





**SOUTHWESTERN PENNSYLVANIA COMMISSION**  
**Municipal Profile: General Population and Housing Characteristics 2010**

State: Pennsylvania

County: Allegheny

Municipality: West Deer Township

<b>11. HOUSEHOLDS BY TYPE</b>			<b>12. HOUSEHOLDS WITH INDIVIDUALS OF SPECIFIED AGE</b>		
	<u>Number</u>	<u>% of Total</u>		<u>Number</u>	<u>% of Total</u>
Total households	4,783	100.0%	Households with individuals under 18 years old	1,390	29.1%
Family households (families)	3,379	70.6%	Households with individuals 65 years & over	1,496	31.3%
Husband-wife family	2,792	58.4%			
Male householder, no wife present	189	4.0%			
Female householder, no husband present	398	8.3%			
Nonfamily households	1,404	29.4%			
Householder living alone	1,189	24.9%			
Householder 65 years & over	611	12.8%			

<b>14a. HOUSING OCCUPANCY</b>			<b>14b. VACANT HOUSING UNITS BY TYPE</b>			
	<u>Number</u>	<u>% of Total</u>				
Total housing units	5,111	100.0%	For rent	35	For seasonal, recreational, or occasional use	23
Occupied housing units	4,783	93.6%	Rented, not occupied	5		
Vacant housing units	328	6.4%	For sale only	57	All other vacants	191
			Sold, not occupied	17		

<b>15. HOUSING UNITS, HOUSEHOLD POPULATION, AND AVERAGE HOUSEHOLD SIZE BY HOUSING TENURE</b>					
	<u>Number of units</u>	<u>% of Total</u>	<u>Population in units</u>	<u>% of Total</u>	<u>Average household size</u>
Occupied housing units	4,783	100.0%	11,636	100.0%	2.43
Owner-occupied housing units	4,123	86.2%	10,299	88.5%	2.50
Renter-occupied housing units	660	13.8%	1,337	11.5%	2.03

**Comparison of selected data items for different areas**

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-enty Region</u>	<u>Pennsylvania</u>	<u>United States</u>
Sex ratio (males per 100 females)	97.3	91.8	93.8	95.1	96.7
Median age (in years)	44.7	41.3	42.5	40.1	37.2
% of population aged 65 & over	17.9%	16.8%	17.2%	15.4%	13.0%
% of total population that is one race only	99.5%	98.2%	98.4%	98.1%	97.1%
% of population that is Hispanic or Latino	0.8%	1.6%	1.3%	5.7%	16.3%
% of population in group quarters	1.1%	2.9%	2.8%	3.4%	2.6%
Average household size	2.43	2.23	2.30	2.45	2.58
% of total housing units that are vacant	6.4%	9.4%	9.1%	9.9%	11.4%
% of occupied housing units that are owner-occupied	86.2%	64.7%	69.8%	69.6%	65.1%
Population density (persons per square mile of land)	408	1,676	366	284	87
Household density (households per square mile of land)	166	731	155	112	33
% minority population	2.4%	19.4%	12.4%	20.5%	36.3%



# SOUTHWESTERN PENNSYLVANIA COMMISSION

## Municipal Profile: Selected Social Characteristics 2006-2010

State: Pennsylvania

County: Allegheny

Municipality: West Deer Township

<b>School Enrollment by Level of School for the Population 3 Years and Over</b>		
	<u>Number</u>	<u>% of Total</u>
Population 3 years and over enrolled in school	2,669	100.0%
Nursery school, preschool	153	5.7%
Kindergarten	160	6.0%
Elementary school (grades 1-8)	1,156	43.3%
High school (grades 9-12)	756	28.3%
College or graduate school	444	16.6%

<b>Marital Status for the Population 15 Years and Over</b>		
	<u>Number</u>	<u>% of Total</u>
Population 15 years and over	9,465	100.0%
Never married	2,219	23.4%
Now married, except separated	5,544	58.6%
Separated	145	1.5%
Widowed	691	7.3%
Female	450	4.8%
Divorced	866	9.1%
Female	537	5.7%

