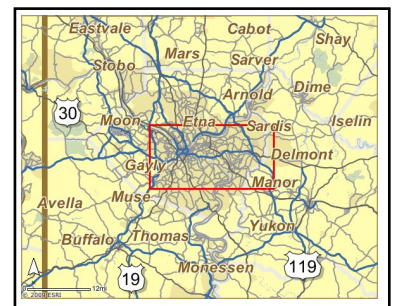
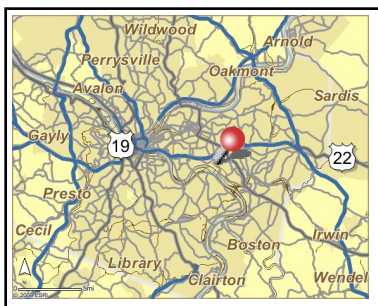
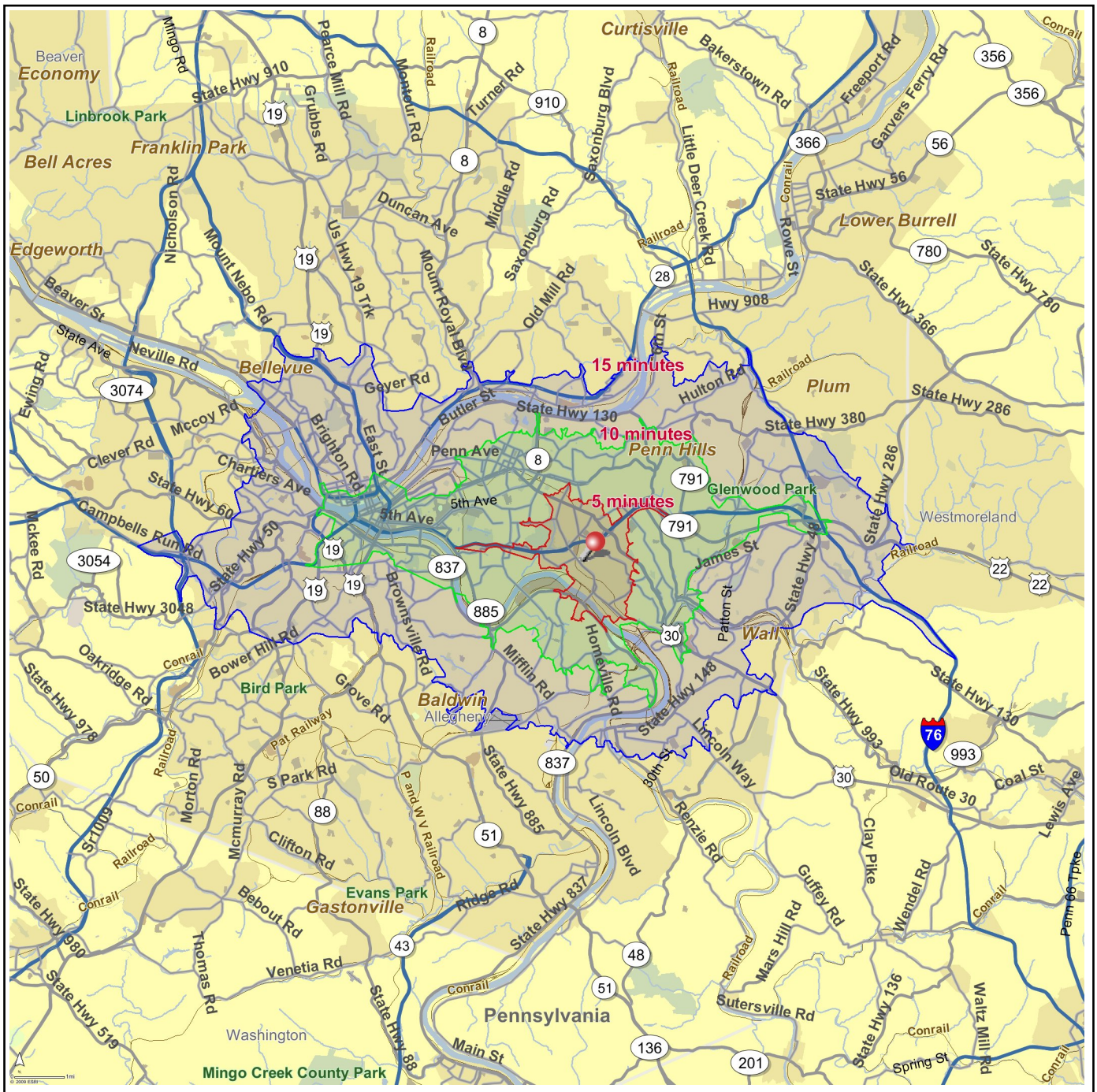


Site Map

Swissvale
Pennsylvania, United States

Prepared By: STDBOnline.com
April 7, 2009

Latitude 40.4228
Longitude -79.8836





Site Type: Drive Time	Swissvale Pennsylvania, United States Drive Time: 5 minutes	Swissvale Pennsylvania, United States Drive Time: 10 minutes	Swissvale Pennsylvania, United States Drive Time: 15 minutes
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2008 Population

Total Population	41,282	269,909	605,435
Male Population	45.9%	47.1%	47.2%
Female Population	54.1%	52.9%	52.8%
Median Age	40.4	37.6	40.0

2008 Income

Median HH Income	\$40,886	\$37,669	\$41,123
Per Capita Income	\$27,234	\$26,417	\$25,543
Average HH Income	\$58,094	\$56,503	\$56,160

2008 Households

Total Households	19,197	121,783	269,130
Average Household Size	2.12	2.05	2.15
1990-2000 Annual Rate	-1%	-0.69%	-0.49%

2008 Housing

Owner Occupied Housing Units	42.4%	41.1%	48.4%
Renter Occupied Housing Units	39.6%	43.1%	37.5%
Vacant Housing Units	18.1%	15.9%	14.1%

Population

1990 Population	51,149	316,946	703,527
2000 Population	45,307	288,477	647,207
2008 Population	41,282	269,909	605,435
2013 Population	39,557	260,751	584,563
1990-2000 Annual Rate	-1.21%	-0.94%	-0.83%
2000-2008 Annual Rate	-1.12%	-0.8%	-0.81%
2008-2013 Annual Rate	-0.85%	-0.69%	-0.7%

In the identified market area, the current year population is 605,435. In 2000, the Census count in the market area was 647,207. The rate of change since 2000 was -0.81 percent annually. The five-year projection for the population in the market area is 584,563, representing a change of -0.7 percent annually from 2008 to 2013. Currently, the population is 47.2 percent male and 52.8 percent female.

