Montgomery County, Pennsylvania

Demographic and Information Packet

Montgomery County Planning Commission

planning.montcopa.org

Demographic and Information Packet

The intent of this information packet is to provide a broad overview of Montgomery County and basic demographic information. More detailed information can be obtained from the Montgomery County Planning Commission, including 21 different Analysis Reports on data from the 2015 Census and most recent American Community Survey, a current summary of housing units built in the county, an age-restricted housing inventory, a shopping center inventory, a mobile home inventory, a multi-family rental inventory, an annual housing price study, a nonresidential development study, and current summaries of development proposals. This data can all be accessed through the Montco Planning Data Portal at planning.montcopa.org/dataportal. In addition, federal and state statistics can be accessed at www.census.gov and pasdc.hbg.psu.edu. The Montgomery County Planning Commission can be reached at (610) 278-3722, or PO Box 311, Norristown PA 19404-0311. This packet, full reports, and other published products can be found on our website at www.planning.montcopa.org.

Table of Contents:

Regional Map...……3

Montgomery County Overview…….……...4

Current County Statistics…….……5

Map of Montgomery County Municipalities…….……...6

Index of Significant Places in Montgomery County……7

2010-2015 Population by Municipality ……...……...8

2010-2045 Population Forecasts by Municipality…...…….……9

2015 Age Cohorts by Municipality……10

2015 Racial Breakdown by Municipality……...11

2010-2015 Per Capita Income by Municipality……..12

2010-2015 Median Household Income by Municipality.....……13

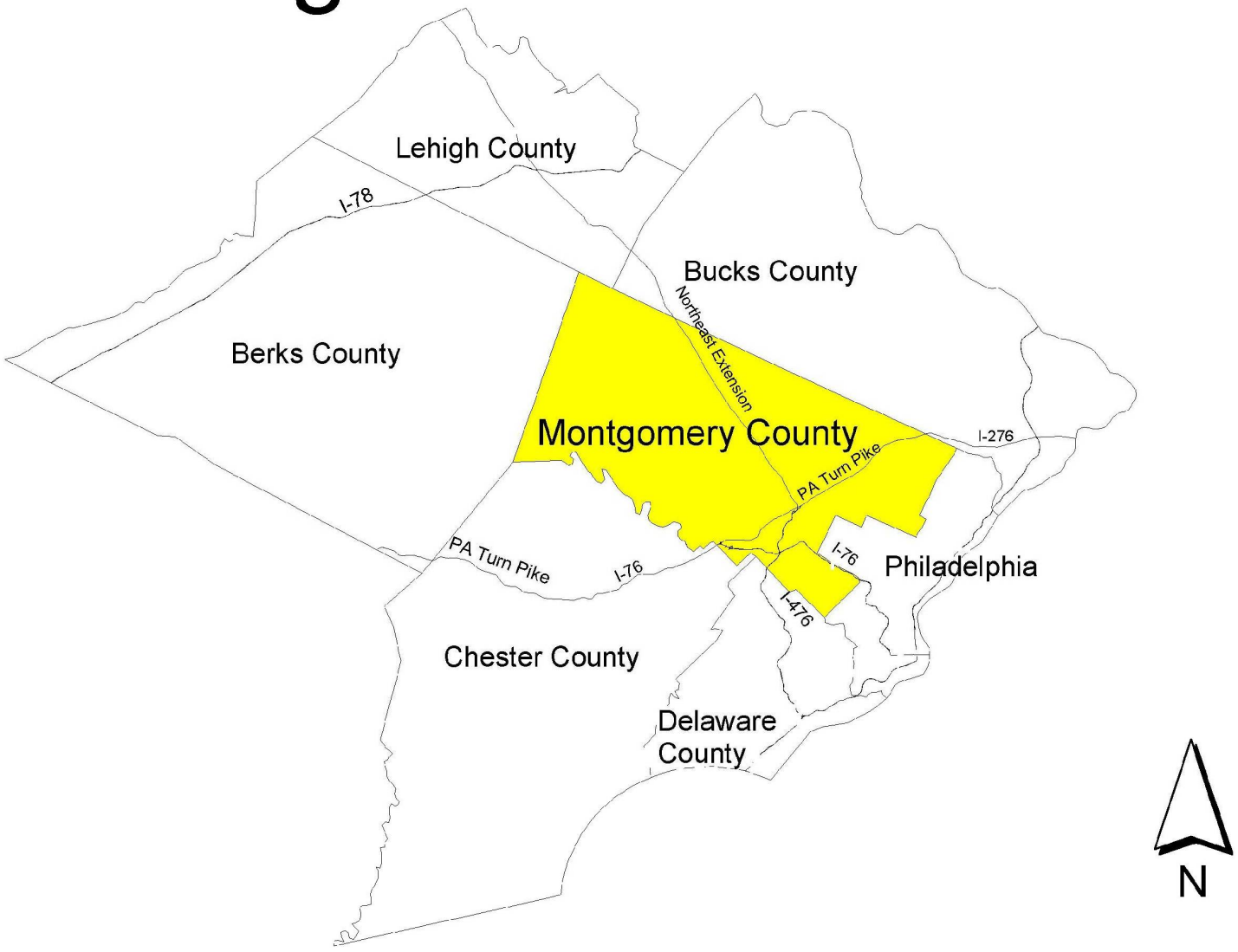
2010-2015 Housing Units by Municipality…….……...14

2015 Households and Families by Municipality…….……...15

2015 Educational Attainment by Municipality……...16

Revised: June, 2017

Regional Position



Source: Base map prepared by the Pennsylvania Department of Transportation

Montgomery County, Pennsylvania

Montgomery County, which is home to over 800,000 residents in 62 townships and boroughs, is a diverse and historic community located directly northwest of the city of Philadelphia. The county landscape ranges from wooded hills and rolling farmlands in the west to mature suburbs next to Philadelphia, from old towns and river boroughs on county rail lines to modern office parks and business centers along county highways.

Montgomery County has always been a center of commerce and transportation in southeastern PA, and this role has intensified throughout the recent decades, as the county's population has more than doubled while employment throughout the county has more than tripled. With nearly half a million jobs, Montgomery County is an economic powerhouse, leading the state in manufacturing jobs, as it imports tens of thousands of workers from neighboring counties. Although the county is economically diverse, it is particularly strong in pharmaceuticals, health care, electronics, computer services, insurance, industrial machinery, retailing, and meat processing. Major companies throughout the county include Merck and Company, Abington Memorial Hospital, GlaxoSmithKline, Lockheed Martin, Hatfield Quality Meats, and Aetna/U.S. Healthcare.

Much of this employment strength is due to the county's proximity to major transportation routes. Montgomery County is conveniently located at the intersection of several important highways including the Pennsylvania Turnpike, Route 476 and the Schuylkill Expressway. The County also has a number of major freight rail lines, numerous utility pipelines, and extensive public transit facilities.