<b>Veteran Status for the Civilian Population 18 Years and Over</b>		
	<u>Number</u>	<u>% of Total</u>
Civilian population 18 years and over	8,914	100.0%
Civilian veterans	1,132	12.7%

<b>Place of Birth and Citizenship Status</b>		
	<u>Number</u>	<u>% of Total</u>
Total population	11,616	100.0%
Native	11,561	99.5%
Born in U.S.	11,525	99.2%
Born in state of residence	10,540	90.7%
Born in different state	985	8.5%
Born outside U.S.	36	0.3%
Foreign born	55	0.5%
Naturalized citizen	12	0.1%
Not a citizen	43	0.4%

<b>Place of Birth for the Foreign-Born Population Excluding Population Born at Sea</b>		
	<u>Number</u>	<u>% of Total</u>
Total	55	100.0%
Europe	19	34.5%
Asia	24	43.6%
Africa	12	21.8%
Oceania	0	0.0%
Latin America	0	0.0%
Northern America	0	0.0%

<b>Educational Attainment for the Population 25 Years and Over</b>		
	<u>Number</u>	<u>% of Total</u>
Population 25 years and over	8,306	100.0%
Less than 9th grade	143	1.7%
9th to 12th grade, no diploma	522	6.3%
High school graduate (includes equivalency)	2,912	35.1%
Some college, no degree	1,461	17.6%
Associate's degree	1,103	13.3%
Bachelor's degree	1,483	17.9%
Graduate or professional degree	682	8.2%
Percent high school graduate or higher	92.0%	
Percent bachelor's degree or higher	26.1%	

<b>Grandparents as Caregivers</b>		
	<u>Number</u>	<u>% of Total</u>
Grandparents living with own grandchildren under 18 years	52	100.0%
Grandparent responsible for own grandchildren under 18 years	52	100.0%

<b>Geographical Mobility of Population 1 Year and Over Living in Area 1 Year Ago</b>		
	<u>Number</u>	<u>% of Total</u>
Total living in area 1 year ago	11,212	100.0%
Non-movers	10,622	94.7%
Moved to different house in U.S.	590	5.3%
Same county	305	2.7%
Different county	285	2.5%
Same state	272	2.4%
Different state	13	0.1%

This table provides geographical mobility for persons relative to their place of residence 1 year ago. The estimates do not include people who moved to Puerto Rico, other U.S. Island Areas, or Foreign Countries.



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State: Pennsylvania

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**Language Spoken at Home by Ability to Speak English for the Population 5 Years and Over**

	<u>Number</u>	<u>% of Total</u>
Population 5 years and over	10,943	100.0%
English only	10,691	97.7%
Language other than English	252	2.3%
Speak English less than "very well"	80	0.7%
Chinese	24	0.2%
Speak English less than "very well"	24	0.2%
French (inc Patois, Cajun)	40	0.4%
Speak English less than "very well"	33	0.3%
German	0	0.0%
Speak English less than "very well"	0	0.0%
Italian	54	0.5%
Speak English less than "very well"	12	0.1%
Korean	0	0.0%
Speak English less than "very well"	0	0.0%
Russian	0	0.0%
Speak English less than "very well"	0	0.0%
Spanish or Spanish Creole	107	1.0%
Speak English less than "very well"	11	0.1%
Vietnamese	0	0.0%
Speak English less than "very well"	0	0.0%
All other languages	27	0.2%
Speak English less than "very well"	0	0.0%

**Total Ancestry Reported (tallied for people with one or more ancestry categories reported) [20 largest in the SPC region]**

	<u>Number</u>	<u>% of Total</u>
Total for these 20 largest	15,092	100.0%
American	316	2.1%
Arab	86	0.6%
Croatian	382	2.5%
Czech or Czechoslovakian	120	0.8%
Dutch	412	2.7%
English	895	5.9%
French (except Basque)	270	1.8%
German	4,075	27.0%
Greek	43	0.3%
Hungarian	229	1.5%
Irish	2,495	16.5%
Italian	2,166	14.4%
Polish	1,563	10.4%
Russian	328	2.2%
Scotch-Irish	459	3.0%
Scottish	195	1.3%
Slovak	803	5.3%
Swedish	71	0.5%
Ukrainian	66	0.4%
Welsh	118	0.8%