Households

1990 Households	22,821	136,819	295,939
2000 Households	20,648	127,654	281,854
2008 Households	19,197	121,783	269,130
2013 Households	18,530	118,328	261,570
1990-2000 Annual Rate	-1%	-0.69%	-0.49%
2000-2008 Annual Rate	-0.88%	-0.57%	-0.56%
2008-2013 Annual Rate	-0.7%	-0.57%	-0.57%

The household count in this market area has changed from 281,854 in 2000 to 269,130 in the current year, a change of -0.56 percent annually. The five-year projection of households is 261,570, a change of -0.57 percent annually from the current year total. Average household size is currently 2.15, compared to 2.20 in the year 2000. The number of families in the current year is 142,854 in the market area.

Housing

Currently, 48.4 percent of the 313,271 housing units in the market area are owner occupied; 37.5 percent, renter occupied; and 14.1 percent are vacant. In 2000, there were 314,058 housing units— 51.6 percent owner occupied, 38.2 percent renter occupied and 10.2 percent vacant. The rate of change in housing units since 2000 is -0.03 percent. Median home value in the market area is \$101,239, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.82 percent annually to \$105,482. From 2000 to the current year, median home value changed by 5.39 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Site Type: Drive Time	Swissvale Pennsylvania, United States Drive Time: 5 minutes	Swissvale Pennsylvania, United States Drive Time: 10 minutes	Swissvale Pennsylvania, United States Drive Time: 15 minutes
Median Household Income			
1990 Median HH Income	\$23,335	\$21,595	\$23,273
2000 Median HH Income	\$30,994	\$29,402	\$31,299
2008 Median HH Income	\$40,886	\$37,669	\$41,123
2013 Median HH Income	\$49,525	\$45,319	\$50,293
1990-2000 Annual Rate	2.88%	3.13%	3.01%
2000-2008 Annual Rate	3.41%	3.05%	3.36%
2008-2013 Annual Rate	3.91%	3.77%	4.11%
Per Capita Income			
1990 Per Capita Income	\$13,721	\$13,806	\$13,289
2000 Per Capita Income	\$20,659	\$20,156	\$19,323
2008 Per Capita Income	\$27,234	\$26,417	\$25,543
2013 Per Capita Income	\$32,293	\$30,915	\$29,851
1990-2000 Annual Rate	4.18%	3.86%	3.81%
2000-2008 Annual Rate	3.41%	3.33%	3.44%
2008-2013 Annual Rate	3.47%	3.19%	3.17%
Average Household Income			
1990 Average Household Income	\$30,658	\$31,438	\$31,186
2000 Average Household Income	\$44,898	\$44,271	\$43,389
2008 Average HH Income	\$58,094	\$56,503	\$56,160
2013 Average HH Income	\$68,379	\$65,736	\$65,198
1990-2000 Annual Rate	3.89%	3.48%	3.36%
2000-2008 Annual Rate	3.17%	3%	3.18%
2008-2013 Annual Rate	3.31%	3.07%	3.03%

Households by Income

Current median household income is \$41,123 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$50,293 in five years. In 2000, median household income was \$31,299, compared to \$23,273 in 1990.

Current average household income is \$56,160 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$65,198 in five years. In 2000, average household income was \$43,389, compared to \$31,186 in 1990.

Current per capita income is \$25,543 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$29,851 in five years. In 2000, the per capita income was \$19,323, compared to \$13,289 in 1990.

Population by Employment

Total Businesses	1,749	19,661	34,965
Total Employees	15,989	223,774	392,151

Currently, 91.2 percent of the civilian labor force in the identified market area is employed and 8.8 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 91.6 percent of the civilian labor force, and unemployment will be 8.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 59.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 64.8 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 19.7 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 15.5 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 63.6 percent of the market area population drove alone to work, and 2.2 percent worked at home. The average travel time to work in 2000 was 24.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 12.9 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 35.0 percent were high school graduates only (29.6 percent in the U.S.)
- 8.0 percent had completed an Associate degree (7.2 percent in the U.S.)
- 15.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 11.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)



Demographic and Income Profile - Appraisal Version

Prepared By: STDBOnline.com

Swissvale Latitude **40.4228**
Pennsylvania, United States Longitude **-79.8836**
 Site Type: Drive Time Drive Time: **5 minutes**

Summary	2000	2008	2013
Population	45,307	41,282	39,557
Households	20,648	19,197	18,530
Families	11,144	9,878	9,262
Average Household Size	2.17	2.12	2.11
Owner Occupied HUs	10,860	9,925	9,358
Renter Occupied HUs	9,788	9,272	9,172
Median Age	38.2	40.4	41.6

Trends: 2008-2013 Annual Rate	Area	State	National
Population	-0.85%	0.32%	1.23%
Households	-0.7%	0.42%	1.26%
Families	-1.28%	0.09%	1.05%
Owner HHs	-1.17%	0.24%	1.07%
Median Household Income	3.91%	3.45%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	4,831	23.4%	3,415	17.8%	2,742	14.8%
\$15,000 - \$24,999	3,673	17.8%	2,741	14.3%	2,074	11.2%
\$25,000 - \$34,999	2,974	14.4%	2,274	11.8%	1,908	10.3%
\$35,000 - \$49,999	3,211	15.6%	2,926	15.2%	2,605	14.1%
\$50,000 - \$74,999	3,079	14.9%	3,407	17.7%	3,829	20.7%
\$75,000 - \$99,999	1,265	6.1%	2,389	12.4%	2,397	12.9%
\$100,000 - \$149,999	953	4.6%	1,039	5.4%	1,808	9.8%
\$150,000 - \$199,000	257	1.2%	464	2.4%	438	2.4%
\$200,000+	378	1.8%	544	2.8%	731	3.9%
Median Household Income	\$30,994		\$40,886		\$49,525	
Average Household Income	\$44,898		\$58,094		\$68,379	
Per Capita Income	\$20,659		\$27,234		\$32,293	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,757	6.1%	2,433	5.9%	2,320	5.9%
5 - 9	3,078	6.8%	2,316	5.6%	2,140	5.4%
10 - 14	3,023	6.7%	2,458	6.0%	2,135	5.4%
15 - 19	2,498	5.5%	2,601	6.3%	2,282	5.8%
20 - 24	2,537	5.6%	2,707	6.6%	2,848	7.2%
25 - 34	6,538	14.4%	5,187	12.6%	5,034	12.7%
35 - 44	7,051	15.6%	5,615	13.6%	4,760	12.0%
45 - 54	6,670	14.7%	6,527	15.8%	5,872	14.8%
55 - 64	3,762	8.3%	5,122	12.4%	5,778	14.6%
65 - 74	3,674	8.1%	2,824	6.8%	3,144	7.9%
75 - 84	2,833	6.3%	2,360	5.7%	2,011	5.1%
85+	886	2.0%	1,132	2.7%	1,231	3.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile - Appraisal Version

