%
35 - 44	35,339	14.1%	33,122	13.3%	34,270	13.7%
45 - 54	38,372	15.3%	35,491	14.2%	32,800	13.1%
55 - 64	28,803	11.5%	32,607	13.1%	33,524	13.4%
65 - 74	14,701	5.9%	18,778	7.5%	22,862	9.1%
75 - 84	9,806	3.9%	9,073	3.6%	10,129	4.0%
85+	4,297	1.7%	4,644	1.9%	4,458	1.8%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	149,428	59.5%	143,948	57.6%	139,448	55.7%
Black Alone	67,405	26.8%	67,209	26.9%	67,139	26.8%
American Indian Alone	959	0.4%	971	0.4%	1,018	0.4%
Asian Alone	7,396	2.9%	8,529	3.4%	10,035	4.0%
Pacific Islander Alone	221	0.1%	235	0.1%	238	0.1%
Some Other Race Alone	18,415	7.3%	20,760	8.3%	23,447	9.4%
Two or More Races	7,223	2.9%	8,089	3.2%	9,055	3.6%
Hispanic Origin (Any Race)	42,546	16.9%	47,831	19.2%	54,082	21.6%

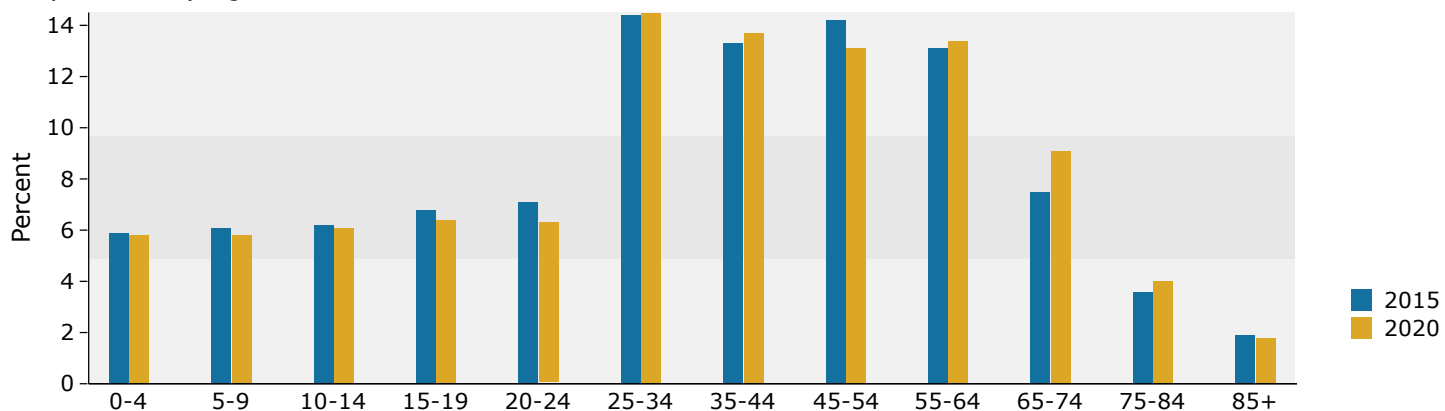
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

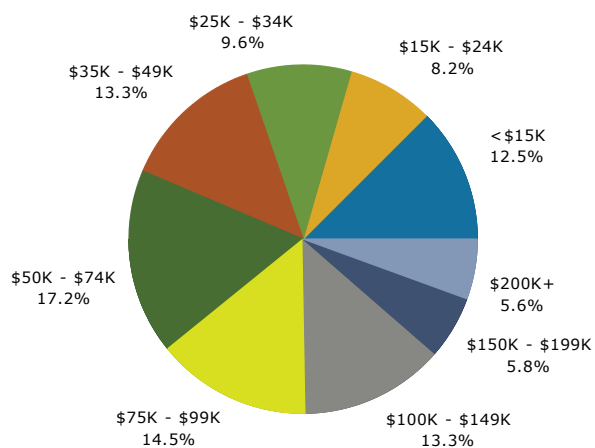
Trends 2015-2020



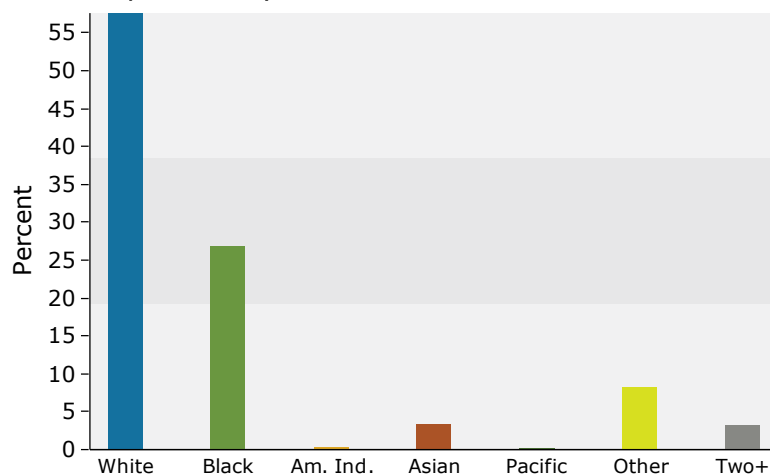
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 19.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.