**Comparison of selected data items for different areas**

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-cnty Region</u>	<u>Pennsylvania</u>	<u>United States</u>
% of population 25 years and over who are high school graduates or higher	92.0%	91.6%	90.2%	87.4%	85.0%
% of population 1 year and over who resided in area 1 year ago in same house	94.7%	87.1%	88.3%	87.9%	84.2%
% of population 1 year and over who resided in area 1 year ago in different house in same county	2.7%	9.1%	7.7%	7.5%	9.4%



**SOUTHWESTERN PENNSYLVANIA COMMISSION**

**Municipal Profile: Selected Economic Characteristics 2006-2010**

State: Pennsylvania

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**Households With Selected Types of Income in Past 12 Months**

<u>Type of income</u>	<u>Number of households with type of income</u>	<u>% of Total households</u>	<u>Average income (in 2010 inflation-adjusted dollars) per household by type of income</u>
With earnings in the past 12 months	3,514	76.2%	\$72,576
With Social Security income in the past 12 months	1,365	29.6%	\$15,240
With Supplemental Security Income in the past 12 month	152	3.3%	\$8,474
With public assistance income in the past 12 months	97	2.1%	\$725
With retirement income in the past 12 months	1,004	21.8%	\$15,870
Total households	4,612	(This is total households, NOT the sum of the households above; a household may fall into more than one of the above "type of income" categories)	

**Families by Family Income in the Past 12 Months (in 2010 Inflation-Adjusted Dollars)**

	<u>Number</u>	<u>% of Total</u>		<u>Number</u>	<u>% of Total</u>
Families	3,262	100.0%	\$45,000 to \$49,999	117	3.6%
Less than \$10,000	99	3.0%	\$50,000 to \$59,999	345	10.6%
\$10,000 to \$14,999	31	1.0%	\$60,000 to \$74,999	577	17.7%
\$15,000 to \$19,999	61	1.9%	\$75,000 to \$99,999	480	14.7%
\$20,000 to \$24,999	173	5.3%	\$100,000 to \$124,999	483	14.8%
\$25,000 to \$29,999	142	4.4%	\$125,000 to \$149,999	231	7.1%
\$30,000 to \$34,999	157	4.8%	\$150,000 to \$199,999	82	2.5%
\$35,000 to \$39,999	59	1.8%	\$200,000 or more	97	3.0%
\$40,000 to \$44,999	128	3.9%			

**Poverty Status in the Past 12 Months of Families by Type and Persons by Age for Whom Poverty Status is Determined**

	<u>Below poverty level</u>	<u>At or above poverty level</u>	<u>Total</u>	<u>% of Total below poverty</u>
All families	137	3,125	3,262	4.2%
Married couple	29	2,635	2,664	1.1%
Male householder, no wife present	37	150	187	19.8%
Female householder, no husband present	71	340	411	17.3%
All persons	642	10,699	11,341	5.7%
Persons under 18 years	107	2,504	2,611	4.1%
Persons 18 to 64 years	388	6,671	7,059	5.5%
Persons over 64 years	147	1,524	1,671	8.8%

**Miscellaneous Income Data in the past 12 months (in 2010 inflation-adjusted dollars)**

<u>Median family income</u>	<u>Per capita income</u>	<u>Median earnings for the full-time, year-round civilian employed population 16 year and over with earnings, by sex:</u>	
\$66,261	\$27,684	<u>Males</u>	<u>Females</u>
		\$54,414	\$39,063



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**Employment Status for the Population 16 Years and Over**