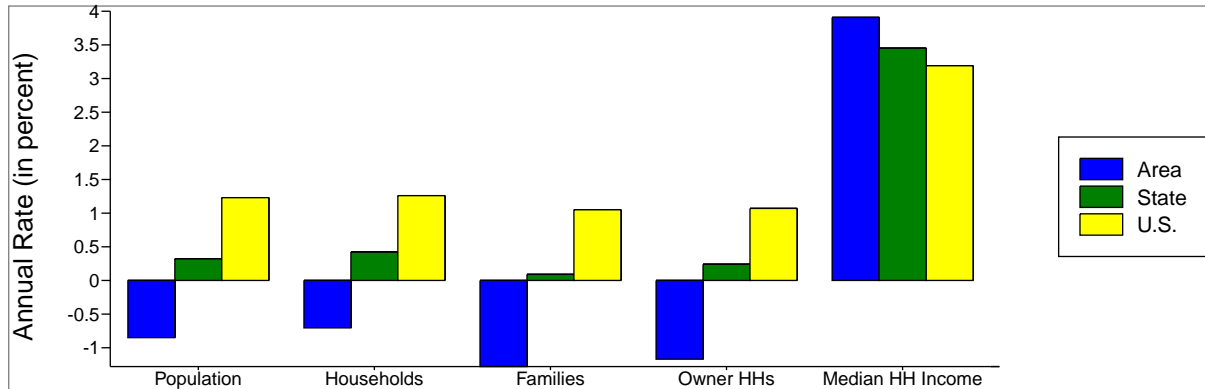
Prepared By: STDBOnline.com

Swissvale
 Pennsylvania, United States

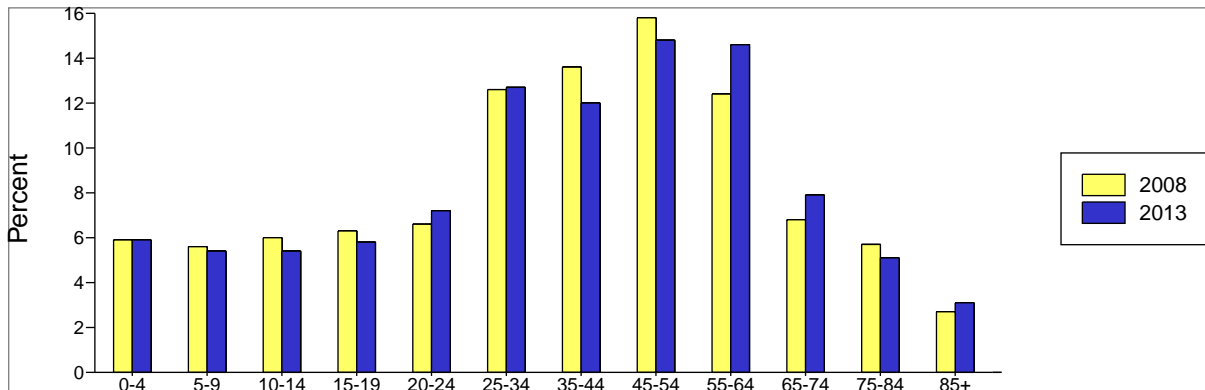
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 Drive Time: 5 minutes

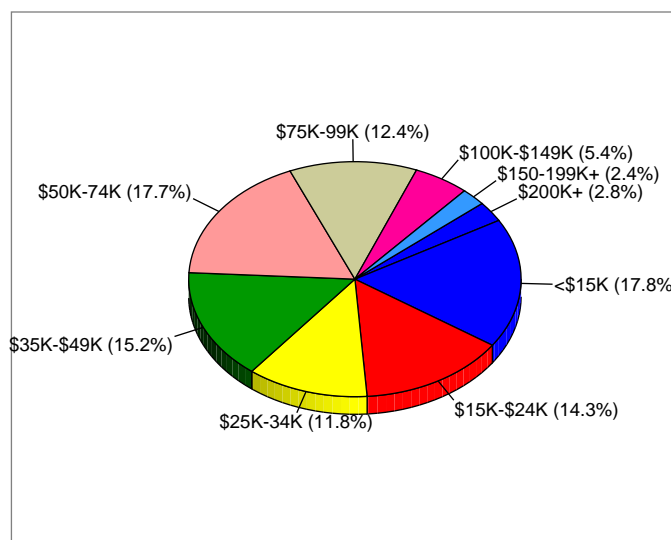
Trends 2008-2013



Population by Age



2008 Household Income



Source: ESRI forecasts for 2008 and 2013.



Demographic and Income Profile - Appraisal Version

Prepared By: STDBOnline.com

Swissvale Latitude **40.4228**
Pennsylvania, United States Longitude **-79.8836**
Site Type: Drive Time Drive Time: **10 minutes**

Summary	2000	2008	2013
Population	288,477	269,909	260,751
Households	127,654	121,783	118,328
Families	64,141	57,969	54,583
Average Household Size	2.10	2.05	2.03
Owner Occupied HUs	63,996	59,457	56,197
Renter Occupied HUs	63,657	62,326	62,130
Median Age	36.3	37.6	38.9

Trends: 2008-2013 Annual Rate	Area	State	National
Population	-0.69%	0.32%	1.23%
Households	-0.57%	0.42%	1.26%
Families	-1.2%	0.09%	1.05%
Owner HHs	-1.12%	0.24%	1.07%
Median Household Income	3.77%	3.45%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	34,668	27.2%	26,046	21.4%	21,370	18.1%
\$15,000 - \$24,999	21,529	16.9%	17,509	14.4%	14,140	11.9%
\$25,000 - \$34,999	16,763	13.1%	13,973	11.5%	11,836	10.0%
\$35,000 - \$49,999	18,970	14.9%	16,910	13.9%	15,809	13.4%
\$50,000 - \$74,999	17,658	13.8%	20,379	16.7%	23,029	19.5%
\$75,000 - \$99,999	7,874	6.2%	14,045	11.5%	15,258	12.9%
\$100,000 - \$149,999	5,720	4.5%	6,601	5.4%	9,647	8.2%
\$150,000 - \$199,000	1,931	1.5%	2,509	2.1%	2,470	2.1%
\$200,000+	2,557	2.0%	3,811	3.1%	4,768	4.0%
Median Household Income	\$29,402		\$37,669		\$45,319	
Average Household Income	\$44,271		\$56,503		\$65,736	
Per Capita Income	\$20,156		\$26,417		\$30,915	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,484	5.0%	13,281	4.9%	12,769	4.9%
5 - 9	15,781	5.5%	12,437	4.6%	11,580	4.4%
10 - 14	15,688	5.4%	12,935	4.8%	11,469	4.4%
15 - 19	22,153	7.7%	22,003	8.2%	20,332	7.8%
20 - 24	30,042	10.4%	28,208	10.5%	28,619	11.0%
25 - 34	41,199	14.3%	37,503	13.9%	34,197	13.1%
35 - 44	39,328	13.6%	32,814	12.2%	29,974	11.5%
45 - 54	36,210	12.6%	36,293	13.4%	33,675	12.9%
55 - 64	23,688	8.2%	29,446	10.9%	33,230	12.7%
65 - 74	23,802	8.3%	19,271	7.1%	20,399	7.8%
75 - 84	19,511	6.8%	17,282	6.4%	15,285	5.9%
85+	6,590	2.3%	8,435	3.1%	9,223	3.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile - Appraisal Version