Before the Second World War, the county's population was concentrated near Philadelphia and in several large towns such as Norristown, Pottstown, and Lansdale. Since that time, the population has spread out along the Pennsylvania Turnpike and other major highways. This progress has allowed the eastern and central portions of the county to rapidly develop. Currently this new growth is moving westward, especially along the Pottstown Expressway (Route 422).

Being one of the richest counties in Pennsylvania, most of Montgomery County residents enjoy comfortable lifestyles. Residents are served by graceful housing, quality schools and hospitals, extensive natural and historical parks including Valley Forge National Park, numerous public libraries, four large malls, over one-hundred shopping centers, a wide selection of senior citizen housing, and many well known colleges and universities such as Bryn Mawr, Ursinus, and Gwynedd Mercy.

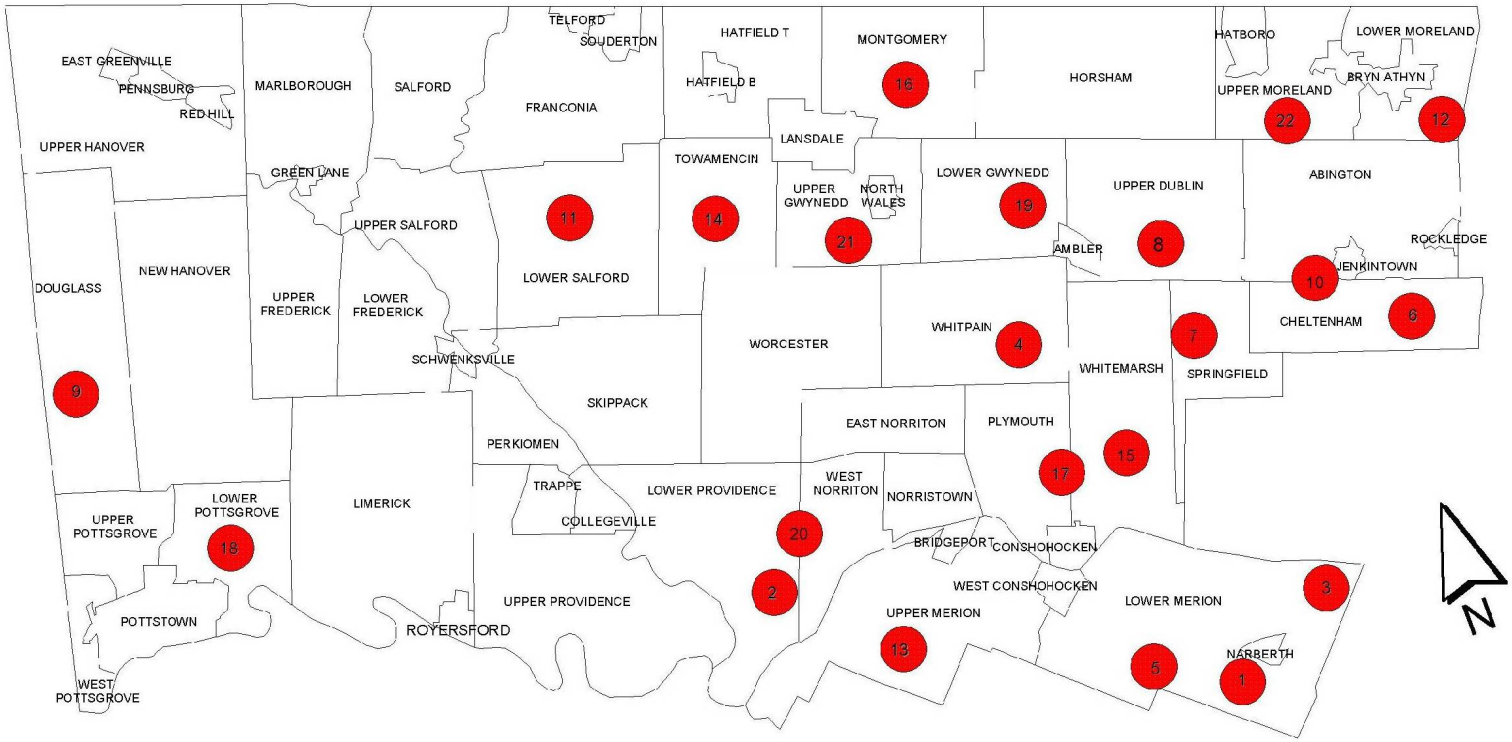
Over the next couple of decades Montgomery County's population is projected to grow steadily at a rate of about 5% a decade, reaching an estimated population of 932,000 by the year 2045. This future population will most likely be older and more racially diverse than the county's current one, with an opportunity to work in an even wider range and larger number of jobs than current residents now enjoy.

Current Montgomery County Statistics

Various county-wide statistics are updated more frequently than the decennial census, including the American Community Survey (ACS), which is administered by the U.S. Census Bureau. These statistics and their sources are listed below:

Total Population (U.S. Census):	2010 – 799,874 persons 2016 – 821,725 persons		
Total Housing Units: **(U.S. Census)**	2010 – 325,735 dwelling units 2015 – 327,146 dwelling units		
Median Household Income: **(ACS)**	2010 - $75,448 (2010 dollars) 2015 - $80,675 (2015 dollars)		
Race: (U.S. Census)	2010 White	649,021 persons	81.1% of total
	2010 Black	69,351 persons	8.7% of total
	2010 Amer. Indian	1,174 persons	.1% of total
	2010 Asian	51,861 persons	6.5% of total
	2015 White	656,037 persons	80.6% of total
	2015 Black	72,107 persons	8.8% of total
	2015 Amer. Indian	835 persons	0.1% of total
	2015 Asian	57,141 persons	6.3% of total
Age: (U.S. Census)	2010 Under 18	183,499 persons	22.9% of total
	2010 18-64 years	495,648 persons	62.0% of total
	2010 65 and over	120,727 persons	15.1% of total
	2015 Under 18	180,479 persons	22.2% of total
	2015 18-64 years	502,415 persons	61.8% of total
	2015 65 and over	130,075 persons	16% of total
Workers in Montgomery County: **(County Business Patterns)**	2015 – 582,443 workers		
Unemployment Rate: **(Bureau of Labor Statistics)**	2010 – 6.9% 2016 – 4.2%		

Significant Places in Montgomery County



Significant Places (see accompanying index)

Index of Significant Places

Map Number	*Place Name*	*Municipal Location*
1	Ardmore	Lower Merion Twp.
2	Audubon	Lower Providence Twp.
3	Bala Cynwyd	Lower Merion Twp.
4	Blue Bell	Whitpain Twp.
5	Bryn Mawr	Lower Merion Twp.
6	Elkins Park	Cheltenham Twp.
7	Flourtown	Springfield Twp.
8	Fort Washington	Upper Dublin Twp.
9	Gilbertsville	Douglass Twp.
10	Glenside	Abington/Cheltenham Twps.
11	Harleysville	Lower Salford Twp.
12	Huntington Valley	Lower Moreland Twp.
13	King of Prussia	Upper Merion Twp.
14	Kulpsville	Towamencin Twp.
15	Lafayette Hill	Whitemarsh Twp.
16	Montgomeryville	Montgomery Twp.
17	Plymouth Meeting	Plymouth Twp.
18	Sanatoga	Lower Pottsgrove Twp.
19	Spring House	Lower Gwynedd Twp.
20	Trooper	Lower Providence Twp.
21	West Point	Upper Gywnedd Twp.
22	Willow Grove	Upper Moreland Twp.