	<u>Ages 16 to 64 years</u>		<u>Ages 65 years and over</u>		<u>Ages 16 years and over</u>		
	<u>Males</u>	<u>Females</u>	<u>Males</u>	<u>Females</u>	<u>Males</u>	<u>Females</u>	<u>Total</u>
Population	3,643	3,897	815	995	4,458	4,892	9,350
In labor force	3,117	2,827	84	86	3,201	2,913	6,114
In Armed Forces	0	0	Not applicable		0	0	0
Civilian labor force	3,117	2,827	84	86	3,201	2,913	6,114
Employed	2,999	2,654	84	86	3,083	2,740	5,823
Unemployed	118	173	0	0	118	173	291
Percent of civilian labor force	3.8	6.1	0.0	0.0	3.7	5.9	4.8
Not in labor force	526	1,070	731	909	1,257	1,979	3,236

**Industry for the Civilian Employed Population 16 Years and Over**

	<u>Number</u>		<u>% of Total</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	5,823	100.0%	Finance & insurance, & real estate & rental & leasing	341 5.9%
Agriculture, forestry, fishing and hunting, and mining	46	0.8%	Professional, scientific, & management, & administrative & waste management services	547 9.4%
Construction	344	5.9%	Educational services, and health care and social assistance	1,583 27.2%
Manufacturing	727	12.5%	Arts, entertainment, & recreation, & accomodation & food services	373 6.4%
Wholesale trade	200	3.4%	Other services, except public administration	337 5.8%
Retail trade	646	11.1%	Public administration	187 3.2%
Transportation and warehousing, and utilities	354	6.1%		
Information	138	2.4%		

**Occupation for the Civilian Employed Population 16 Years and Over**

	<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	5,823	100.0%
Management, business, science, and arts	2,014	34.6%
Service	932	16.0%
Sales and office	1,493	25.6%
Farming, fishing, and forestry	25	0.4%
Construction, extraction, installation, maintenance, & repair	710	12.2%
Production, transportation, and material moving	649	11.1%

**Class of Worker for the Civilian Employed Population 16 Years and Over**

	<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	5,823	100.0%
Private for-profit wage and salary	4,119	70.7%
Private not-for-profit wage and salary	787	13.5%
Local government	245	4.2%
State and federal government	358	6.1%
Self-employed in own not incorporated business	308	5.3%
Unpaid family worker	6	0.1%

**NOTE: employment and worker data pertain to place of residence, not place of work**



**SOUTHWESTERN PENNSYLVANIA COMMISSION**

**Municipal Profile: Selected Economic Characteristics 2006-2010**

State: Pennsylvania

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**Households by Household Income in the Past 12 Months (in 2010 Inflation-Adjusted Dollars)**

	<u>Number</u>	<u>% of Total</u>
Households	4,612	100.0%
Less than \$10,000	266	5.8%
\$10,000 to \$14,999	191	4.1%
\$15,000 to \$19,999	186	4.0%
\$20,000 to \$24,999	271	5.9%
\$25,000 to \$29,999	220	4.8%
\$30,000 to \$34,999	213	4.6%
\$35,000 to \$39,999	147	3.2%
\$40,000 to \$44,999	195	4.2%
\$45,000 to \$49,999	176	3.8%
\$50,000 to \$59,999	399	8.7%
\$60,000 to \$74,999	795	17.2%
\$75,000 to \$99,999	587	12.7%
\$100,000 to \$124,999	529	11.5%
\$125,000 to \$149,999	245	5.3%
\$150,000 to \$199,999	82	1.8%
\$200,000 or more	110	2.4%

Median household income in the past 12 months (in 2010 inflation-adjusted dollars) \$60,533

**Means of Transportation to Work for Workers 16 Years and Over**

	<u>Number</u>	<u>% of Total excluding worked at home</u>
Total excluding worked at home	5,474	100.0%
Car, truck, or van -- drove alone	4,810	87.9%
Car, truck, or van -- carpoled	487	8.9%
Public transportation (excluding taxicab)	90	1.6%
Bicycle	0	0.0%
Walked	47	0.9%
Taxicab, motorcycle, or other means	40	0.7%
Average travel time (in minutes) to work excluding worked at home	26.1	
Worked at home	144	2.6%
Workers 16 years and over	5,618	100.0%

NOTE: Workers include members of the Armed Forces and civilians who were at work last week