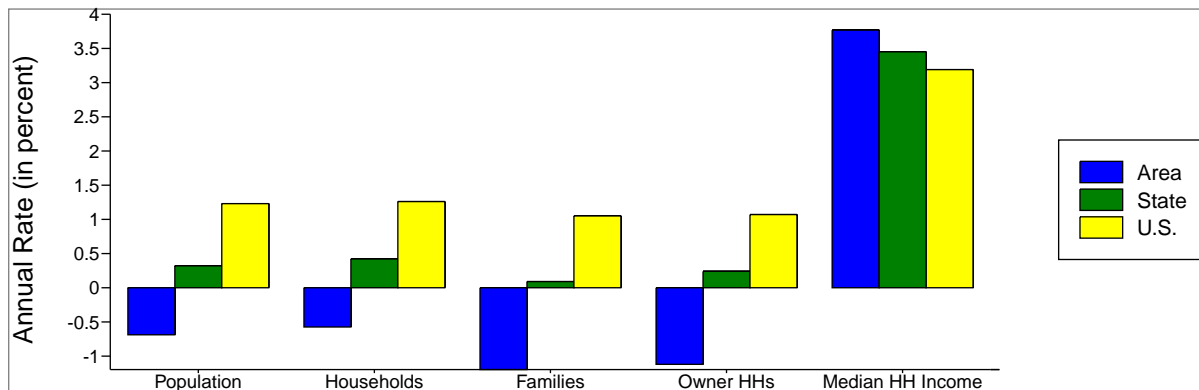
Prepared By: STDBOnline.com

Swissvale
 Pennsylvania, United States

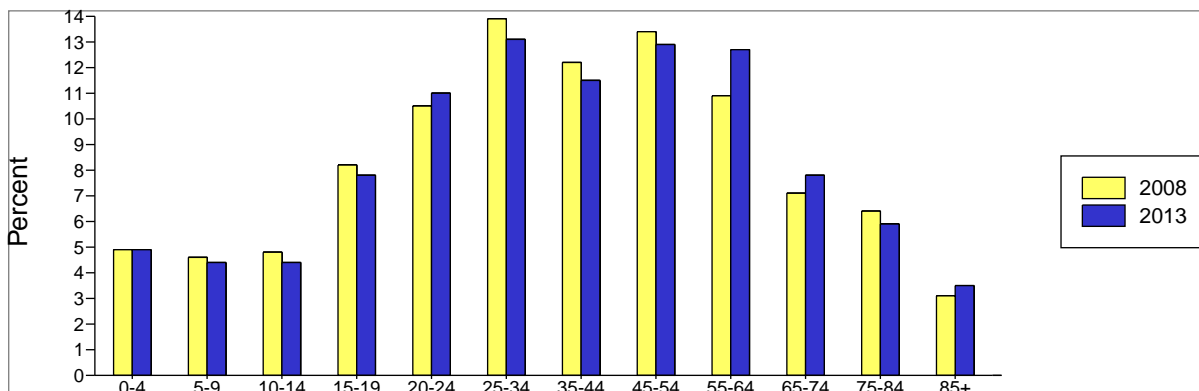
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 Longitude -79.8836
 Drive Time: 10 minutes

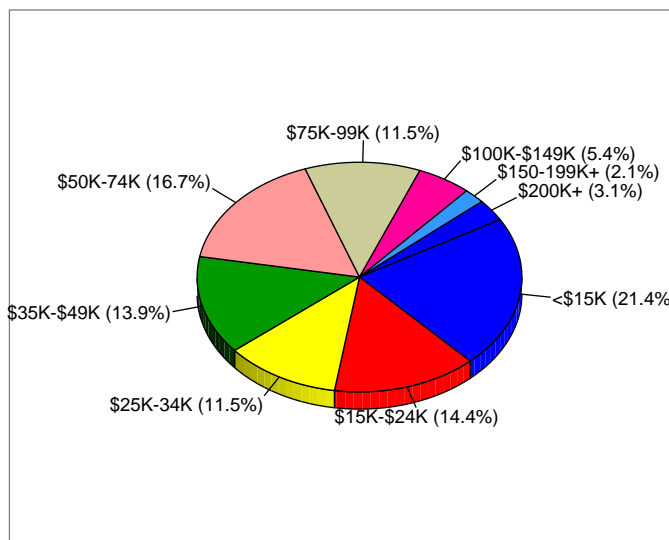
Trends 2008-2013



Population by Age



2008 Household Income



Source: ESRI forecasts for 2008 and 2013.



Demographic and Income Profile - Appraisal Version

Prepared By: STDBOnline.com

Swissvale Latitude 40.4228
 Pennsylvania, United States Longitude -79.8836
 Site Type: Drive Time Drive Time: 15 minutes

Summary	2000	2008	2013
Population	647,207	605,435	584,563
Households	281,854	269,130	261,570
Families	156,618	142,854	135,045
Average Household Size	2.20	2.15	2.13
Owner Occupied HUs	162,042	151,765	144,367
Renter Occupied HUs	119,812	117,364	117,202
Median Age	38.1	40.0	41.4

Trends: 2008-2013 Annual Rate	Area	State	National
Population	-0.7%	0.32%	1.23%
Households	-0.57%	0.42%	1.26%
Families	-1.12%	0.09%	1.05%
Owner HHs	-0.99%	0.24%	1.07%
Median Household Income	4.11%	3.45%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	67,303	23.9%	48,270	17.9%	39,216	15.0%
\$15,000 - \$24,999	47,820	17.0%	37,065	13.8%	28,777	11.0%
\$25,000 - \$34,999	39,016	13.8%	32,001	11.9%	25,958	9.9%
\$35,000 - \$49,999	45,272	16.1%	38,816	14.4%	36,315	13.9%
\$50,000 - \$74,999	44,193	15.7%	50,105	18.6%	55,553	21.2%
\$75,000 - \$99,999	19,129	6.8%	35,899	13.3%	37,803	14.5%
\$100,000 - \$149,999	11,876	4.2%	15,611	5.8%	24,286	9.3%
\$150,000 - \$199,000	3,193	1.1%	5,227	1.9%	5,426	2.1%
\$200,000+	3,995	1.4%	6,137	2.3%	8,235	3.1%
Median Household Income	\$31,299		\$41,123		\$50,293	
Average Household Income	\$43,389		\$56,160		\$65,198	
Per Capita Income	\$19,323		\$25,543		\$29,851	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	35,298	5.5%	32,610	5.4%	31,072	5.3%
5 - 9	38,037	5.9%	30,967	5.1%	28,702	4.9%
10 - 14	38,623	6.0%	32,081	5.3%	28,948	5.0%
15 - 19	43,594	6.7%	42,178	7.0%	38,588	6.6%
20 - 24	50,283	7.8%	48,504	8.0%	48,519	8.3%
25 - 34	89,262	13.8%	78,658	13.0%	72,912	12.5%
35 - 44	95,293	14.7%	78,125	12.9%	69,442	11.9%
45 - 54	85,001	13.1%	88,714	14.7%	82,538	14.1%
55 - 64	55,922	8.6%	69,480	11.5%	80,481	13.8%
65 - 74	56,141	8.7%	44,937	7.4%	47,369	8.1%
75 - 84	45,385	7.0%	40,369	6.7%	35,381	6.1%
85+	14,368	2.2%	18,813	3.1%	20,610	3.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile - Appraisal Version