2010 - 2015 Population by Municipality

Municipality	2010 Total Population	2015** Total Population	Absolute Change 2010-2015	Percent Change 2010-2015
Abington	55,310	55,641	331	0.6%
Ambler	6,417	6,513	96	1.5%
Bridgeport	4,554	4,571	17	0.4%
Bryn Athyn	1,375	1,360	-15	-1.1%
Cheltenham	36,793	36,924	131	0.4%
Collegeville	5,089	5,296	207	4.1%
Conshohocken	7,833	7,890	57	0.7%
Douglass	10,195	10,365	170	1.7%
East Greenville	2,951	2,968	17	0.6%
East Norriton	13,590	14,037	447	3.3%
Franconia	13,064	13,219	155	1.2%
Green Lane	508	473	-35	-6.9%
Hatboro	7,360	7,405	45	0.6%
Hatfield Boro	3,290	3,302	12	0.4%
Hatfield Township	17,249	17,500	251	1.5%
Horsham	26,147	26,451	304	1.2%
Jenkintown	4,422	4,444	22	0.5%
Lansdale	16,269	16,441	172	1.1%
Limerick	18,074	18,610	536	3.0%
Lower Frederick	4,840	4,880	40	0.8%
Lower Gwynedd	11,405	11,506	101	0.9%
Lower Merion	57,825	58,188	363	0.6%
Lower Moreland	12,982	13,162	180	1.4%
Lower Pottsgrove	12,059	12,153	94	0.8%
Lower Providence	25,436	25,765	329	1.3%
Lower Salford	14,959	15,277	318	2.1%
Marlborough	3,178	3,287	109	3.4%
Montgomery	24,790	25,640	850	3.4%
Narberth	4,282	4,292	10	0.2%
New Hanover	10,939	11,983	1,044	9.5%
Norristown	34,324	34,500	176	0.5%
North Wales	3,229	3,248	19	0.6%
Pennsburg	3,843	3,872	29	0.8%
Perkiomen	9,139	9,221	82	0.9%
Plymouth	16,525	16,864	339	2.1%
Pottstown	22,377	22,586	209	0.9%
Red Hill	2,383	2,508	125	5.2%
Rockledge	2,543	2,542	-1	0.0%
Royersford	4,752	4,782	30	0.6%
Salford	2,504	2,772	268	10.7%
Schwenksville	1,385	1,376	-9	-0.6%
Skippack	13,715	14,612	897	6.5%
Souderton	6,618	6,697	79	1.2%
Springfield	19,418	19,534	116	0.6%
Telford*	2,665	2,668	3	0.1%
Towamencin	17,578	18,070	492	2.8%
Trappe	3,509	3,550	41	1.2%
Upper Dublin	25,569	26,142	573	2.2%
Upper Frederick	3,523	3,563	40	1.1%
Upper Gwynedd	15,552	15,846	294	1.9%
Upper Hanover	6,464	6,905	441	6.8%
Upper Merion	28,395	28,589	194	0.7%
Upper Moreland	24,015	24,188	173	0.7%
Upper Pottsgrove	5,315	5,399	84	1.6%
Upper Providence	21,219	22,235	1,016	4.8%
Upper Salford	3,299	3,344	45	1.4%
West Conshohocken	1,320	1,306	-14	-1.1%
West Norriton	15,663	15,771	108	0.7%
West Pottsgrove	3,874	3,890	16	0.4%
Whitemarsh	17,349	17,562	213	1.2%
Whitpain	18,875	19,111	236	1.3%
Worcester	9,750	10,174	424	4.3%
Montgomery County	**799,874**	**812,970**	**13,096**	**1.6%**