**NOTE: employment and worker data pertain to place of residence, not place of work**

**Comparison of selected data items for different areas**

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-cnty Region</u>	<u>Pennsylvania</u>	<u>United States</u>
% of civilian labor force (ages 16 and over) that is unemployed	4.8%	6.8%	6.8%	7.3%	7.9%
% of commuters who drove alone excluding worked at home	87.9%	73.4%	79.8%	79.2%	79.3%
Average travel time (in minutes) to work excluding worked at home	26.1	25.2	25.2	25.5	25.2
Median household income in the past 12 months (in 2010 inflation-adjusted dollars)	\$60,533	\$47,961	\$46,939	\$50,398	\$51,914



# SOUTHWESTERN PENNSYLVANIA COMMISSION

## Municipal Profile: Selected Housing Characteristics 2006-2010

State: Pennsylvania

County: Allegheny

Municipality: West Deer Township

### Housing Units in Structure

	<u>Number</u>	<u>% of Total</u>
Total housing units	4,793	100.0%
1 unit, detached	3,699	77.2%
1 unit, attached	502	10.5%
2 units	123	2.6%
3 or 4 units	138	2.9%
5 to 9 units	37	0.8%
10 to 19 units	70	1.5%
20 to 49 units	98	2.0%
50 or more units	0	0.0%
Mobile home	126	2.6%
Boat, RV, van, etc	0	0.0%

### Year Structure Built

	<u>Number</u>	<u>% of Total</u>
Total housing units	4,793	100.0%
Built 2005 or later	97	2.0%
Built 2000 to 2004	528	11.0%
Built 1990 to 1999	492	10.3%
Built 1980 to 1989	707	14.8%
Built 1970 to 1979	677	14.1%
Built 1960 to 1969	391	8.2%
Built 1950 to 1959	632	13.2%
Built 1940 to 1949	150	3.1%
Built 1939 or earlier	1,119	23.3%
Subtotal: built before 1970	2,292	47.8%

### Rooms

	<u>Number</u>	<u>% of Total</u>
Total housing units	4,793	100.0%
1 room	13	0.3%
2 rooms	96	2.0%
3 rooms	57	1.2%
4 rooms	602	12.6%
5 rooms	1,069	22.3%
6 rooms	1,364	28.5%
7 rooms	703	14.7%
8 rooms	518	10.8%
9 or more rooms	371	7.7%
Median number of rooms	5.9	

### Occupied Housing Units by Year Householder Moved into Unit

	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	4,612	100.0%
Moved in 2005 or later	930	20.2%
Moved in 2000 to 2004	1,231	26.7%
Moved in 1990 to 1999	903	19.6%
Moved in 1980 to 1989	637	13.8%
Moved in 1970 to 1979	479	10.4%
Moved in 1969 or earlier	432	9.4%

### Value of Owner-Occupied Housing Units

	<u>Number</u>	<u>% of Total</u>
Total owner-occupied housing units	3,900	100.0%
Less than \$50,000	212	5.4%
\$50,000 to \$69,999	212	5.4%
\$70,000 to \$89,999	472	12.1%
\$90,000 to \$99,999	197	5.1%
\$100,000 to \$124,999	531	13.6%
\$125,000 to \$149,999	457	11.7%
\$150,000 to \$174,999	629	16.1%
\$175,000 to \$199,999	417	10.7%
\$200,000 to \$249,999	347	8.9%
\$250,000 to \$299,999	184	4.7%
\$300,000 to \$399,999	166	4.3%
\$400,000 to \$499,999	19	0.5%
\$500,000 to \$749,999	35	0.9%
\$750,000 to \$999,999	9	0.2%
\$1,000,000 or more	13	0.3%

Median Value of Owner-Occupied Housing Units \$142,800

### House Heating Fuel for Occupied Housing Units

	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	4,612	100.0%
Utility gas	3,390	73.5%
Bottled, tank, or LP gas	114	2.5%
Electricity	425	9.2%
Fuel oil, kerosene, etc.	586	12.7%
Coal or coke	9	0.2%
Wood	77	1.7%
Solar energy	0	0.0%
Other fuel	0	0.0%
No fuel used	11	0.2%