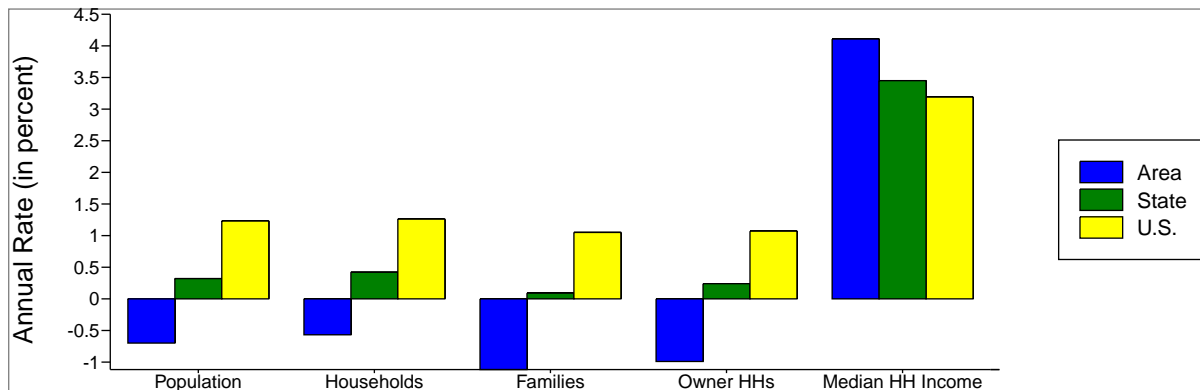
Prepared By: STDBOnline.com

Swissvale
 Pennsylvania, United States

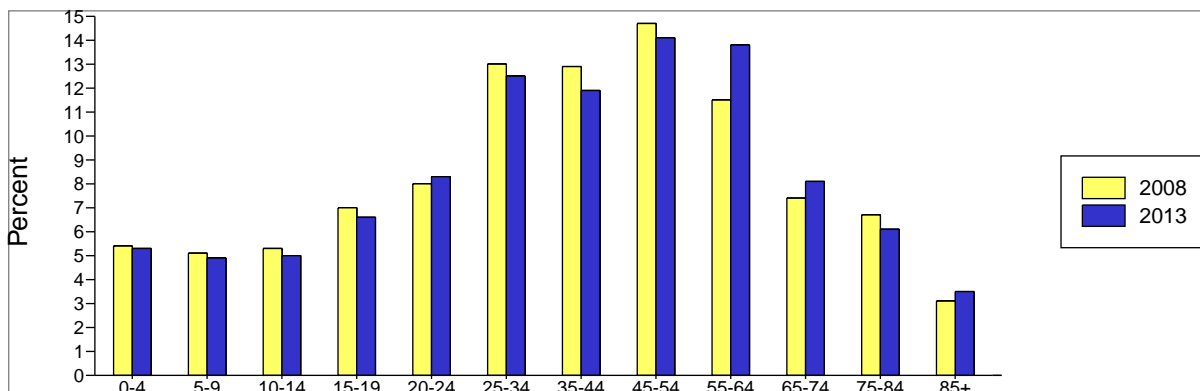
Site Type: Drive Time

Latitude 40.4228
 Longitude -79.8836
 Drive Time: 15 minutes

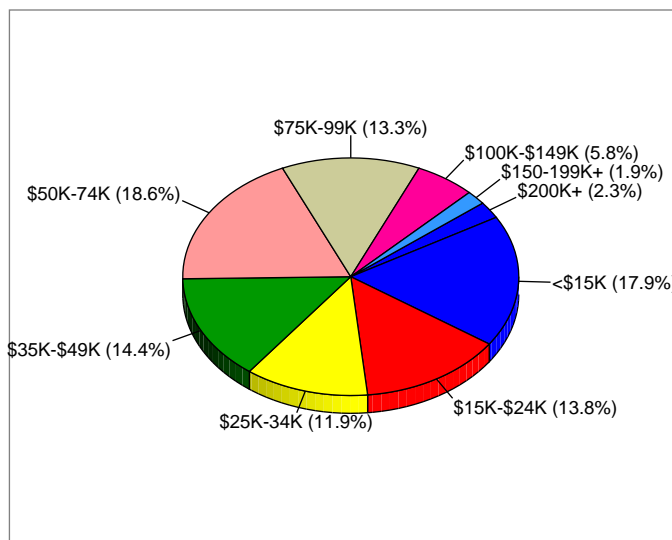
Trends 2008-2013



Population by Age



2008 Household Income



Source: ESRI forecasts for 2008 and 2013.



Latitude 40.4228
Longitude -79.8836

Swissvale
Pennsylvania, United S
Drive Time: 5 minutes

Swissvale
Pennsylvania, United S
Drive Time: 10 minutes

Swissvale
Pennsylvania, United S
Drive Time: 15 minutes



	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
1990 Total Population	51,149	316,946	703,527
2000 Total Population	45,307	288,477	647,207
2000 Group Quarters	519	19,962	27,544
2000 Population Density	5,878.1	5,455.9	4,083.2
2008 Total Population	41,282	269,909	605,435
2008 Population Density	5,355.9	5,104.8	3,819.6
2013 Total Population	39,557	260,751	584,563
2008 - 2013 Annual Rate	-0.85%	-0.69%	-0.7%



1990 Households	22,821	136,819	295,939
2000 Households	20,648	127,654	281,854
2000 Average Household Size	2.17	2.1	2.2
2008 Households	19,197	121,783	269,130
2008 Average Household Size	2.12	2.05	2.15
2013 Households	18,530	118,328	261,570
2013 Average Household Size	2.11	2.03	2.13
2008 - 2013 Annual Rate	-0.7%	-0.57%	-0.57%
2000 Families	11,144	64,141	156,618
2000 Average Family Size	2.94	2.89	2.93
2008 Families	9,878	57,969	142,854
2008 Average Family Size	2.92	2.86	2.9
2013 Families	9,262	54,583	135,045
2013 Average Family Size	2.92	2.85	2.89
2008 - 2013 Annual Rate	-1.28%	-1.2%	-1.12%



2000 Housing Units	23,760	144,878	314,058
Owner Occupied Housing Units	45.8%	44.2%	51.6%
Renter Occupied Housing Units	41.3%	44.0%	38.2%
Vacant Housing Units	12.9%	11.8%	10.2%
2008 Housing Units	23,430	144,751	313,271
Owner Occupied Housing Units	42.4%	41.1%	48.4%
Renter Occupied Housing Units	39.6%	43.1%	37.5%
Vacant Housing Units	18.1%	15.9%	14.1%
2013 Housing Units	23,457	145,156	313,825
Owner Occupied Housing Units	39.9%	38.7%	46.0%
Renter Occupied Housing Units	39.1%	42.8%	37.3%
Vacant Housing Units	21.0%	18.5%	16.7%

