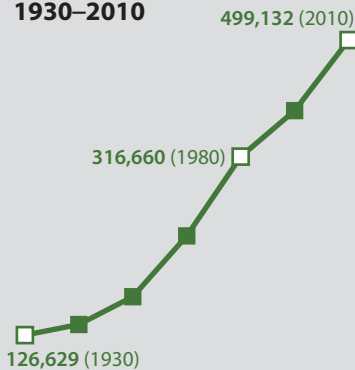


POPULATION

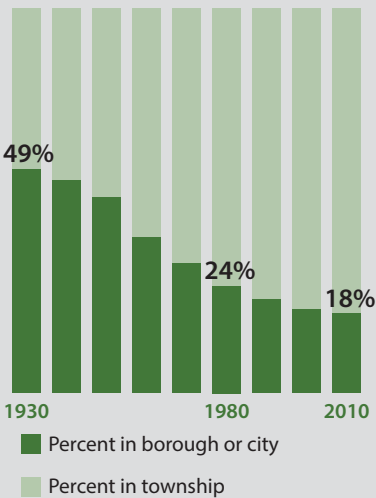
Past population trends

The 2015 population estimate for Chester County is 515,939. From 1930 to 1980, the County increased by approximately 190,000 people. From 1980 to 2010, it grew by just over 180,000. During that time the share of population living in boroughs and Coatesville City shifted from almost 50% to under 20%. Currently, the county population is about the same as Atlanta, GA, Kansas City, MO, and Sacramento, CA.

Chester County population, 1930–2010

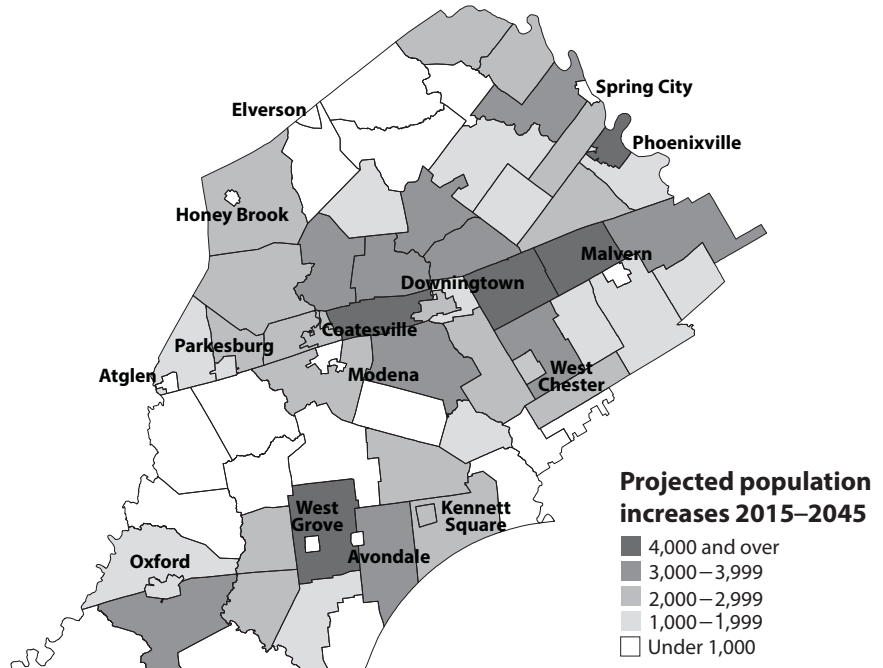


Percentage of population living in borough or City of Coatesville, 1930–2010



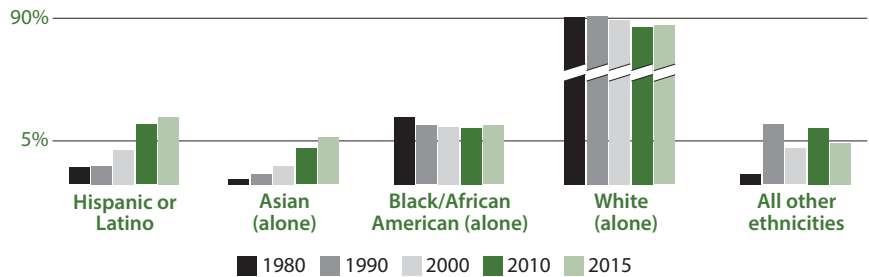
Future population projections

By 2045, the population in Chester County is projected to increase by over 146,000 for a total population of 662,000. The municipalities projected to grow by more than 4,000 new residents are largely clustered around Downingtown Borough. Other projected growth areas are the Great Valley, the Route 1 corridor, and communities bordering Montgomery County.