** The population for Telford Borough includes the Montgomery County portion only.*

*** Based on US Census Estimate*

Source: U.S. Census Bureau

2010-2045 Population Forecasts by Municipality

Municipality	2010	2015	2020	2025	2030	2035	2040	2045
Abington	55,310	55,590	56,172	56,754	57,336	57,918	58,500	59,083
Ambler	6,417	6,505	6,657	6,810	6,963	7,116	7,269	7,422
Bridgeport	4,554	4,564	4,964	5,464	5,533	5,602	5,671	5,740
Bryn Athyn	1,375	1,392	1,408	1,423	1,439	1,453	1,464	1,474
Cheltenham	36,793	37,014	37,364	37,714	38,146	38,578	39,092	39,607
Collegeville	5,089	5,287	5,360	5,432	5,506	5,569	5,622	5,666
Conshohocken	7,833	7,956	8,706	9,456	9,877	10,297	10,567	10,837
Douglass	10,195	10,432	10,950	11,464	11,987	12,440	12,812	13,128
East Greenville	2,951	2,985	3,047	3,109	3,171	3,233	3,295	3,358
East Norriton	13,590	14,082	14,256	14,430	14,606	14,759	14,884	14,990
Franconia	13,064	13,241	13,798	14,355	14,912	15,469	16,026	16,584
Green Lane	508	500	508	515	523	530	535	540
Hatboro	7,360	7,411	7,591	7,770	7,952	8,110	8,240	8,349
Hatfield Boro	3,290	3,306	3,342	3,378	3,415	3,447	3,473	3,495
Hatfield Twp	17,249	17,558	18,057	18,553	19,057	19,493	19,851	20,155
Horsham	26,147	26,587	26,987	28,319	29,668	31,023	31,845	32,541
Jenkintown	4,422	4,431	4,467	4,504	4,541	4,572	4,599	4,621
Lansdale	16,269	16,512	17,019	17,523	18,035	18,479	18,843	19,152
Limerick	18,074	18,798	19,854	20,904	21,970	22,894	23,653	24,296
Lower Frederick	4,840	4,892	4,985	5,078	5,171	5,263	5,355	5,447
Lower Gwynedd	11,405	11,548	11,732	11,916	12,100	12,284	12,468	12,651
Lower Merion	57,825	58,177	59,676	61,027	62,135	62,983	63,732	64,231
Lower Moreland	12,982	13,220	13,426	13,631	13,839	14,020	14,168	14,294
Lower Pottsgrove	12,059	12,174	12,565	12,954	13,350	13,692	13,973	14,212
Lower Providence	25,436	26,187	26,679	27,168	27,664	28,094	28,448	28,747
Lower Salford	14,959	15,344	15,922	16,497	17,081	17,587	18,002	18,355
Marlborough	3,178	3,308	3,405	3,501	3,599	3,683	3,753	3,812
Montgomery	24,790	26,025	26,545	27,063	27,588	28,044	28,418	28,735
Narberth	4,282	4,309	4,378	4,447	4,517	4,578	4,627	4,669
New Hanover	10,939	12,495	13,605	14,708	15,829	16,800	17,598	18,274
Norristown	34,324	34,412	34,777	35,212	35,737	36,344	36,942	37,543
North Wales	3,229	3,250	3,277	3,304	3,332	3,356	3,375	3,392
Pennsburg	3,843	3,873	3,942	4,010	4,080	4,140	4,190	4,232
Perkiomen	9,139	9,245	9,486	9,726	9,969	10,180	10,354	10,501
Plymouth	16,525	17,653	18,091	18,527	18,969	19,353	19,668	19,934
Pottstown	22,377	22,664	22,959	23,253	23,551	23,809	24,021	24,201
Red Hill	2,383	2,383	2,441	2,498	2,557	2,607	2,649	2,684
Rockledge	2,543	2,541	2,553	2,565	2,577	2,588	2,596	2,604
Royersford	4,752	4,771	4,893	5,014	5,136	5,243	5,330	5,404
Salford	2,504	2,954	3,088	3,222	3,358	3,475	3,572	3,654
Schwenksville	1,385	1,398	1,422	1,445	1,469	1,489	1,506	1,521
Skippack	13,715	14,992	15,475	15,958	16,441	16,924	17,407	17,891
Souderton	6,618	6,747	6,917	7,086	7,258	7,406	7,528	7,632
Springfield	19,418	19,574	19,766	19,957	20,151	20,319	20,457	20,574
Telford*	2,665	2,668	2,720	2,771	2,823	2,868	2,905	2,937
Towamencin	17,578	18,272	18,755	19,235	19,723	20,146	20,493	20,787
Trappe	3,509	3,553	3,656	3,758	3,862	3,952	4,026	4,089
Upper Dublin	25,569	26,211	26,890	27,715	28,501	28,995	29,383	29,745
Upper Frederick	3,523	3,564	3,662	3,760	3,860	3,946	4,016	4,076
Upper Gwynedd	15,552	15,928	16,116	16,304	16,492	16,679	16,866	17,053
Upper Hanover	6,464	7,287	7,696	8,103	8,516	8,874	9,168	9,417
Upper Merion	28,395	28,620	30,147	31,668	32,607	33,393	34,003	34,491
Upper Moreland	24,015	24,231	24,522	24,812	25,107	25,362	25,572	25,749
Upper Pottsgrove	5,315	5,483	5,774	6,065	6,357	6,649	6,941	7,233
Upper Providence	21,219	23,460	24,622	25,777	26,951	27,967	28,802	29,510
Upper Salford	3,299	3,378	3,507	3,636	3,765	3,894	4,024	4,154
West Conshohocken	1,320	1,381	1,411	1,442	1,472	1,499	1,521	1,539
West Norriton	15,663	15,779	16,145	16,509	16,878	17,198	17,461	17,684
West Pottsgrove	3,874	3,884	3,915	3,945	3,976	4,003	4,025	4,044
Whitemarsh	17,349	17,663	18,503	19,040	19,486	19,859	20,197	20,476
Whitpain	18,875	19,180	19,464	19,747	20,034	20,283	20,487	20,661
Worcester	9,750	10,435	10,917	11,396	11,882	12,304	12,650	12,943
Montgomery County	**799,874**	**819,264**	**840,934**	**863,327**	**884,387**	**903,114**	**918,918**	**932,820**