Median Household Income

1990	\$23,335	\$21,595	\$23,273
2000	\$30,994	\$29,402	\$31,299
2008	\$40,886	\$37,669	\$41,123
2013	\$49,525	\$45,319	\$50,293

Median Home Value

1990	\$44,194	\$45,148	\$45,650
2000	\$63,509	\$65,511	\$65,652
2008	\$99,738	\$101,133	\$101,239
2013	\$103,915	\$105,407	\$105,482

Per Capita Income

1990	\$13,721	\$13,806	\$13,289
2000	\$20,659	\$20,156	\$19,323
2008	\$27,234	\$26,417	\$25,543
2013	\$32,293	\$30,915	\$29,851

Median Age

1990	36.6	35.4	36.2
2000	38.2	36.3	38.1
2008	40.4	37.6	40.0
2013	41.6	38.9	41.4

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 total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



	Swissvale Pennsylvania, United S	Swissvale Pennsylvania, United S	Swissvale Pennsylvania, United S
Latitude 40.4228			
Longitude -79.8836	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes



2000 Households by Income

Household Income Base	Swissvale	Swissvale	Swissvale
< \$15,000	20,621 23.4%	127,670 27.2%	281,797 23.9%
\$15,000 - \$24,999	17.8%	16.9%	17.0%
\$25,000 - \$34,999	14.4%	13.1%	13.8%
\$35,000 - \$49,999	15.6%	14.9%	16.1%
\$50,000 - \$74,999	14.9%	13.8%	15.7%
\$75,000 - \$99,999	6.1%	6.2%	6.8%
\$100,000 - \$149,999	4.6%	4.5%	4.2%
\$150,000 - \$199,999	1.2%	1.5%	1.1%
\$200,000+	1.8%	2.0%	1.4%
Average Household Income	\$44,898	\$44,271	\$43,389

2008 Households by Income

Household Income Base	Swissvale	Swissvale	Swissvale
< \$15,000	19,199 17.8%	121,783 21.4%	269,131 17.9%
\$15,000 - \$24,999	14.3%	14.4%	13.8%
\$25,000 - \$34,999	11.8%	11.5%	11.9%
\$35,000 - \$49,999	15.2%	13.9%	14.4%
\$50,000 - \$74,999	17.7%	16.7%	18.6%
\$75,000 - \$99,999	12.4%	11.5%	13.3%
\$100,000 - \$149,999	5.4%	5.4%	5.8%
\$150,000 - \$199,999	2.4%	2.1%	1.9%
\$200,000+	2.8%	3.1%	2.3%
Average Household Income	\$58,094	\$56,503	\$56,160

2013 Households by Income

Household Income Base	Swissvale	Swissvale	Swissvale
< \$15,000	18,532 14.8%	118,327 18.1%	261,569 15.0%
\$15,000 - \$24,999	11.2%	11.9%	11.0%
\$25,000 - \$34,999	10.3%	10.0%	9.9%
\$35,000 - \$49,999	14.1%	13.4%	13.9%
\$50,000 - \$74,999	20.7%	19.5%	21.2%
\$75,000 - \$99,999	12.9%	12.9%	14.5%
\$100,000 - \$149,999	9.8%	8.2%	9.3%
\$150,000 - \$199,999	2.4%	2.1%	2.1%
\$200,000+	3.9%	4.0%	3.1%
Average Household Income	\$68,379	\$65,736	\$65,198

2000 Owner Occupied HUs by Value

Total	Swissvale	Swissvale	Swissvale
<\$50,000	10,870 37.0%	64,129 33.1%	162,128 31.6%
\$50,000 - 99,999	39.0%	42.7%	48.8%
\$100,000 - 149,999	13.3%	11.5%	11.2%
\$150,000 - 199,999	5.5%	5.1%	3.9%
\$200,000 - \$299,999	3.5%	3.9%	2.5%
\$300,000 - 499,999	1.3%	2.5%	1.4%
\$500,000 - 999,999	0.3%	1.1%	0.5%
\$1,000,000+	0.1%	0.1%	0.1%
Average Home Value	\$81,676	\$92,824	\$82,326

2000 Specified Renter Occupied HUs by Contract Rent

Total	Swissvale	Swissvale	Swissvale
With Cash Rent	9,784 97.3%	63,514 96.7%	119,712 96.1%
No Cash Rent	2.7%	3.3%	3.9%
Median Rent	\$395	\$417	\$405
Average Rent	\$392	\$436	\$420

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. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Latitude 40.4228
Longitude -79.8836

Swissvale
Pennsylvania, United S
Drive Time: 5 minutes

Swissvale
Pennsylvania, United S
Drive Time: 10 minutes

Swissvale
Pennsylvania, United S
Drive Time: 15 minutes



2000 Population by Age

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	45,307	288,476	647,207
0 - 4	6.1%	5.0%	5.5%
5 - 9	6.8%	5.5%	5.9%
10 - 14	6.7%	5.4%	6.0%
15 - 19	5.5%	7.7%	6.7%
20 - 24	5.6%	10.4%	7.8%
25 - 34	14.4%	14.3%	13.8%
35 - 44	15.6%	13.6%	14.7%
45 - 54	14.7%	12.6%	13.1%
55 - 64	8.3%	8.2%	8.6%
65 - 74	8.1%	8.3%	8.7%
75 - 84	6.3%	6.8%	7.0%
85+	2.0%	2.3%	2.2%
18+	76.9%	81.0%	79.2%

2008 Population by Age

Total	41,282	269,908	605,436
0 - 4	5.9%	4.9%	5.4%
5 - 9	5.6%	4.6%	5.1%
10 - 14	6.0%	4.8%	5.3%
15 - 19	6.3%	8.2%	7.0%
20 - 24	6.6%	10.5%	8.0%
25 - 34	12.6%	13.9%	13.0%
35 - 44	13.6%	12.2%	12.9%
45 - 54	15.8%	13.4%	14.7%
55 - 64	12.4%	10.9%	11.5%
65 - 74	6.8%	7.1%	7.4%
75 - 84	5.7%	6.4%	6.7%
85+	2.7%	3.1%	3.1%
18+	78.7%	82.5%	80.8%

2013 Population by Age

Total	39,555	260,752	584,562
0 - 4	5.9%	4.9%	5.3%
5 - 9	5.4%	4.4%	4.9%
10 - 14	5.4%	4.4%	5.0%
15 - 19	5.8%	7.8%	6.6%
20 - 24	7.2%	11.0%	8.3%
25 - 34	12.7%	13.1%	12.5%
35 - 44	12.0%	11.5%	11.9%
45 - 54	14.8%	12.9%	14.1%
55 - 64	14.6%	12.7%	13.8%
65 - 74	7.9%	7.8%	8.1%
75 - 84	5.1%	5.9%	6.1%
85+	3.1%	3.5%	3.5%
18+	79.9%	83.4%	81.6%