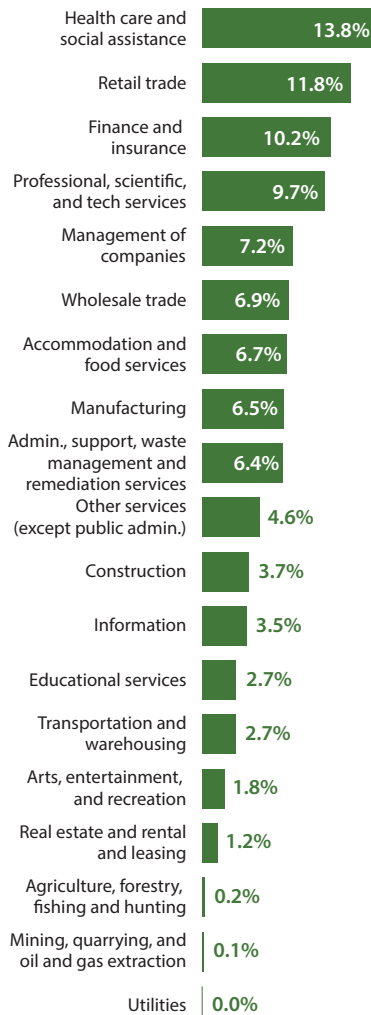
Ethnicity and Hispanic origin

For most of the last three centuries, Chester County residents were largely of European and African heritage. However, over the last three decades, the Hispanic or Latino population has risen to over 7%, roughly matching the Black/African American (alone) population. Meanwhile the Asian (alone) population has increased to over 5%. The White (alone) population number continues to increase but the share has dropped modestly.



Type of employment of residents

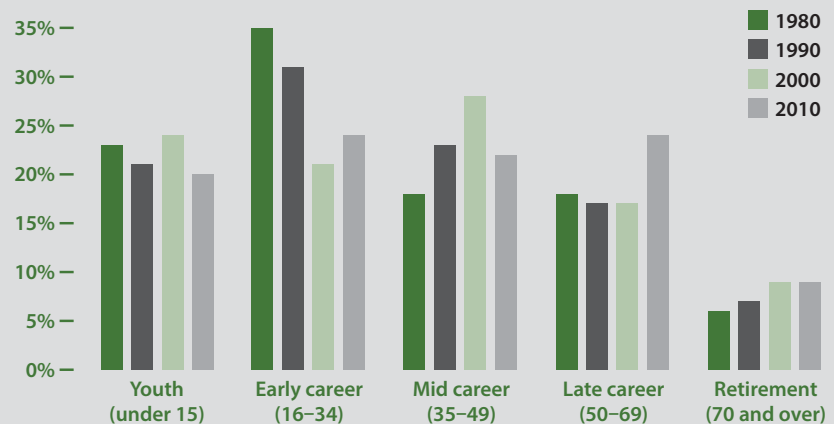
In 2014, over 244,000 workers were employed in Chester County, an increase of 21,000 (9.4%) from 2005. The county has a healthy diversity of employees by industry, which generally matches the distributions found at regional, state, and national levels. One difference is that Chester County has a larger share of "Finance and insurance" and "Professional, scientific and technical services."



Age distribution

Over the last four decades, the age distribution in Chester County has changed. The share of children and retirees has remained relatively stable, while the working age adult population has shifted with an increase among those nearing retirement. Although there is a common perception that young adult "Millennials" are leaving the county, census data indicates that Chester County has a similar age distribution (24.3%) to the state (25.9%) and nation as a whole. However, Philadelphia has a higher share of young adults, which explains why the regional young adult share (33.5%) exceeds that of Chester County.

Percent changes in county age cohorts, 1980–2010



2010 county age cohorts are consistent with the state

	Chester Co.	USA	PA	Philadelphia Metro
Youth (under 15)	20.4%	19.8%	17.9%	18.5%
Early career (15–34)	24.3%	27.4%	25.9%	33.5%
Mid career (35–49)	22.1%	20.7%	20.2%	18.8%
Late career (50–69)	24.4%	23.1%	24.9%	20.6%
Retirement (70 and over)	8.8%	9.0%	11.1%	8.7%

Employment rates

Since the 1990s, the unemployment rate in Chester County has consistently been 1 to 3 percent lower than the state or national rates. From the mid-1990s until the Great Recession, county unemployment hovered around 4%. Post recession, it exceeded 6% and did not return to pre-recession levels until 2014. As of July 2016, the rate (not seasonally-adjusted) was 4.8%.

County, state, and national unemployment rates, 1990–2016