*Montgomery County portion only

Source: DVRPC

2015 Age Cohorts by Municipality

Municipality	0-4	5-17	18-24	25-34	35-44	45-54	55-64	65-74	75+	Total Population	Median Age
Abington	3,260	8,639	4,155	7,016	6,544	8,452	7,857	4,394	5,324	55,641	42.6
Ambler	391	900	564	1,415	678	799	761	375	630	6,513	34.9
Bridgeport	162	545	435	1,092	680	742	393	250	272	4,571	35.5
Bryn Athyn	63	189	260	101	99	205	237	81	125	1,360	40.9
Cheltenham	1,832	5,650	4,434	4,336	4,136	5,263	4,793	3,335	3,145	36,924	40.5
Collegeville	184	649	2,096	263	589	422	544	404	145	5,296	21.8
Conshohocken	423	689	778	2,682	928	663	911	432	384	7,890	32.5
Douglass	413	1,973	710	797	1,521	1,903	1,484	901	663	10,365	43.6
East Greenville	220	535	260	568	379	379	380	160	87	2,968	33.9
East Norriton	563	1,608	776	1,895	1,879	1,900	2,080	1,430	1,906	14,037	46.6
Franconia	805	2,261	949	1,159	1,472	2,013	1,730	1,242	1,588	13,219	44.8
Green Lane	13	90	40	47	73	67	76	55	12	473	40.7
Hatboro	449	1,007	734	1,345	783	1,140	872	657	418	7,405	36.7
Hatfield Boro	168	538	305	472	602	504	391	212	110	3,302	38.2
Hatfield Twp	773	2,639	1,455	2,303	2,192	2,984	2,441	1,603	1,110	17,500	42.1
Horsham	1,297	4,766	2,291	2,998	3,536	4,835	3,522	1,588	1,618	26,451	40.6
Jenkintown	231	810	290	658	502	524	429	520	480	4,444	40.2
Lansdale	1,173	2,449	1,565	2,727	2,203	2,128	1,901	905	1,390	16,441	36.1
Limerick	1,207	3,581	1,228	2,025	2,739	3,374	2,087	1,402	967	18,610	40
Lower Frederick	290	792	302	546	693	999	713	279	266	4,880	43
Lower Gwynedd	420	1,933	742	987	1,023	1,612	1,690	1,070	2,029	11,506	49.2
Lower Merion	2,801	9,948	5,612	5,058	6,682	8,274	8,489	6,010	5,314	58,188	43.9
Lower Moreland	579	2,323	1,136	952	1,503	1,955	1,957	1,429	1,328	13,162	45.5
Lower Pottsgrove	862	2,097	878	1,483	1,686	1,799	1,465	931	952	12,153	40.4
Lower Providence	1,305	4,580	2,287	3,235	3,275	4,206	2,904	1,804	2,169	25,765	39.7
Lower Salford	661	3,037	1,226	1,375	1,888	2,829	2,312	1,046	903	15,277	41.9
Marlborough	170	612	229	236	418	594	510	292	226	3,287	44.4
Montgomery	1,670	4,508	1,692	3,163	3,288	4,301	3,492	1,880	1,646	25,640	40.6
Narberth	274	695	199	716	602	528	746	288	244	4,292	38.8
New Hanover	766	2,191	724	968	1,765	2,203	1,746	1,005	615	11,983	43
Norristown	2,843	5,977	3,529	6,513	4,586	3,852	3,656	1,907	1,637	34,500	32.5
North Wales	212	484	328	413	475	583	355	315	83	3,248	39.1
Pennsburg	237	683	492	386	560	647	331	326	210	3,872	37.6
Perkiomen	828	2,064	540	956	1,498	1,753	924	518	140	9,221	37.3
Plymouth	1,132	2,318	1,056	2,747	2,055	2,527	2,135	1,266	1,628	16,864	40.3
Pottstown	2,023	3,579	1,820	3,386	2,812	3,027	2,911	1,611	1,417	22,586	36.2
Red Hill	145	322	167	395	210	409	248	239	373	2,508	45.3
Rockledge	111	467	249	389	262	432	330	200	102	2,542	36.7
Royersford	340	713	385	956	567	662	584	375	200	4,782	35
Salford	163	480	208	240	372	477	448	242	142	2,772	43.8
Schwenksville	72	187	85	231	183	211	162	123	122	1,376	42.1
Skippack	640	2,632	758	1,916	2,418	2,614	1,751	1,268	615	14,612	41.3
Souderton	324	1,165	542	989	1,020	874	906	426	451	6,697	38.9
Springfield	1,201	3,132	1,297	1,922	2,384	2,978	2,544	2,061	2,015	19,534	44
Telford*	214	410	267	369	391	371	309	174	163	2,668	36.7
Towamencin	838	2,767	1,112	2,091	2,377	2,391	2,895	1,852	1,747	18,070	44.4
Trappe	153	767	239	494	470	594	400	237	196	3,550	38
Upper Dublin	1,351	4,804	1,677	2,053	3,291	4,389	4,053	2,522	2,002	26,142	44.7
Upper Frederick	191	509	309	398	484	534	431	324	383	3,563	42.6
Upper Gwynedd	774	2,295	875	2,142	1,799	2,076	2,538	1,751	1,596	15,846	45.2
Upper Hanover	609	1,158	454	645	907	939	1,200	662	331	6,905	41
Upper Merion	1,815	3,968	1,764	4,859	3,853	3,706	3,854	2,754	2,016	28,589	39.8
Upper Moreland	1,338	3,970	1,755	2,823	3,461	3,764	3,143	1,758	2,176	24,188	41.1
Upper Pottsgrove	267	957	502	540	845	983	679	369	257	5,399	40.9
Upper Providence	1,371	4,850	1,397	2,252	3,439	4,119	2,379	1,294	1,134	22,235	39.8
Upper Salford	85	664	233	203	362	598	599	382	218	3,344	48
West Conshohocken	78	42	97	408	209	135	166	112	59	1,306	35.5
West Norriton	655	1,584	839	2,863	1,881	2,376	2,623	1,633	1,317	15,771	45.2
West Pottsgrove	298	642	387	538	499	562	491	245	228	3,890	36
Whitemarsh	963	2,921	815	2,200	2,263	2,475	2,837	1,396	1,692	17,562	43.4
Whitpain	937	3,352	1,441	1,396	2,487	2,939	2,861	2,113	1,585	19,111	44.8
Worcester	448	2,137	599	726	1,134	2,008	1,524	838	760	10,174	45.2
Montgomery County	**46,081**	**134,234**	**64,570**	**101,057**	**103,912**	**123,602**	**109,180**	**67,273**	**63,061**	**812,970**	**41.1**

Source: U.S. Census Bureau, Census 2015

*Montgomery County portion only

2015 Racial Breakdown by Municipality

Municipality	Total Population	White	Black	American Indian/ Alaska Native	Asian	Two or More Races	Other	Hispanic /Latino*
Abington	55,641	43,915	7,215	54	2,772	1,368	317	2,337
Ambler	6,513	4,873	1,109	0	245	247	39	515
Bridgeport	4,571	3,587	613	12	252	66	41	303
Bryn Athyn	1,360	1,253	49	0	18	16	24	44
Cheltenham	36,924	20,432	11,919	14	2,694	1,356	472	1,823
Collegeville	5,296	4,507	345	0	300	124	20	120
Conshohocken	7,890	7,211	234	28	184	124	109	355
Douglass	10,365	9,962	320	0	40	35	8	161
East Greenville	2,968	2,839	48	23	9	31	18	112
East Norriton	14,037	11,335	1,513	0	961	107	121	410
Franconia	13,219	12,320	246	16	507	9	121	345
Green Lane	473	463	0	0	0	0	10	10
Hatboro	7,405	6,829	281	0	133	121	41	563
Hatfield Boro	3,302	2,066	300	11	827	44	54	258
Hatfield Township	17,500	13,023	1,172	12	2,484	448	346	849
Horsham	26,451	23,085	977	10	1,719	542	118	563
Jenkintown	4,444	4,040	298	0	0	48	58	157
Lansdale	16,441	12,142	1,701	85	1,608	471	427	1057
Limerick	18,610	16,724	592	0	771	382	141	606
Lower Frederick	4,880	4,743	45	0	68	24	0	232
Lower Gwynedd	11,506	9,523	759	41	874	309	0	95
Lower Merion	58,188	48,658	3,452	27	4,267	1,412	318	2085
Lower Moreland	13,162	11,543	164	17	1,334	95	9	149
Lower Pottsgrove	12,153	10,869	542	12	165	448	117	517
Lower Providence	25,765	19,764	1,712	0	3,699	508	82	907
Lower Salford	15,277	13,354	542	0	1,009	247	125	432
Marlborough	3,287	3,270	6	0	5	6	0	40
Montgomery	25,640	18,450	1,458	44	4,806	585	297	767
Narberth	4,292	3,816	160	0	194	77	45	130
New Hanover	11,983	11,377	78	25	266	211	26	295
Norristown	34,500	17,088	12,604	83	775	1,601	2,322	8355
North Wales	3,248	2,870	46	21	104	191	16	46
Pennsburg	3,872	3,665	60	0	0	96	51	126
Perkiomen	9,221	8,025	556	0	602	31	7	303
Plymouth	16,864	13,838	1,123	41	1,371	376	115	924
Pottstown	22,586	16,513	4,106	25	64	1,147	731	1831
Red Hill	2,508	2,375	37	0	25	58	13	40
Rockledge	2,542	2,392	5	0	69	64	12	113
Royersford	4,782	4,514	179	0	46	43	0	112
Salford	2,772	2,681	35	6	17	33	0	14
Schwenksville	1,376	1,345	10	6	8	7	0	119
Skippack	14,612	11,751	1,980	29	440	319	93	686
Souderton	6,697	6,025	82	9	345	130	106	519
Springfield	19,534	15,944	2,191	13	565	295	526	907
Telford**	2,668	2,073	241	0	251	56	47	311
Towamencin	18,070	14,967	985	17	1,717	204	180	723
Trappe	3,550	2,928	198	0	227	81	116	302
Upper Dublin	26,142	22,062	1,476	8	2,187	407	2	462
Upper Frederick	3,563	3,400	75	0	27	53	8	32
Upper Gwynedd	15,846	13,080	519	84	1,957	131	75	565
Upper Hanover	6,905	6,779	66	0	10	50	0	53
Upper Merion	28,589	20,935	1,129	5	5,444	699	377	894
Upper Moreland	24,188	20,823	1,270	22	1,318	543	199	1051
Upper Pottsgrove	5,399	4,902	294	0	116	68	19	153
Upper Providence	22,235	19,328	666	0	1,675	480	86	699
Upper Salford	3,344	3,294	31	0	19	0	0	32
West Conshohocken	1,306	1,218	23	0	40	22	3	67
West Norriton	15,771	12,676	1,946	24	891	154	29	439
West Pottsgrove	3,890	3,373	349	0	1	137	30	130
Whitemarsh	17,562	15,709	607	0	887	317	42	337
Whitpain	19,111	14,836	991	0	2,744	399	141	654
Worcester	10,174	8,655	377	11	988	80	63	341
Montgomery County	**812,970**	**656,037**	**72,107**	**835**	**57,141**	**17,733**	**8,913**	**37,577**

*Hispanic Origin is not a racial classification and should not be included in any calculations including racial groups

**Montgomery County portions only

Source: U.S. Census Bureau

2010-2015 Per Capita Income by Municipality

Municipality	2010* Per Capita Income	2015* Per Capita Income	Actual Change 2010-2015	Percent Change 2010-2015
Abington	$38,663	$39,465	$802	2%
Ambler	$31,673	$32,025	$352	1%
Bridgeport	$27,158	$31,523	$4,365	16%
Bryn Athyn	$27,790	$37,995	$10,205	37%
Cheltenham	$39,879	$39,740	-$139	0%
Collegeville	$29,029	$30,090	$1,061	4%
Conshohocken	$38,126	$42,392	$4,266	11%
Douglass	$29,731	$33,929	$4,198	14%
East Greenville	$25,845	$26,584	$739	3%
East Norriton	$36,839	$39,901	$3,062	8%
Franconia	$34,682	$35,194	$512	1%
Green Lane	$24,344	$33,314	$8,970	37%
Hatboro	$30,577	$33,000	$2,423	8%
Hatfield Boro	$29,756	$27,678	-$2,078	-7%
Hatfield Township	$29,965	$36,539	$6,574	22%
Horsham	$41,429	$40,828	-$601	-1%
Jenkintown	$38,250	$40,033	$1,783	5%
Lansdale	$27,872	$28,187	$315	1%
Limerick	$34,672	$38,117	$3,445	10%
Lower Frederick	$32,272	$36,315	$4,043	13%
Lower Gwynedd	$56,457	$63,676	$7,219	13%
Lower Merion	$73,031	$75,410	$2,379	3%
Lower Moreland	$40,159	$49,018	$8,859	22%
Lower Pottsgrove	$32,507	$33,716	$1,209	4%
Lower Providence	$36,828	$40,816	$3,988	11%
Lower Salford	$40,869	$44,216	$3,347	8%
Marlborough	$32,115	$30,964	-$1,151	-4%
Montgomery	$40,891	$44,130	$3,239	8%
Narberth	$40,632	$51,462	$10,830	27%
New Hanover	$34,293	$34,239	-$54	0%
Norristown	$20,123	$21,045	$922	5%
North Wales	$30,124	$34,308	$4,184	14%
Pennsburg	$24,306	$27,118	$2,812	12%
Perkiomen	$36,362	$39,537	$3,175	9%
Plymouth	$36,890	$38,651	$1,761	5%
Pottstown	$22,648	$22,742	$94	0%
Red Hill	$26,518	$29,913	$3,395	13%
Rockledge	$28,368	$29,939	$1,571	6%
Royersford	$27,797	$27,633	-$164	-1%
Salford	$36,503	$37,314	$811	2%
Schwenksville	$27,726	$27,423	-$303	-1%
Skippack	$35,811	$39,709	$3,898	11%
Souderton	$27,513	$29,285	$1,772	6%
Springfield	$42,937	$43,396	$459	1%
Telford**	$26,237	$29,771	$3,534	13%
Towamencin	$38,773	$41,916	$3,143	8%
Trappe	$34,825	$37,305	$2,480	7%
Upper Dublin	$49,085	$53,787	$4,702	10%
Upper Frederick	$32,593	$34,639	$2,046	6%
Upper Gwynedd	$46,198	$45,290	-$908	-2%
Upper Hanover	$34,170	$35,136	$966	3%
Upper Merion	$44,063	$47,334	$3,271	7%
Upper Moreland	$32,075	$33,502	$1,427	4%
Upper Pottsgrove	$32,060	$33,102	$1,042	3%
Upper Providence	$44,946	$47,935	$2,989	7%
Upper Salford	$34,387	$38,494	$4,107	12%
West Conshohocken	$46,490	$75,287	$28,797	62%
West Norriton	$37,658	$36,785	-$873	-2%
West Pottsgrove	$23,477	$23,411	-$66	0%
Whitemarsh	$51,760	$56,067	$4,307	8%
Whitpain	$57,557	$58,357	$800	1%
Worcester	$55,180	$58,873	$3,693	7%
Montgomery County	**$40,076**	**$42,275**	**$2,968**	**8%**

** 2010 and 2015 figures are 5 year estimates - an average of responses between 2006-2010 and 2011-2015 respectively.*

Source: U.S. Census bureau *** Montgomery County portion only*

Per Capita Income is the mean income for every man, woman, and child

2010 - 2015 Median Household Income by Municipality

Municipality	2010* Median Income	2015* Median Income	Actual Change 2010-2015	Percent Change 2010-2015
Abington	$75,542	$77,014	$1,472	2%
Ambler	$57,340	$57,108	-$232	0%
Bridgeport	$39,472	$52,607	$13,135	33%
Bryn Athyn	$82,232	$97,500	$15,268	19%
Cheltenham	$72,584	$76,521	$3,937	5%
Collegeville	$104,830	$91,875	-$12,955	-12%
Conshohocken	$63,839	$73,261	$9,422	15%
Douglass	$69,178	$77,813	$8,635	12%
East Greenville	$59,250	$64,750	$5,500	9%
East Norriton	$73,019	$78,974	$5,955	8%
Franconia	$80,533	$81,510	$977	1%
Green Lane	$52,212	$63,438	$11,226	22%
Hatboro	$66,211	$67,146	$935	1%
Hatfield Boro	$62,025	$63,500	$1,475	2%
Hatfield Township	$63,483	$75,657	$12,174	19%
Horsham	$81,888	$87,232	$5,344	7%
Jenkintown	$63,780	$63,792	$12	0%
Lansdale	$56,378	$58,678	$2,300	4%
Limerick	$76,682	$87,863	$11,181	15%
Lower Frederick	$80,030	$83,309	$3,279	4%
Lower Gwynedd	$96,513	$92,292	-$4,221	-4%
Lower Merion	$111,165	$118,704	$7,539	7%
Lower Moreland	$91,611	$105,870	$14,259	16%
Lower Pottsgrove	$76,213	$74,598	-$1,615	-2%
Lower Providence	$88,964	$92,534	$3,570	4%
Lower Salford	$92,589	$92,574	-$15	0%
Marlborough	$73,787	$73,284	-$503	-1%
Montgomery	$86,875	$101,369	$14,494	17%
Narberth	$78,040	$89,821	$11,781	15%
New Hanover	$88,581	$86,250	-$2,331	-3%
Norristown	$43,551	$41,856	-$1,695	-4%
North Wales	$62,000	$63,970	$1,970	3%
Pennsburg	$58,083	$67,797	$9,714	17%
Perkiomen	$100,495	$108,239	$7,744	8%
Plymouth	$68,598	$76,639	$8,041	12%
Pottstown	$43,311	$43,075	-$236	-1%
Red Hill	$56,364	$55,625	-$739	-1%
Rockledge	$66,146	$61,875	-$4,271	-6%
Royersford	$49,924	$50,828	$904	2%
Salford	$85,602	$85,455	-$147	0%
Schwenksville	$47,697	$47,422	-$275	-1%
Skippack	$102,233	$108,324	$6,091	6%
Souderton	$53,250	$66,007	$12,757	24%
Springfield	$94,732	$85,000	-$9,732	-10%
Telford**	$70,250	$75,441	$5,191	7%
Towamencin	$75,128	$74,974	-$154	0%
Trappe	$73,935	$79,076	$5,141	7%
Upper Dublin	$107,285	$110,065	$2,780	3%
Upper Frederick	$75,625	$80,063	$4,438	6%
Upper Gwynedd	$94,613	$86,064	-$8,549	-9%
Upper Hanover	$75,078	$81,295	$6,217	8%
Upper Merion	$77,955	$80,829	$2,874	4%
Upper Moreland	$63,167	$65,180	$2,013	3%
Upper Pottsgrove	$86,322	$90,662	$4,340	5%
Upper Providence	$107,438	$114,397	$6,959	6%
Upper Salford	$89,432	$92,460	$3,028	3%
West Conshohocken	$87,768	$102,279	$14,511	17%
West Norriton	$63,750	$65,289	$1,539	2%
West Pottsgrove	$52,500	$52,102	-$398	-1%
Whitemarsh	$102,316	$114,954	$12,638	12%
Whitpain	$108,180	$119,815	$11,635	11%
Worcester	$105,930	$117,269	$11,339	11%
Montgomery County	**$76,380**	**$80,675**	**$4,156**	**6%**

** 2010 and 2015 figures are 5 year estimates - an average of responses between 2006-2010 and 2011-2015 respectively.*

*** Montgomery County portion only*

Source: U.S. Census bureau, American Community Survery

2010-2015 Housing Units by Municipality

Municipality	2010	Units Built 2010-2015	2015
Abington	22,369	116	22,485
Ambler	2,767	55	2,822
Bridgeport	2,161	20	2,181
Bryn Athyn	453	6	459
Cheltenham	15,409	250	15,659
Collegeville	1,427	22	1,449
Conshohocken	4,686	538	5,224
Douglass	3,740	111	3,851
East Greenville	1,173	0	1,173
East Norriton	6,020	200	6,220
Franconia	4,801	42	4,843
Green Lane	219	0	219
Hatboro	3,319	320	3,639
Hatfield Boro	1,333	8	1,341
Hatfield Township	7,083	115	7,198
Horsham	10,053	106	10,159
Jenkintown	2,128	10	2,138
Lansdale	7,157	137	7,294
Limerick	7,199	314	7,513
Lower Frederick	1,908	11	1,919
Lower Gwynedd	4,906	60	4,966
Lower Merion	24,095	241	24,336
Lower Moreland	4,775	147	4,922
Lower Pottsgrove	4,651	29	4,680
Lower Providence	9,227	86	9,313
Lower Salford	5,664	260	5,924
Marlborough	1,361	64	1,425
Montgomery	9,467	463	9,930
Narberth	1,981	10	1,991
New Hanover	3,919	620	4,539
Norristown	13,420	62	13,482
North Wales	1,348	7	1,355
Pennsburg	1,317	8	1,325
Perkiomen	3,107	11	3,118
Plymouth	7,020	497	7,517
Pottstown	10,320	160	10,480
Red Hill	1,141	1	1,142
Rockledge	1,097	0	1,097
Royersford	2,351	33	2,384
Salford	923	203	1,126
Schwenksville	697	4	701
Skippack	3,945	292	4,237
Souderton	2,756	31	2,787
Springfield	7,821	86	7,907
Telford*	1,056	2	1,058
Towamencin	7,546	330	7,876
Trappe	1,407	42	1,449
Upper Dublin	9,649	240	9,889
Upper Frederick	1,450	11	1,461
Upper Gwynedd	6,487	168	6,655
Upper Hanover	2,424	317	2,741
Upper Merion	12,800	26	12,826
Upper Moreland	10,572	100	10,672
Upper Pottsgrove	1,950	84	2,034
Upper Providence	7,549	686	8,235
Upper Salford	1,199	28	1,227
West Conshohocken	658	31	689
West Norriton	7,845	24	7,869
West Pottsgrove	1,613	5	1,618
Whitemarsh	7,105	586	7,691
Whitpain	7,937	146	8,083
Worcester	3,774	262	4,036
Montgomery County	**325,735**	**8844**	**334,579**

**Housing unit counts are only for the Montgomery County portion*

Source: MCPC

2015 Households and Families by Municipality

Municipality	2015 Total Population	Total Number of Households	Number of Family Households	Persons Per Household
Abington	55,641	20,911	14,727	2.62
Ambler	6,513	2,641	1,467	2.38
Bridgeport	4,571	2,203	1,093	2.07
Bryn Athyn	1,360	446	317	2.64
Cheltenham	36,924	14,203	9,131	2.50
Collegeville	5,296	1,255	913	2.77
Conshohocken	7,890	3,812	1,585	2.06
Douglass	10,365	3,772	2,940	2.75
East Greenville	2,968	1,065	813	2.79
East Norriton	14,037	5,826	3,616	2.34
Franconia	13,219	4,703	3,744	2.76
Green Lane	473	197	124	2.40
Hatboro	7,405	2,979	1,899	2.48
Hatfield Boro	3,302	1,252	881	2.63
Hatfield Township	17,500	6,665	4,672	2.62
Horsham	26,451	9,596	6,813	2.69
Jenkintown	4,444	1,993	1,041	2.23
Lansdale	16,441	6,490	3,914	2.48
Limerick	18,610	7,037	4,960	2.64
Lower Frederick	4,880	1,891	1,418	2.57
Lower Gwynedd	11,506	4,661	2,986	2.37
Lower Merion	58,188	22,476	14,972	2.45
Lower Moreland	13,162	4,548	3,683	2.86
Lower Pottsgrove	12,153	4,435	3,315	2.71
Lower Providence	25,765	8,602	6,242	2.75
Lower Salford	15,277	5,618	4,274	2.71
Marlborough	3,287	1,170	942	2.80
Montgomery	25,640	9,080	6,625	2.81
Narberth	4,292	1,812	1,167	2.37
New Hanover	11,983	4,178	3,363	2.87
Norristown	34,500	12,464	7,496	2.70
North Wales	3,248	1,345	809	2.41
Pennsburg	3,872	1,289	971	2.77
Perkiomen	9,221	3,102	2,522	2.97
Plymouth	16,864	6,783	4,504	2.45
Pottstown	22,586	9,261	5,467	2.41
Red Hill	2,508	1,072	636	2.33
Rockledge	2,542	1,027	634	2.48
Royersford	4,782	2,159	1,039	2.2
Salford	2,772	1,000	818	2.77
Schwenksville	1,376	643	299	2.01
Skippack	14,612	4,152	3,201	2.76
Souderton	6,697	2,551	1,690	2.62
Springfield	19,534	7,390	5,007	2.5
Telford*	2,668	898	740	2.96
Towamencin	18,070	7,594	5,038	2.36
Trappe	3,550	1,363	1,023	2.6
Upper Dublin	26,142	9,455	7,438	2.73
Upper Frederick	3,563	1,388	1,018	2.52
Upper Gwynedd	15,846	6,288	4,439	2.47
Upper Hanover	6,905	2,571	1,926	2.69
Upper Merion	28,589	11,916	7,498	2.39
Upper Moreland	24,188	9,563	6,284	2.49
Upper Pottsgrove	5,399	1,823	1,524	2.96
Upper Providence	22,235	7,593	5,853	2.88
Upper Salford	3,344	1,139	955	2.89
West Conshohocken	1,306	603	323	2.17
West Norriton	15,771	7,436	4,124	2.09
West Pottsgrove	3,890	1,513	990	2.57
Whitemarsh	17,562	6,796	4,754	2.54
Whitpain	19,111	7,117	5,466	2.66
Worcester	10,174	3,815	2,815	2.63
Montgomery County	**812,970**	308,626	210,938	2.57

*Montgomery County portion only

Source: U.S. Census Bureau

A household includes all persons who occupy a housing unit

A family includes one adult householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption.

2015 Educational Attainment by Municipality*

Municipality	Population 25+ Years	Percent High School Graduate or Higher	Percent Bachelor's Degree or Higher
Abington	39,587	94.3%	45.4%
Ambler	4,658	91.7%	37.4%
Bridgeport	3,429	89.7%	26.7%
Bryn Athyn	848	94.8%	51.2%
Cheltenham	25,008	95.0%	52.2%
Collegeville	2,367	95.6%	55.0%
Conshohocken	6,000	93.6%	57.6%
Douglass	7,269	92.3%	30.5%
East Greenville	1,953	91.3%	21.2%
East Norriton	11,090	90.9%	41.3%
Franconia	9,204	91.4%	35.4%
Green Lane	330	93.3%	26.1%
Hatboro	5,215	94.3%	30.5%
Hatfield Boro	2,291	87.9%	30.0%
Hatfield Township	12,633	91.0%	39.2%
Horsham	18,097	93.9%	45.5%
Jenkintown	3,113	98.4%	62.6%
Lansdale	11,254	91.1%	32.9%
Limerick	12,594	95.4%	43.9%
Lower Frederick	3,496	95.0%	32.8%
Lower Gwynedd	8,411	97.7%	62.3%
Lower Merion	39,827	97.3%	76.5%
Lower Moreland	9,124	93.6%	55.1%
Lower Pottsgrove	8,316	92.5%	32.5%
Lower Providence	17,593	94.4%	48.5%
Lower Salford	10,353	95.8%	49.2%
Marlborough	2,276	94.8%	21.1%
Montgomery	17,770	95.6%	55.7%
Narberth	3,124	97.7%	72.6%
New Hanover	8,302	94.8%	39.9%
Norristown	22,151	82.6%	20.4%
North Wales	2,224	96.0%	35.4%
Pennsburg	2,460	89.9%	23.3%
Perkiomen	5,789	94.9%	50.1%
Plymouth	12,358	92.6%	43.3%
Pottstown	15,164	84.0%	17.2%
Red Hill	1,874	90.4%	20.0%
Rockledge	1,715	93.2%	26.4%
Royersford	3,344	93.7%	25.7%
Salford	1,921	96.6%	40.1%
Schwenksville	1,032	94.6%	26.5%
Skippack	10,582	90.4%	37.8%
Souderton	4,666	89.2%	25.0%
Springfield	13,904	94.4%	54.6%
Telford**	1,777	84.9%	26.4%
Towamencin	13,353	95.0%	51.4%
Trappe	2,391	95.3%	46.6%
Upper Dublin	18,310	96.7%	64.1%
Upper Frederick	2,554	95.4%	32.3%
Upper Gwynedd	11,902	96.4%	52.2%
Upper Hanover	4,684	94.6%	36.0%
Upper Merion	21,042	95.0%	55.8%
Upper Moreland	17,125	94.8%	36.3%
Upper Pottsgrove	3,673	92.0%	34.7%
Upper Providence	14,617	96.4%	55.9%
Upper Salford	2,362	93.2%	35.8%
West Conshohocken	1,089	95.5%	56.7%
West Norriton	12,693	94.5%	42.3%
West Pottsgrove	2,563	85.6%	13.7%
Whitemarsh	12,863	96.7%	62.5%
Whitpain	13,381	97.2%	60.7%
Worcester	6,990	96.8%	59.2%
Montgomery County	**568,085**	**93.8%**	**46.9%**

** 2015 figures are 5 year estimates - an average of responses between 2011-2015*

*** Montgomery County portion only*

Source: U.S. Census bureau, American Community Survey