2000 Population by Sex

Males	45.6%	47.0%	47.1%
Females	54.4%	53.0%	52.9%

2008 Population by Sex

Males	45.9%	47.1%	47.2%
Females	54.1%	52.9%	52.8%

2013 Population by Sex

Males	46.0%	47.2%	47.3%
Females	54.0%	52.8%	52.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Latitude 40.4228
Longitude -79.8836

Swissvale
Pennsylvania, United S
Drive Time: 5 minutes

Swissvale
Pennsylvania, United S
Drive Time: 10 minutes

Swissvale
Pennsylvania, United S
Drive Time: 15 minutes



2008 Population 15+ by Marital Status

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	34,075	231,255	509,777
Never Married	39.0%	42.1%	37.1%
Married	40.2%	38.7%	43.3%
Widowed	8.8%	9.1%	9.3%
Divorced	11.9%	10.1%	10.3%



2000 Population 16+ by Employment Status

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	36,087	239,767	527,588
In Labor Force	63.0%	58.8%	59.5%
Civilian Employed	58.4%	52.9%	54.7%
Civilian Unemployed	4.6%	5.8%	4.8%
In Armed Forces	0.0%	0.1%	0.1%
Not in Labor Force	37.0%	41.2%	40.5%

2008 Civilian Population 16+ in Labor Force

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Civilian Employed	90.8%	90.7%	91.2%
Civilian Unemployed	9.2%	9.3%	8.8%

2013 Civilian Population 16+ in Labor Force

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Civilian Employed	91.2%	91.1%	91.6%
Civilian Unemployed	8.8%	8.9%	8.4%

2000 Females 16+ by Employment Status and Age of Children

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	20,149	129,248	284,403
Own Children < 6 Only	6.3%	5.4%	5.9%
Employed/in Armed Forces	3.9%	3.2%	3.6%
Unemployed	0.5%	0.4%	0.4%
Not in Labor Force	1.9%	1.8%	1.9%
Own Children < 6 and 6-17 Only	4.6%	3.9%	4.4%
Employed/in Armed Forces	2.6%	2.1%	2.5%
Unemployed	0.6%	0.3%	0.3%
Not in Labor Force	1.4%	1.4%	1.6%
Own Children 6-17 Only	13.7%	11.4%	13.2%
Employed/in Armed Forces	9.9%	8.2%	9.6%
Unemployed	0.7%	0.5%	0.6%
Not in Labor Force	3.1%	2.7%	3.1%
No Own Children < 18	75.5%	79.3%	76.5%
Employed/in Armed Forces	37.7%	35.7%	34.7%
Unemployed	2.7%	4.2%	3.0%
Not in Labor Force	35.0%	39.4%	38.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Latitude 40.4228
Longitude -79.8836

Swissvale
Pennsylvania, United S
Drive Time: 5 minutes

Swissvale
Pennsylvania, United S
Drive Time: 10 minutes

Swissvale
Pennsylvania, United S
Drive Time: 15 minutes



2008 Employed Population 16+ by Industry

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	20,362	127,011	287,024
Agriculture/Mining	0.2%	0.1%	0.2%
Construction	3.4%	3.5%	5.1%
Manufacturing	4.3%	4.2%	5.1%
Wholesale Trade	2.4%	2.0%	2.5%
Retail Trade	10.5%	10.1%	11.2%
Transportation/Utilities	4.5%	4.1%	5.1%
Information	2.8%	2.6%	2.5%
Finance/Insurance/Real Estate	8.8%	7.8%	8.4%
Services	59.8%	62.0%	56.0%
Public Administration	3.4%	3.7%	3.9%

2008 Employed Population 16+ by Occupation

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	20,362	127,013	287,024
White Collar	69.1%	69.2%	64.8%
Management/Business/Financial	12.3%	12.3%	12.0%
Professional	30.2%	31.2%	25.3%
Sales	10.7%	10.3%	10.9%
Administrative Support	15.9%	15.4%	16.6%
Services	19.1%	19.2%	19.7%
Blue Collar	11.8%	11.6%	15.5%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	2.8%	3.0%	4.4%
Installation/Maintenance/Repair	2.0%	2.0%	2.7%
Production	2.6%	2.7%	3.3%
Transportation/Material Moving	4.5%	4.0%	5.0%



2000 Workers 16+ by Means of Transportation to Work

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	20,561	123,992	283,116
Drove Alone - Car, Truck, or Van	59.9%	56.6%	63.6%
Carpooled - Car, Truck, or Van	11.6%	10.5%	11.3%
Public Transportation	20.6%	19.2%	15.5%
Walked	5.0%	10.0%	6.5%
Other Means	0.7%	1.0%	0.9%
Worked at Home	2.2%	2.6%	2.2%

2000 Workers 16+ by Travel Time to Work

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	20,560	123,992	283,115
Did Not Work at Home	97.8%	97.4%	97.8%
Less than 5 minutes	2.0%	2.5%	2.3%
5 to 9 minutes	6.6%	9.3%	9.0%
10 to 19 minutes	27.2%	31.2%	30.5%
20 to 24 minutes	19.0%	16.7%	16.8%
25 to 34 minutes	23.4%	20.3%	20.7%
35 to 44 minutes	6.5%	5.6%	5.9%
45 to 59 minutes	7.5%	6.5%	6.9%
60 to 89 minutes	3.7%	3.8%	3.9%
90 or more minutes	2.0%	1.6%	1.7%
Worked at Home	2.2%	2.6%	2.2%
Average Travel Time to Work (in min)	26.2	24.1	24.6

2000 Households by Vehicles Available

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	20,670	127,684	281,989
None	25.1%	27.8%	23.6%
1	43.8%	43.3%	42.8%
2	25.5%	23.0%	26.7%
3	4.4%	4.6%	5.4%
4	0.7%	0.9%	1.1%
5+	0.5%	0.4%	0.5%
Average Number of Vehicles Available	1.1	1.1	1.2

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008.