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<b>Vehicles Available for Occupied Housing Units</b>		
	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	4,612	100.0%
No vehicles available	173	3.8%
1 vehicle available	1,506	32.7%
2 vehicles available	2,055	44.6%
3 vehicles available	629	13.6%
4 vehicles available	217	4.7%
5 or more vehicles available	32	0.7%

<b>Occupants Per Room for Occupied Housing Units</b>		
	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	4,612	100.0%
1.00 or less	4,528	98.2%
1.01 to 1.50	84	1.8%
1.51 or more	0	0.0%

<b>Gross Rent of Renter-Occupied Housing Units</b>		
	<u>Number</u>	<u>% of Total</u>
Total renter-occupied housing units	712	100.0%
With cash rent	632	88.8%
Less than \$200	0	0.0%
\$200 to \$399	0	0.0%
\$400 to \$599	256	36.0%
\$600 to \$799	181	25.4%
\$800 to \$999	94	13.2%
\$1,000 to \$1,999	58	8.1%
\$2,000 or more	0	0.0%
No cash rent	80	11.2%
Median gross rent for renter-occupied housing units paying cash rent	\$607	

<b>Selected Characteristics for Occupied Housing Units</b>		
	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	4,612	100.0%
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	42	0.9%
No telephone service available	39	0.8%

<b>Mortgage Status and Selected Monthly Owner Costs</b>		
	<u>Number</u>	<u>% of Total</u>
Total owner-occupied housing units	3,900	100.0%
Housing units with a mortgage	2,409	61.8%
Less than \$200	0	0.0%
\$200 to \$399	0	0.0%
\$400 to \$599	56	1.4%
\$600 to \$799	222	5.7%
\$800 to \$999	201	5.2%
\$1,000 to \$1,999	1,577	40.4%
\$2,000 to \$2,999	313	8.0%
\$3,000 or more	40	1.0%
Housing units without a mortgage	1,491	38.2%

<b>Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months</b>		
	<u>Number</u>	<u>% of Total</u>
Total owner-occupied housing units	3,900	100.0%
Less than 20.0 percent	1,906	48.9%
20.0 to 24.9 percent	697	17.9%
25.0 to 29.9 percent	327	8.4%
30.0 to 34.9 percent	230	5.9%
35.0 percent or more	740	19.0%
Not computed	0	0.0%

<b>Gross Rent as a Percentage of Household Income in the Past 12 Months</b>		
	<u>Number</u>	<u>% of Total</u>
Total renter-occupied housing units	712	100.0%
Less than 20.0 percent	181	25.4%
20.0 to 24.9 percent	60	8.4%
25.0 to 29.9 percent	7	1.0%
30.0 to 34.9 percent	34	4.8%
35.0 percent or more	350	49.2%
Not computed	80	11.2%



# SOUTHWESTERN PENNSYLVANIA COMMISSION

## Municipal Profile: Selected Housing Characteristics 2006-2010

State: Pennsylvania

County: Allegheny

Municipality: West Deer Township

### Comparison of selected data items for different areas

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-cnty Region</u>	<u>Pennsylvania</u>	<u>United States</u>
% of total housing units that are single-family units (Single-family units include 1 unit, attached; 1 unit, detached; mobile home; and boat, RV, van, etc.)	90.3%	72.7%	79.3%	79.5%	74.1%
% of total housing units that were built before 1970	47.8%	73.6%	67.1%	61.0%	42.6%
% of occupied housing units with no vehicles available	3.8%	14.4%	10.9%	11.4%	8.9%
Median value of owner-occupied housing units	\$142,800	\$115,200	\$115,653	\$159,300	\$188,400
Median gross rent for renter-occupied housing units paying cash rent	\$607	\$688	\$638	\$739	\$841
% of owner-occupied housing units where the selected monthly owner costs are 30% or more of household income in the past 12 months	24.9%	24.2%	23.0%	26.9%	30.4%
% of renter-occupied housing units where the gross rent is 30% or more of household income in the past 12 months	53.9%	44.7%	42.9%	44.4%	47.0%