Latitude 40.4228
Longitude -79.8836

Swissvale
Pennsylvania, United S
Drive Time: 5 minutes

Swissvale
Pennsylvania, United S
Drive Time: 10 minutes

Swissvale
Pennsylvania, United S
Drive Time: 15 minutes



2000 Households by Type

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	20,648	127,653	281,854
Family Households	54.0%	50.2%	55.6%
Married-couple Family	31.8%	31.3%	36.3%
With Related Children	12.7%	11.7%	14.3%
Other Family (No Spouse)	22.2%	19.0%	19.2%
With Related Children	13.9%	11.3%	11.3%
Nonfamily Households	46.0%	49.8%	44.4%
Householder Living Alone	39.2%	40.9%	37.5%
Householder Not Living Alone	6.8%	8.8%	7.0%
Households with Related Children	26.6%	23.0%	25.6%
Households with Persons 65+	26.8%	28.8%	29.9%

2000 Households by Size

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	20,648	127,654	281,854
1 Person Household	39.2%	40.9%	37.5%
2 Person Household	31.1%	31.1%	31.5%
3 Person Household	14.2%	13.5%	14.6%
4 Person Household	9.1%	8.7%	10.0%
5 Person Household	4.1%	3.7%	4.3%
6 Person Household	1.4%	1.3%	1.4%
7+ Person Household	0.9%	0.7%	0.7%

2000 Households by Year Householder Moved In

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	20,671	127,684	281,988
Moved in 1999 to March 2000	18.0%	20.9%	17.4%
Moved in 1995 to 1998	26.8%	25.8%	24.1%
Moved in 1990 to 1994	15.2%	13.6%	13.9%
Moved in 1980 to 1989	14.4%	13.5%	14.3%
Moved in 1970 to 1979	10.1%	10.0%	11.1%
Moved in 1969 or Earlier	15.5%	16.3%	19.2%
Median Year Householder Moved In	1993	1994	1992



2000 Housing Units by Units in Structure

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	23,743	144,874	314,116
1, Detached	49.8%	44.3%	52.5%
1, Attached	10.4%	11.6%	10.9%
2	10.7%	8.7%	8.3%
3 or 4	10.8%	8.5%	7.0%
5 to 9	7.7%	7.2%	6.1%
10 to 19	4.7%	5.6%	4.6%
20+	5.9%	14.0%	10.2%
Mobile Home	0.1%	0.1%	0.3%
Other	0.0%	0.0%	0.0%

2000 Housing Units by Year Structure Built

	Swissvale	Swissvale	Swissvale
	Pennsylvania, United S	Pennsylvania, United S	Pennsylvania, United S
	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes
Total	23,784	144,954	314,202
1999 to March 2000	0.1%	0.4%	0.3%
1995 to 1998	0.3%	1.0%	1.0%
1990 to 1994	0.7%	1.0%	1.1%
1980 to 1989	3.8%	3.9%	4.1%
1970 to 1979	6.8%	7.8%	8.3%
1969 or Earlier	88.2%	85.9%	85.2%
Median Year Structure Built	1938	1944	1945

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



Latitude 40.4228
 Longitude -79.8836

Swissvale
 Pennsylvania, United S
 Drive Time: 5 minutes

Swissvale
 Pennsylvania, United S
 Drive Time: 10 minutes

Swissvale
 Pennsylvania, United S
 Drive Time: 15 minutes



2000 Population 3+ by School Enrollment

	Swissvale	Swissvale	Swissvale
Total	43,781	279,860	626,535
Enrolled in Nursery/Preschool	1.8%	1.5%	1.6%
Enrolled in Kindergarten	1.0%	0.9%	1.1%
Enrolled in Grade 1-8	11.4%	9.2%	10.0%
Enrolled in Grade 9-12	5.0%	4.5%	4.9%
Enrolled in College	4.6%	10.9%	7.1%
Enrolled in Grad/Prof School	2.1%	3.6%	2.3%
Not Enrolled in School	74.0%	69.3%	72.9%

2008 Population 25+ by Educational Attainment

	Swissvale	Swissvale	Swissvale
Total	28,768	181,044	419,094
Less than 9th Grade	2.3%	3.1%	3.1%
9th - 12th Grade, No Diploma	8.0%	9.3%	9.8%
High School Graduate	31.3%	30.3%	35.0%
Some College, No Degree	16.9%	16.0%	16.8%
Associate Degree	8.8%	7.3%	8.0%
Bachelor's Degree	17.1%	17.2%	15.7%
Graduate/Professional Degree	15.6%	16.8%	11.6%


Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008.



Latitude	40.4228	Swissvale Pennsylvania, United S	Swissvale Pennsylvania, United S	Swissvale Pennsylvania, United S
Longitude	-79.8836	Drive Time: 5 minutes	Drive Time: 10 minutes	Drive Time: 15 minutes

Top 3 Tapestry Segments

1.	Modest Income Homes	Modest Income Homes	Rustbelt Retirees
2.	Metropolitans	Metro Renters	Simple Living
3.	Great Expectations	Rustbelt Retirees	Modest Income Homes

 **2008 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$35,221,036	\$220,037,080	\$475,745,480
Average Spent	\$1,834.72	\$1,806.80	\$1,767.72
Spending Potential Index	68	67	66
Computers & Accessories: Total \$	\$3,678,373	\$23,199,133	\$49,677,330
Average Spent	\$191.61	\$190.50	\$184.58
Spending Potential Index	80	80	77
Education: Total \$	\$21,947,780	\$142,364,723	\$305,965,185
Average Spent	\$1,143.29	\$1,169.00	\$1,136.87
Spending Potential Index	83	85	83
Entertainment/Recreation: Total \$	\$55,825,054	\$343,305,053	\$757,887,364
Average Spent	\$2,908.01	\$2,818.99	\$2,816.06
Spending Potential Index	78	76	76
Food at Home: Total \$	\$76,605,849	\$476,461,993	\$1,042,812,669
Average Spent	\$3,990.51	\$3,912.39	\$3,874.75
Spending Potential Index	82	80	79
Food Away from Home: Total \$	\$53,498,495	\$334,938,630	\$728,518,014
Average Spent	\$2,786.82	\$2,750.29	\$2,706.94
Spending Potential Index	81	80	79
Health Care: Total \$	\$64,497,840	\$394,326,644	\$891,046,666
Average Spent	\$3,359.79	\$3,237.94	\$3,310.84
Spending Potential Index	82	79	81
HH Furnishings & Equipment: Total \$	\$32,077,164	\$196,068,140	\$431,034,147
Average Spent	\$1,670.95	\$1,609.98	\$1,601.58
Spending Potential Index	73	70	70
Investments: Total \$	\$15,346,020	\$90,599,688	\$206,144,402
Average Spent	\$799.40	\$743.94	\$765.97
Spending Potential Index	79	73	76
Retail Goods: Total \$	\$398,445,840	\$2,456,592,722	\$5,406,218,602
Average Spent	\$20,755.63	\$20,171.89	\$20,087.76
Spending Potential Index	76	74	74
Shelter: Total \$	\$236,937,408	\$1,468,869,856	\$3,180,485,171
Average Spent	\$12,342.42	\$12,061.37	\$11,817.65
Spending Potential Index	79	78	76
TV/Video/Sound Equipment: Total \$	\$22,770,952	\$141,910,581	\$308,716,455
Average Spent	\$1,186.17	\$1,165.27	\$1,147.09
Spending Potential Index	83	81	80
Travel: Total \$	\$27,535,551	\$168,028,757	\$373,650,970
Average Spent	\$1,434.37	\$1,379.74	\$1,388.37
Spending Potential Index	76	73	74
Vehicle Maintenance & Repairs: Total \$	\$14,973,335	\$92,524,029	\$202,172,274
Average Spent	\$779.98	\$759.75	\$751.21
Spending Potential Index	79	77	76

Data Note: 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 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics.