



ADR26105 | September 2025

Analytical Data Report

2050 Population and
Employment Forecasts
Version 2.1 Update





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Executive Summary

This Analytical Data Report (ADR) presents updated population and employment forecasts for the nine-county Greater Philadelphia region through the year 2050. These forecasts, referred to as the **2050 v2.1 forecasts**, were developed to support the Delaware Valley Regional Planning Commission's (DVRPC's) *Update: Connections 2050* Long-Range Plan. They revise and replace the previous 2050 v1.0 forecasts adopted in 2021. The DVRPC Board initially adopted the updated forecasts as version 2.0 in October 2024. In May 2025, the Board approved a targeted update to the employment forecasts for the Philadelphia Planning Districts, resulting in the current v2.1 forecasts.

The region is projected to add over 450,000 new residents between 2020 and 2050, representing a nearly 8 percent increase in population. Growth is expected to be more robust in the first half of the forecast period, tapering off after 2035. The forecasts are grounded in historical trends in births, deaths, and migration. While net migration into the region is projected to remain positive, declining birth rates and an aging population are anticipated to slow overall population growth. As a result, the region's demographic profile will continue to shift older, with the population over the age of 65 increasing, while the number of residents under 65 remains relatively stable.

Employment in the DVRPC region is forecasted to increase by more than 350,000 jobs between 2020 and 2050, a growth of just over 10 percent. Most of this increase is expected to occur by 2025, as the labor market rebounds from the COVID-19 pandemic and surpasses pre-pandemic employment levels. However, with the working-age population remaining flat through 2050, less employment growth is projected beyond 2025.

The v2.1 forecasts provide five-year projections from 2020 through 2050. Forecasts are available at multiple geographic levels, including the regional, county, municipal, and Philadelphia Planning District scales. Additionally, DVRPC's online Data Center offers forecasts at the Transportation Analysis Zone (TAZ) level, including projections for households and employment by industry sector.

Background

Population and employment forecasts are a crucial component of long-range land-use and transportation planning. In addition to supporting a wide range of DVRPC studies and analyses, these forecasts fulfill a federal requirement under 23 CFR chapter 1, subchapter E, section 450.324(e).¹

This update replaces DVRPC's previous 2050 v1.0 forecasts and was developed to support the federally required air quality conformity analysis for the *Federal Fiscal Year (FFY) 2026 New Jersey Transportation Improvement Program (TIP)* and the *Update: Connections 2050 Long-Range Plan*. The new forecasts will serve as a foundational input for DVRPC planning activities, travel demand modeling, and policy analysis until the next long-range plan update is completed.

Forecasts use a 2020 base year and are provided in five-year increments from 2025 through the horizon year of 2050. They cover the eight counties surrounding Philadelphia, as well as the 18 planning districts within the city.

The DVRPC population and employment forecasts are not meant to be aspirational or to represent a vision for regional growth. Instead, they reflect a plausible picture of how the region may change over a 30-year period, grounded in current demographic and economic trends. While no forecast can predict the future with certainty, DVRPC applies the best available data and behavioral insights to produce reasonable expectations for future socioeconomic and land use conditions—critical inputs for modeling future travel demand and making informed transportation investment decisions.

What's in this Report

This ADR presents the results of DVRPC's updated population and employment forecasts and highlights key trends observed across the region. Detailed forecast data are included in the following appendices:

- **Appendix A: Population Forecasts (2020–2050)** presents population forecasts for each municipality and Philadelphia planning district in five-year increments from 2020 to 2050.
- **Appendix B: Employment Forecasts (2020–2050)** provides employment forecasts for the same geographies and time intervals.

¹ The [metropolitan planning organization (MPO)], the State(s), and the public transportation operator(s) shall validate data used in preparing other existing modal plans for providing input to the transportation plan. In updating the transportation plan, the MPO shall base the update on the latest available estimates and assumptions for population, land use, travel, employment, congestion, and economic activity. The MPO shall approve the transportation plan contents and supporting analyses produced by a transportation plan update.

Forecast Methodology and Data

The 2050 v2.1 forecasts are grounded in the most recent and reliable data sources, including the 2020 Decennial Census, 2020 Bureau of Economic Analysis (BEA) data, and the 2021 National Establishments Time Series (NETS) dataset.

Population forecasts at the county and regional levels were produced using an age-cohort cohort survival model, which estimates population change by tracking five-year age and sex cohorts over time (e.g., females aged 0–4, 5–9, etc.). For each cohort, population change was calculated based on projected birth, death, and migration rates.

Future demographic rates were derived from historical trends and informed by data from the U.S. Census Bureau and state health departments in New Jersey and Pennsylvania. Birth rates (Table 1) show the number of children born per woman, categorized by the mother's age at the time of birth. Future births are estimated by applying these rates to the projected female population in each age cohort for each forecast period.

Table 1: Average Five-Year Births per 1,000 Females by County and Female Age Cohort (2010–2019)

County	Female Age Cohort								
	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54
Burlington	0.3	50.0	260.6	470.1	559.8	262.7	52.4	3.5	0.5
Camden	1.2	111.4	369.5	479.8	516.0	256.9	52.6	3.7	0.5
Gloucester	0.3	47.0	210.1	489.8	571.8	250.0	45.8	2.2	0.4
Mercer	1.3	77.6	235.1	438.4	537.7	289.7	63.1	4.6	0.6
Bucks	0.3	36.2	197.9	468.5	615.4	266.2	49.4	4.1	0.7
Chester	0.4	40.3	190.7	485.4	690.2	327.0	57.6	4.4	0.9
Delaware	1.0	67.9	242.8	490.8	621.6	319.4	61.5	5.6	1.0
Montgomery	0.5	40.2	189.9	452.1	662.1	316.5	59.0	4.5	0.8
Philadelphia	3.2	168.2	358.4	391.5	421.1	249.5	59.2	4.9	1.1

Source: DVRPC 2024. Base rates from New Jersey State Health Assessment Data and Pennsylvania Department of Health, Health Statistics

Mortality (death) rates are projected to continue declining across most age groups, in line with long-term historical trends. Data from the year 2020 were excluded from the model due to the atypical impacts of the COVID-19 pandemic. To account for this disruption, mortality rates for the 2025 forecast were based on the average rates observed from 2010 to 2019 (see Table 2). Forecasts beyond 2025 assume a continued gradual decline in mortality rates. The slope of decline was determined using State of New Jersey Health Assessment Data from 2000–2020, using a best-fit regression model to project future mortality rates.

Table 2: Average Five-Year Deaths per 1,000 People by County and Age Cohort (2010–2019)

County	Age Cohort																	
	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
Burlington	5.5	0.4	0.5	1.5	4.8	6.2	6.5	7.0	8.9	13.4	21.8	32.0	42.6	68.7	101.3	166.1	291.4	727.6
Camden	8.4	0.5	0.6	2.2	6.3	8.0	8.5	10.1	12.3	17.4	27.3	40.7	52.5	76.7	117.6	178.1	302.9	740.4
Gloucester	5.5	0.3	0.7	1.4	4.8	8.5	9.6	8.6	10.1	15.3	23.7	35.3	48.5	76.1	117.0	186.6	336.9	788.3
Mercer	7.4	0.5	0.5	1.8	3.8	5.0	5.8	6.6	8.4	13.4	22.1	32.2	45.7	65.8	95.4	150.5	269.6	689.2
Bucks	4.4	0.4	0.6	1.9	6.2	7.2	8.1	6.7	7.8	11.9	18.9	27.6	37.8	59.6	89.8	172.5	298.9	736.0
Chester	4.7	0.3	0.4	1.6	4.5	5.3	5.9	5.2	6.1	10.0	16.0	24.6	33.6	54.0	81.4	163.0	282.5	695.7
Delaware	8.4	0.6	0.5	1.8	5.2	7.9	8.8	8.8	10.4	15.3	24.5	35.8	49.0	70.1	105.6	180.1	312.2	768.8
Montgomery	5.0	0.2	0.4	1.6	4.7	4.9	5.5	5.6	6.5	11.2	17.9	27.6	37.7	58.1	87.5	170.5	295.5	727.6
Philadelphia	11.5	0.7	0.9	2.9	5.9	7.3	8.2	12.6	14.9	24.5	39.1	53.3	72.9	88.6	133.4	169.4	293.5	722.8

Source: DVRPC 2024. Base rates from New Jersey State Health Assessment Data and Pennsylvania Department of Health, Health Statistics

Note: This base rate is decreased over the forecast period starting in 2030, following historic trends towards longer life expectancies and lower mortality rates

Migration rates were estimated using historical census data from 2010 to 2019 for most counties (see Table 3). For Gloucester and Chester Counties, a longer time frame (2000 to 2019) was used to better account for the effects of the post-2008 recession and the prolonged slowdown in housing development that continued into the mid-2010s.

Between 2010 and 2020, nearly all counties experienced positive net migration, with Camden County as the sole exception, showing a slightly negative net migration rate. Overall, migration rates during the 2010s were generally higher than those in the 2000s, except in Gloucester and Chester Counties, where trends remained flat or declined.

Table 3: Five-Year Migration Rate by County and Age Cohort

County	Age-Cohort																
	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84
Burlington	4.5%	4.9%	6.7%	-3.9%	-5.7%	3.6%	5.1%	10.5%	3.6%	-1.3%	-6.0%	-0.8%	3.8%	-10.8%	4.3%	2.9%	0.3%
Camden	-1.6%	0.2%	4.0%	-3.0%	-10.6%	7.0%	5.4%	3.6%	-0.4%	-1.7%	-2.7%	-2.9%	2.5%	-7.4%	4.7%	1.9%	1.8%
Gloucester	6.3%	9.3%	6.4%	5.3%	-4.2%	-8.4%	11.0%	10.1%	2.4%	1.7%	1.0%	-1.5%	5.3%	-0.1%	3.3%	2.6%	3.4%
Mercer	-1.2%	6.5%	7.5%	14.3%	6.0%	-13.3%	5.4%	5.6%	2.4%	-0.5%	-1.7%	-1.6%	-2.6%	-8.1%	-0.8%	1.4%	-1.2%
Bucks	7.4%	8.6%	6.9%	-2.8%	-18.5%	-1.4%	7.1%	13.8%	4.5%	1.5%	-3.2%	-0.1%	3.5%	-1.9%	2.9%	5.5%	3.0%
Chester	4.6%	11.6%	5.8%	4.0%	-11.0%	-2.1%	10.6%	13.1%	4.6%	2.2%	0.6%	-1.6%	0.4%	-0.1%	0.2%	2.4%	3.2%
Delaware	-1.9%	6.4%	5.7%	11.9%	-11.8%	-15.5%	7.0%	7.9%	4.3%	-0.9%	-2.2%	-2.0%	2.4%	0.2%	2.4%	6.1%	2.6%
Montgomery	3.3%	7.4%	6.7%	0.7%	-10.4%	8.8%	9.8%	10.9%	3.5%	-0.4%	-2.9%	-0.9%	2.9%	-1.3%	4.2%	7.7%	7.2%
Philadelphia	-17.8%	-7.1%	0.9%	12.2%	15.7%	7.6%	-1.6%	-9.5%	-4.6%	-3.8%	1.0%	0.0%	4.9%	0.1%	4.1%	-4.8%	-4.1%

Source: DVRPC 2024. Base rates calculated from the U.S. Census Bureau 2000, 2010, and 2020 Decennial Census

Table 4 summarizes the estimated five-year birth, death, and migration rates by county that form the foundation of DVRPC's population forecasts. These rates reflect county-level demographic trends based on historical data and adjusted assumptions and are applied consistently throughout the forecast period. Definitions and notes for each rate are provided below the table for clarity.

Table 4: Estimated Total Five-Year Birth, Death, and Migration Rates by County

County	Birth Rate*	Death Rate**	Migration Rate***
Burlington	+168.3	-43.7	+12
Camden	+195.8	-45.4	-0.9
Gloucester	+164	-43.9	+33.3
Mercer	+177	-38.4	+16
Bucks	+158.8	-45.6	+19.9
Chester	+176.8	-37.1	+31.7
Delaware	+193.1	-48	+11.7
Montgomery	+182.1	-44.9	+30.8
Philadelphia	+213.3	-45.2	+5.5

Source: DVRPC 2024

*Birth Rate = Births per 1000 females, ages 10–54 over a 5-year period

**Death Rate = Deaths per 1000 people over a 5-year period. This base rate is decreased over the forecast period starting in 2030, following historic trends toward longer life expectancies and lower mortality rates

***Migration Rate = Net population change per 1000 people over a five-year period due to domestic and international migration

Employment forecasts are based on the projected working-age population, using a base-year employment-to-working-age population ratio. This ratio is calculated by dividing 2022 BEA employment data by the 2022 American Community Survey (ACS) working-age population. It is then applied to future working-age population estimates to project total employment at the county and regional levels. Employment figures include both part-time and full-time wage or salaried workers, as well as self-employed individuals.

Sub-county forecasts are generated by scaling the growth patterns from the original 2050 v1.0 forecasts to align with the updated v2.1 county and regional totals. The v1.0 forecasts are produced using an agent-based land use model, which simulates growth at the census block level based on real estate development proposals and other land use and socioeconomic inputs identified by local stakeholders.

In addition to geographic distribution, employment is also forecasted by industry sector. DVRPC applies the North American Industry Classification System (NAICS)—the federal standard for classifying business establishments—and uses two-digit NAICS codes to represent high-level industry sectors (see Table 5).

Table 5: NAICS Sector Definitions

Sector	Description
11	Agriculture, Forestry, Fishing and Hunting
21	Mining, Quarrying, and Oil and Gas Extraction
22	Utilities
23	Construction
31-33	Manufacturing
42	Wholesale Trade
44-45	Retail Trade
48-49	Transportation and Warehousing
51	Information
52	Finance and Insurance
53	Real Estate and Rental and Leasing
54	Professional, Scientific, and Technical Services
55	Management of Companies and Enterprises
56	Administrative and Support and Waste Management and Remediation Services
61	Educational Services
62	Health Care and Social Assistance
71	Arts, Entertainment, and Recreation
72	Accommodation and Food Services
81	Other Services (except Public Administration)
92	Public Administration

Source: 2022 North American Industry Classification System. U.S. Census Bureau, 2025

Data from DVRPC's 2050 v2.1 forecasts are available for viewing and download at multiple geographic levels through the following platforms:

- **WEBMAP²**: An interactive platform featuring charts and data at the municipal, planning district, and county levels.
- **TABLE DOWNLOADS³**: Users can preview and download datasets and GIS layers at the county, municipal/district, and Transportation Analysis Zone (TAZ) levels via the DVRPC Data Catalog.

For forecast variables beyond total population and employment, contact the data steward listed in the abstract of this report.

Stakeholder Engagement and Review Process

The development of DVRPC's population and employment forecasts was informed by ongoing collaboration with city, county, and state planning partners. This engagement supported the development of key assumptions and methods used to assess regional growth and land use change.

Committee Engagement

² <https://www.dvrpc.org/webmaps/popempforecasts>

³ <https://catalog.dvrpc.org/dataset/adopted-2050-v2-0-population-employment-forecasts>

To formalize this coordination, DVRPC established the Socioeconomic and Land Use Analytics Committee (SLUAC) during the development of the original 2050 v1.0 forecasts. SLUAC serves as a forum for continuous regional dialogue between DVRPC staff and land use and development professionals in the region. The committee includes representatives from planning partner agencies, including staff representatives from each county planning office in the region, as well as representatives from Philadelphia City Planning Commission (PCPC), the New Jersey Office of Planning Advocacy (NJOPA), and New Jersey Future (NJF). The committee plays a critical role in data-driven projects that depend on localized insight, input, and review.

Meeting Timeline

As part of the 2050 v2.1 update, SLUAC convened four times between February and September 2024, prior to the presentation of the draft forecasts to the DVRPC Board for adoption. Table 6 details the dates of these meetings and the topics covered in the facilitated conversation.

Table 6: SLUAC Meetings and Agenda Topics

Date	Meeting Topics
February 23, 2024	<ul style="list-style-type: none">• Project kickoff• Discuss project scope and timeline, population forecast methodology, and assumptions• Present initial age cohort model results
April 18, 2024	<ul style="list-style-type: none">• Present updated age cohort model results and zonal population forecast results• Discuss employment forecast methodology
July 26, 2024	<ul style="list-style-type: none">• Finalize population forecast• Review employment forecast
September 27, 2024	<ul style="list-style-type: none">• Final review and consensus to present to DVRPC Board for adoption

Source: DVRPC 2024

Board Adoption

The DVRPC Board initially adopted the updated forecasts as version 2.0 in October 2024. In May 2025, the Board approved a targeted update to the employment forecasts for the Philadelphia Planning Districts, resulting in the current v2.1 forecasts.

This update reallocated forecasted employment within Philadelphia to more accurately reflect job concentrations in key employment centers and planned developments (specifically in the Lower South, Lower Southwest, and University-Southwest districts). While the distribution of jobs across planning districts was refined, total employment for the city and the region remained unchanged.

DVRPC collaborated closely with the City of Philadelphia to ensure the updated forecasts better aligned with local development expectations. The v2.1 forecasts, as adopted by the Board, represent the most current and officially endorsed data at the time of this report’s publication.

Forecast Results

Population Forecast

The Greater Philadelphia Region is projected to gain 458,784 new residents between 2020 and 2050, reflecting a 7.8 percent increase over the 30-year period. This is consistent with the v1.0 forecast, which projected a 7.6 percent increase (or 440,188 additional residents). The total forecasted population for 2050 in version 2.1 is higher (6,351,893) than in version 1.0 (6,206,332)—primarily due to a higher base-year population recorded in the 2020 Census.

Regional population growth is expected to decelerate after 2035, declining from an average annual growth rate slowing from 0.4% to just 0.1%. This slowdown is primarily driven by declining birth rates and an aging population. At the time of this analysis, however, migration rates are expected to remain high enough to offset regional population decline through 2050.

The region's population is also expected to continue aging. Between 2020 and 2050:

- The number of residents aged 65 and over is projected to grow by 47%
- The working-age population (15–64) is expected to remain stable, growing just 0.1%
- The under-15 population is projected to decline by 0.7%

Projections related to household size are particularly challenging due to competing trends. On one hand, several counties have reported a significant increase in multifamily housing development, which typically supports smaller household sizes. On the other hand, some jurisdictions noted the prevalence of immigrant and multi-generational households, where sharing costs and resources—especially amid rising housing prices—can result in larger average household sizes.

Table 7 summarizes DVRPC's adopted regional and county-level population forecasts through 2050. Municipal- and district-level forecasts are provided in Appendix A.

Table 7: Forecasted Population by County (2020–2050)

County	2020	2025	2030	2035	2040	2045	2050	Absolute Change	Percent Change
Burlington	461,860	474,938	481,892	485,221	486,310	484,543	481,500	19,640	4.3%
Camden	523,485	529,829	531,962	534,490	535,325	532,961	529,692	6,207	1.2%
Gloucester	302,294	306,671	310,786	317,901	322,160	327,296	330,205	27,911	9.2%
Mercer	387,340	398,254	411,630	416,247	419,761	421,736	423,029	35,689	9.2%
New Jersey Counties	1,674,979	1,709,692	1,736,270	1,753,859	1,763,556	1,766,536	1,764,426	89,447	5.3%
Bucks	646,538	653,800	660,122	664,092	664,508	661,478	655,736	9,198	1.4%
Chester	534,413	564,292	585,266	601,696	615,751	626,434	634,012	99,599	18.6%
Delaware	576,830	584,199	591,408	596,379	598,727	598,641	597,100	20,270	3.5%
Montgomery	856,553	881,522	905,095	926,337	943,123	955,916	965,342	108,789	12.7%
Philadelphia	1,603,797	1,649,774	1,681,971	1,699,155	1,711,201	1,720,856	1,735,278	131,481	8.2%
Pennsylvania Counties	4,218,131	4,333,587	4,423,862	4,487,659	4,533,310	4,563,325	4,587,468	369,337	8.8%
DVRPC Region	5,893,110	6,043,279	6,160,132	6,241,518	6,296,866	6,329,861	6,351,894	458,784	7.8%

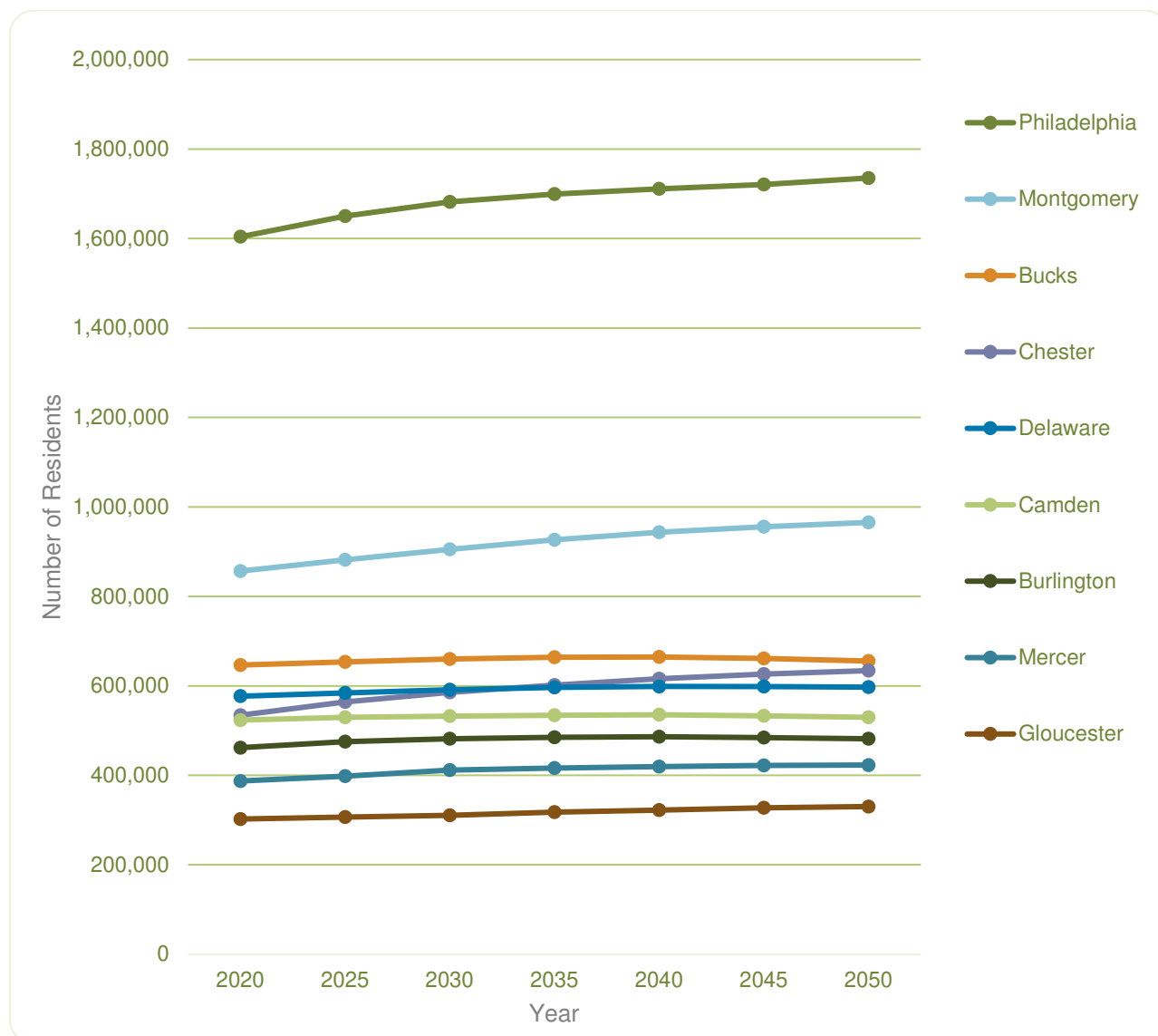
Source: DVRPC, October 2024. Base populations from the U.S. Census Bureau 2020 Decennial Census

County-level Population Forecasts

County-level population gains through 2050 vary (see Figures 1 and 2). The forecast for Philadelphia County, Pennsylvania, had the greatest absolute change, with over 130,000 people (29 percent of the region's growth). Montgomery and Chester counties in Pennsylvania were second and third in absolute gains, respectively. Combined, these three counties are expected to contribute almost three-quarters (74 percent) of regional growth between 2020 and 2050. Camden County, New Jersey, has the smallest share in regional growth, accounting for 1.4 percent of absolute population increase, and gaining just over 6,200 new residents over this period.

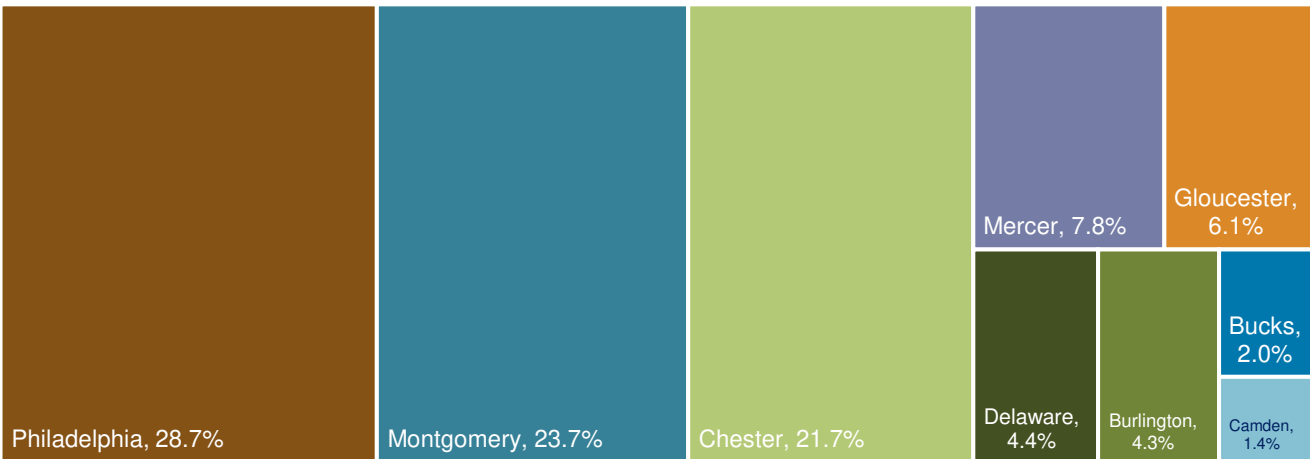
Overall, within the nine-county Greater Philadelphia region, the Pennsylvania counties are expected to grow moderately faster than the New Jersey counties (see Table 7, above). However, this growth is not anticipated to significantly shift the population balance between the two sides of the Delaware River. Today, for every 100 Greater Philadelphia residents, 72 live in Pennsylvania and 28 live in New Jersey. This ratio is projected to stay the same through 2050.

Figure 1: Forecasted Population by County (2020–2050)



Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

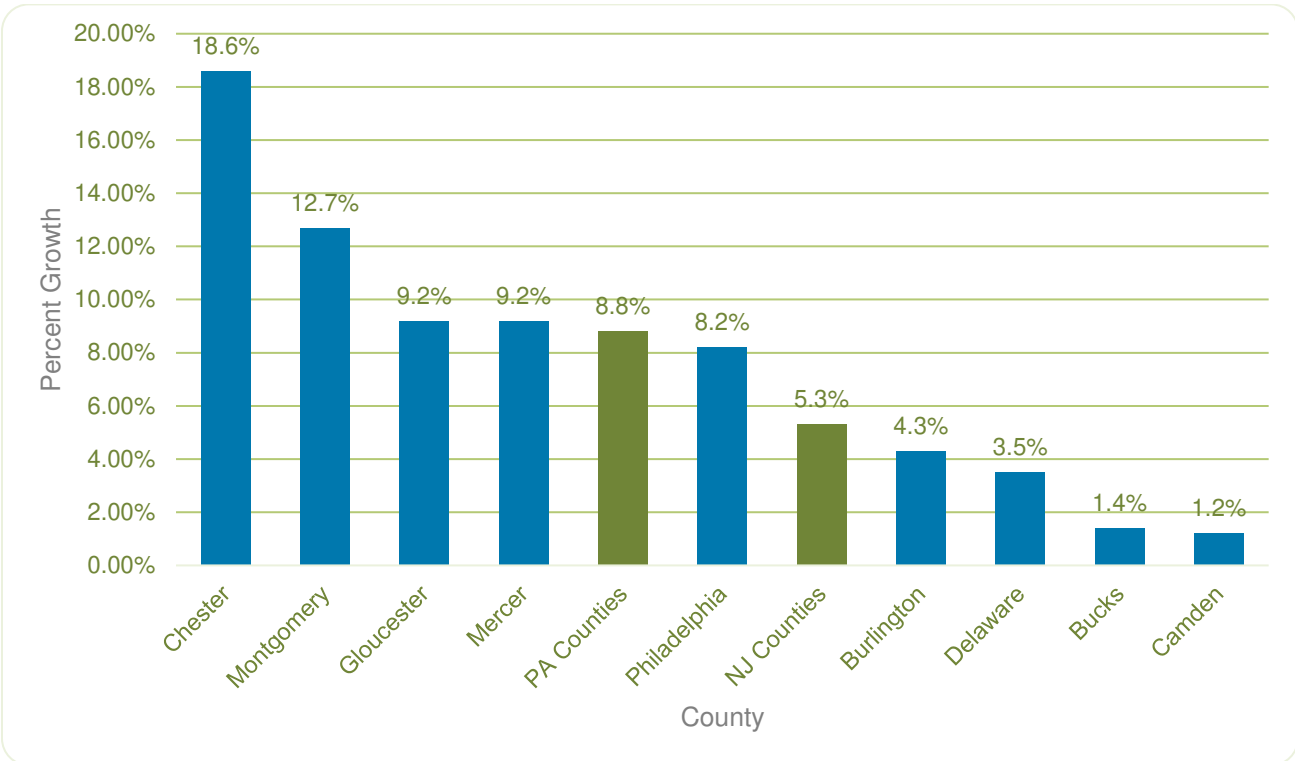
Figure 2: County Share of Absolute Change in Regional Population Forecast (2020–2050)



Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

By percent change, Chester County, Pennsylvania, is projected to experience the fastest growth in the region, with an 18.6 percent increase (see Figure 3). Montgomery County, Pennsylvania, follows with 12.7 percent, and Gloucester County, New Jersey, with 9.2 percent. Overall, counties in Pennsylvania are expected to grow more rapidly than those in New Jersey, with projected growth rates of 8.8 percent and 5.3 percent, respectively.

Figure 3: County Percent Population Growth (2020–2050)



Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Rankings of counties by population are forecast to remain constant through 2050, except Chester and Delaware counties. Chester County—currently the fifth most populous county in the region—is projected to surpass Delaware County between 2030 and 2035, becoming the fourth largest by population. Philadelphia’s overall share of the region’s population remains the highest, staying at 27 percent through 2050—nearly the same as the region’s New Jersey counties’ populations combined.

At the regional level, population growth is projected to continue through 2050. However, at the county level, four of the region’s slowest-growing counties—Burlington, Camden, Bucks, and Delaware—are expected to reach their peak populations by 2040 and then experience gradual declines through the remaining forecast period. After 2040, Burlington County is anticipated to decline by over 5,000 residents; Camden County by nearly 6,000; Bucks County by almost 9,000; and Delaware County by nearly 2,000 residents.

Municipal and Philadelphia Planning District Population Forecasts

Figures 4–7 present different views of the population forecast by municipality and Philadelphia planning districts. Figure 4 maps the total forecasted population for 2050. In this figure, population is most concentrated in Philadelphia, the region’s mature suburbs, and along major highway corridors including Route 422, Route 30, Mercer County’s Route 1, and Route 55 in Gloucester and southern Camden counties.

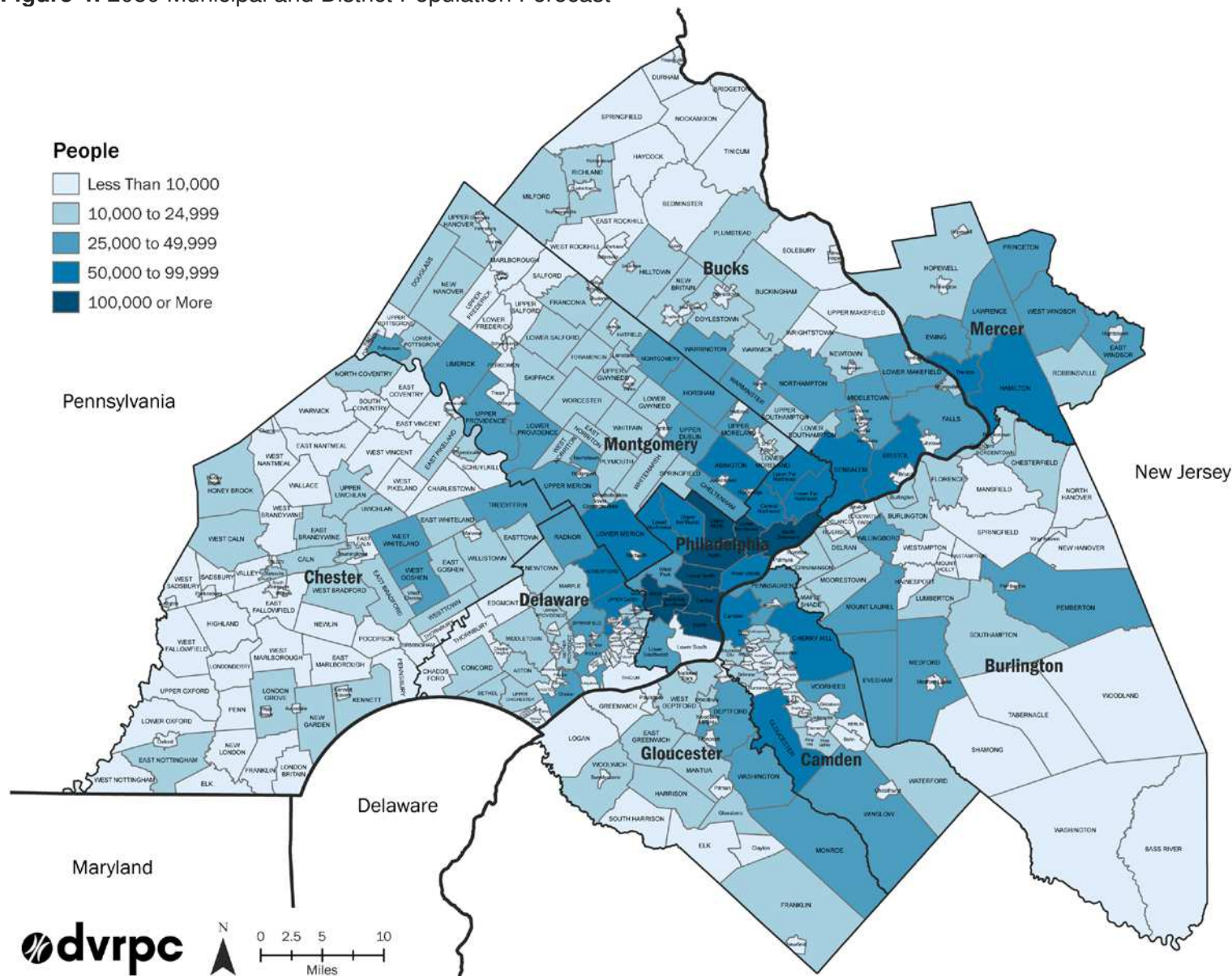
By percent change (Figure 5), growth is most widespread in the region’s western suburban counties, with nearly every municipality in Montgomery and Chester counties forecast to experience at least moderate growth (6 percent or higher). Absolute population growth (Figure 6), however, tells a different story. Many areas receiving substantial growth are already developed, including the urban core and the Route 422 corridor in Montgomery County. Other hotspots of growth include Mercer County (particularly Hopewell and West Windsor) and parts of the other New Jersey counties, including Cherry Hill in Camden County, and Monroe and Woolwich in Gloucester County. Figure 7 depicts the density of absolute population change and most accurately shows the concentration of new people in the region. Concentrated population growth tends to be in the urban core and mature suburbs and boroughs.

Table 8 shows the highest-ranked municipalities and planning districts by absolute growth between 2020 and 2050, and Table 9 shows the highest-ranked by percent change over the same period. Both tables help visualize the timing for when growth is expected to occur within the forecast period. Philadelphia’s Central Planning District has the greatest absolute forecasted growth, with a gain of 60,659 people. This is greater than the forecasted growth of the next three most highly ranked districts (University Southwest, Lower North, and River Wards) combined. West Windsor Township in Mercer County, New Jersey, is the highest-ranked municipality by absolute change outside of Philadelphia, with an absolute gain of 9,485 residents.

Woolwich Township in Gloucester County is anticipated to grow the most by percent change, gaining nearly 64 percent or 8,025 residents. New Hanover Township and Bridgeport Borough, both in Montgomery County, were second- and third-fastest-growing by percent change. The Lower South Planning District in Philadelphia is fifth in the percent change rankings. This jump can be attributed to the boom of multifamily development projects in the Navy Yard, after the lifting of restrictions on residential land uses.

While population growth is forecast to be higher between 2020 and 2035 than between 2035 and 2050 regionally, the phasing of growth at the subcounty level varies, and is shown in Tables 8 and 9. Variation can be attributed to known future development, and the allocation of remaining future forecasted growth based on land use modelling conducted as part of the 2050 v1.0 forecasts.

Figure 4: 2050 Municipal and District Population Forecast

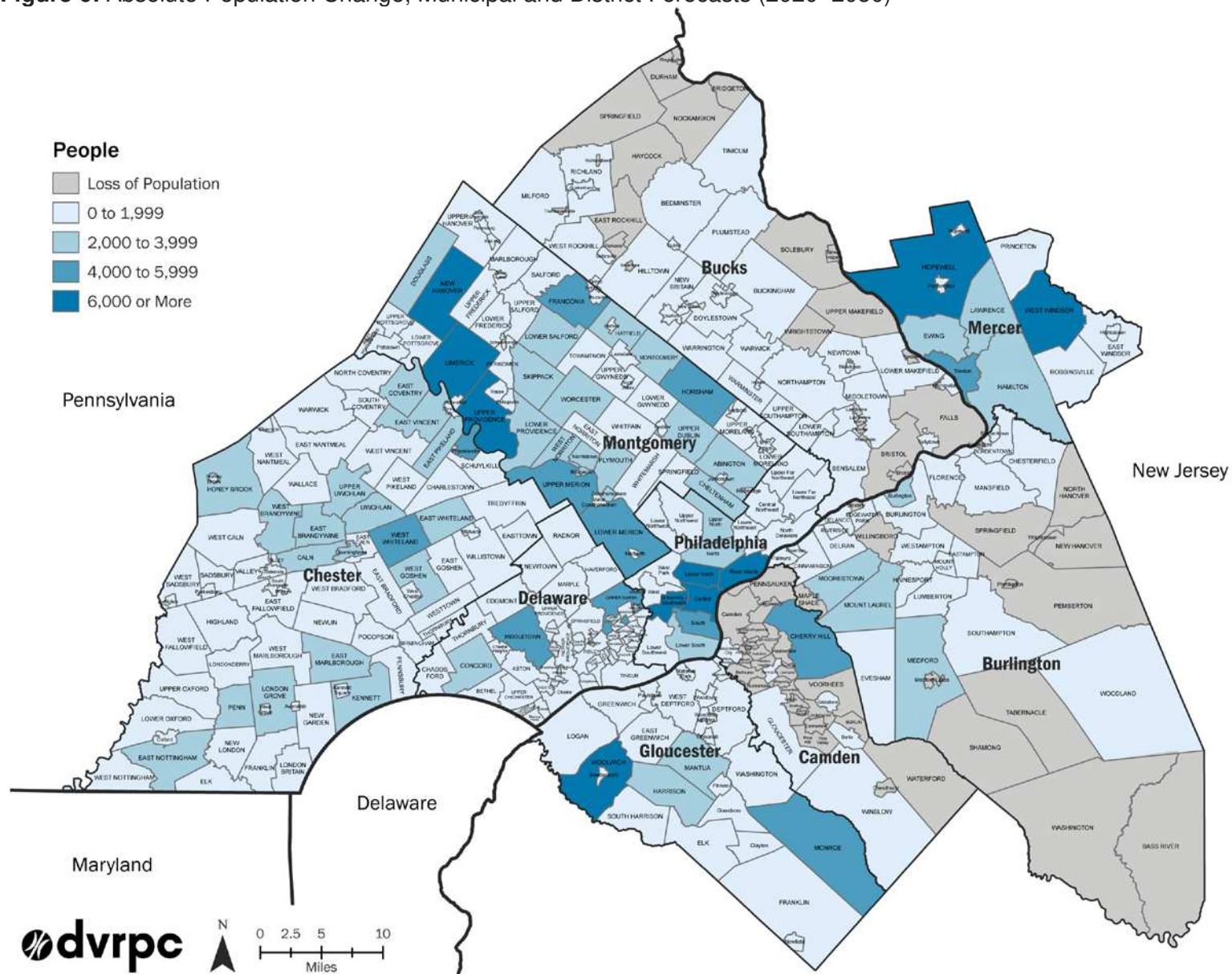


Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

DVRPC 2050 V2.1 POPULATION AND EMPLOYMENT FORECASTS

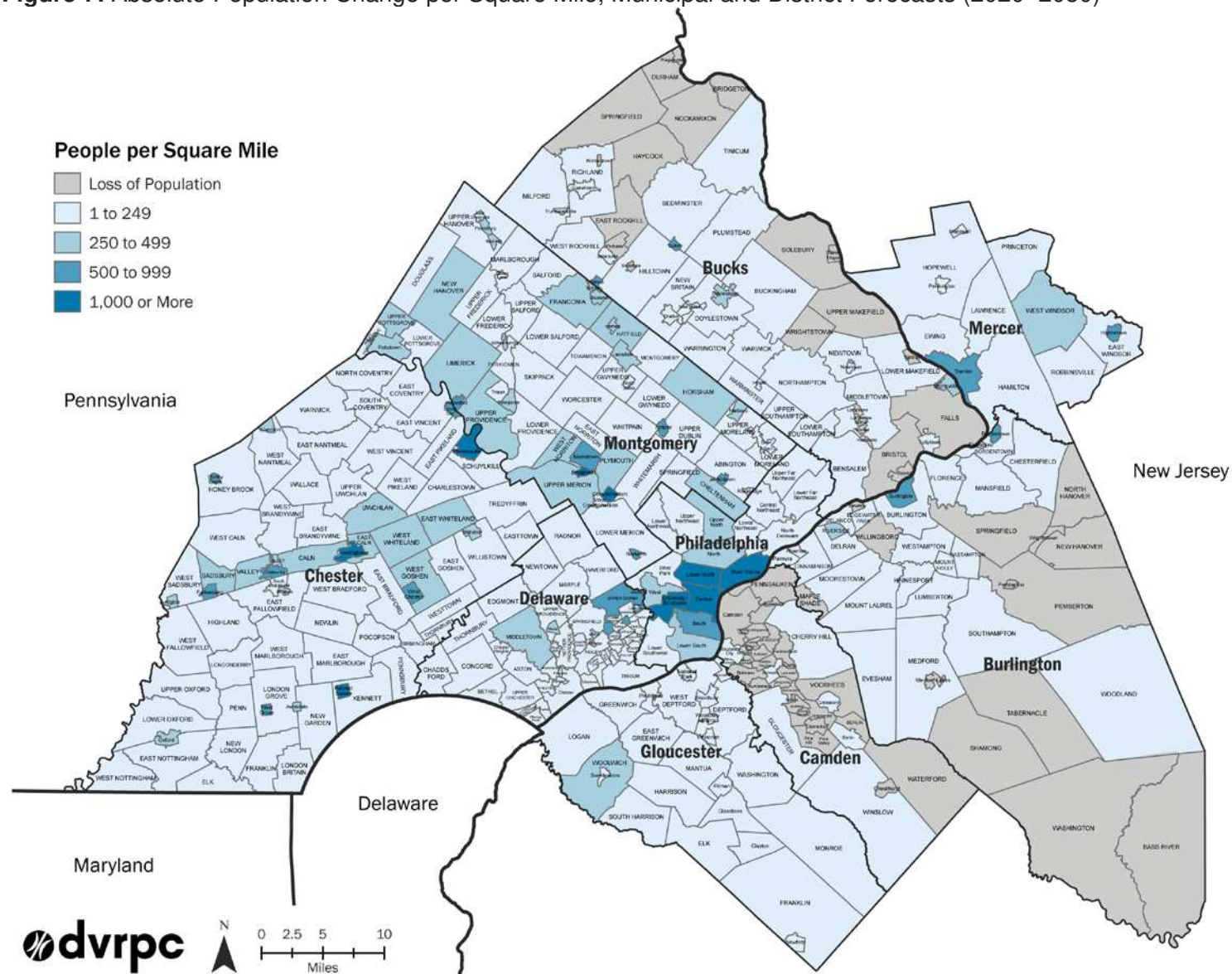


Figure 6: Absolute Population Change, Municipal and District Forecasts (2020–2050)



Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Figure 7: Absolute Population Change per Square Mile, Municipal and District Forecasts (2020–2050)



Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Table 8: Municipalities and Districts Ranked by Absolute Change in Population (2020–2050)

Absolute Change Rank	Municipality or District	County	2020 - 2050		Phasing of Change by Five-Year Period					
			Absolute Change	Percentage Change	2020 - 2025	2025 - 2030	2030 - 2035	2035 - 2040	2040 - 2045	2045 - 2050
1	Central	Philadelphia	60,659	39.9%						
2	University Southwest	Philadelphia	20,706	24.0%						
3	Lower North	Philadelphia	17,148	16.4%						
4	River Wards	Philadelphia	11,213	16.0%						
5	West Windsor Township	Mercer	9,485	32.1%						
6	Woolwich Township	Gloucester	8,025	63.8%						
7	Upper Providence Township	Montgomery	7,393	30.7%						
8	Hopewell Township	Mercer	7,153	40.9%						
9	New Hanover Township	Montgomery	7,090	54.7%						
10	Limerick Township	Montgomery	6,228	30.4%						
11	West Whiteland Township	Chester	5,862	29.9%						
12	Upper Merion Township	Montgomery	5,764	17.1%						
13	Phoenixville Borough	Chester	5,633	30.3%						
14	Horsham Township	Montgomery	5,515	20.8%						
15	Cherry Hill Township	Camden	5,470	7.3%						
16	Trenton City	Mercer	5,300	5.8%						
17	Monroe Township	Gloucester	5,178	14.0%						
18	Lower Merion Township	Montgomery	5,141	8.1%						
19	South	Philadelphia	4,569	3.3%						
20	Franconia Township	Montgomery	4,496	33.9%						

Table 9: Municipalities and Districts Ranked by Percent Change in Population (2020–2050)

% Change Rank	Municipality or District	County	2020 - 2050		Phasing of Change by Five-Year Period					
			Percentage Change	Absolute Change	2020 - 2025	2025 - 2030	2030 - 2035	2035 - 2040	2040 - 2045	2045 - 2050
1	Woolwich Township	Gloucester	63.8%	8025	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
2	New Hanover Township	Montgomery	54.7%	7090	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
3	Bridgeport Borough	Montgomery	53.7%	2692	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
4	Sadsbury Township	Chester	46.5%	1917	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
5	Lower South	Philadelphia	46.4%	2751	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
6	Penn Township	Chester	41.8%	2361	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
7	Hopewell Township	Mercer	40.9%	7153	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
8	West Sadsbury Township	Chester	40.6%	989	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
9	Central	Philadelphia	39.9%	60659	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
10	Downingtown Borough	Chester	37.2%	2933	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
11	West Brandywine Township	Chester	35.8%	2622	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
12	Franconia Township	Montgomery	33.9%	4496	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
13	East Marlborough Township	Chester	33.3%	2435	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
14	Elverson Borough	Chester	32.3%	430	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
15	West Windsor Township	Mercer	32.1%	9485	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
16	New London Township	Chester	31.2%	1810	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
17	Kennett Square Borough	Chester	30.9%	1835	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
18	Upper Providence Township	Montgomery	30.7%	7393	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
19	Limerick Township	Montgomery	30.4%	6228	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
20	Phoenixville Borough	Chester	30.3%	5633	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>

Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Zonal Population Forecasts

Zonal forecasts were developed for DVRPC's 2010 Transportation Analysis Zone (TAZ) geographies. The results of these forecasts are implemented into DVRPC's transportation demand model, named Travel Improvement Model (TIM). TIM uses the population and employment forecasts as socioeconomic inputs for modeling trip generation within each TAZ. TAZ-level data is available on the DVRPC Data Catalog.

Employment Forecasts

Greater Philadelphia's employment is forecast to increase by 356,537 between 2020 and 2050—a 10.1 percent gain over the 30-year period. This growth is smaller than the 458,784-person increase in total population over the same period. While the region's population is expected to grow, the working-age population is projected to remain relatively stable, limiting long-term employment growth.

The most significant employment gains are forecast to occur between 2020 and 2025, driven by post-pandemic job recovery and low unemployment rates. After 2025, total regional employment is expected to remain relatively steady, with only modest increases through 2050.

Between 2020 and 2050, the fastest-growing employment sectors by percent change are projected to be:

1. Accommodation and Food Services (NAICS 72): +67% (+112,000 jobs)
2. Arts, Entertainment, and Recreation (NAICS 71): +41% (+29,000 jobs)
3. Transportation and Warehousing (NAICS 48-49): +41% (+73,000 jobs)

The top two sectors experienced significant job losses during the COVID-19 pandemic. More than half (55 percent) of the employment growth in these two sectors reflects recovery to pre-pandemic employment levels. In 2019, these two sectors accounted for approximately 315,000 workers regionally. In 2020, a quarter of those jobs were lost, but by 2025, employment is forecast to surpass pre-COVID levels, reaching over 350,000 jobs combined, with an additional 25,000 jobs expected between 2025 and 2050.

Transportation and Warehousing (NAICS 48-49) is forecast to grow by the same percent as Arts, Entertainment, and Recreation, but will contribute a larger number of jobs in absolute terms. This sector is projected to add approximately 73,000 jobs, the second-highest gain of any sector, reflecting continued growth in e-commerce and increasing demand for logistics and supply chain services.

By 2050, Health Care and Social Assistance (NAICS 62) is forecast to remain the largest employment sector in the region, growing from 537,742 to 586,073 jobs. This growth is supported by the region's aging population and increasing demand for medical services. Professional, Scientific, and Technical Services (NAICS 54) is projected to become the second-largest sector, growing to 386,028 jobs, and surpassing Public Administration (NAICS 92). With a gain of 60,000 jobs, this sector remains an area of fast employment growth for the region, representing the third-fastest-growing sector by absolute growth. Public Administration (NAICS 92) is expected to decline slightly, from 350,276 to 336,446 jobs, yet is forecast to remain the third-largest sector in the region in 2050.

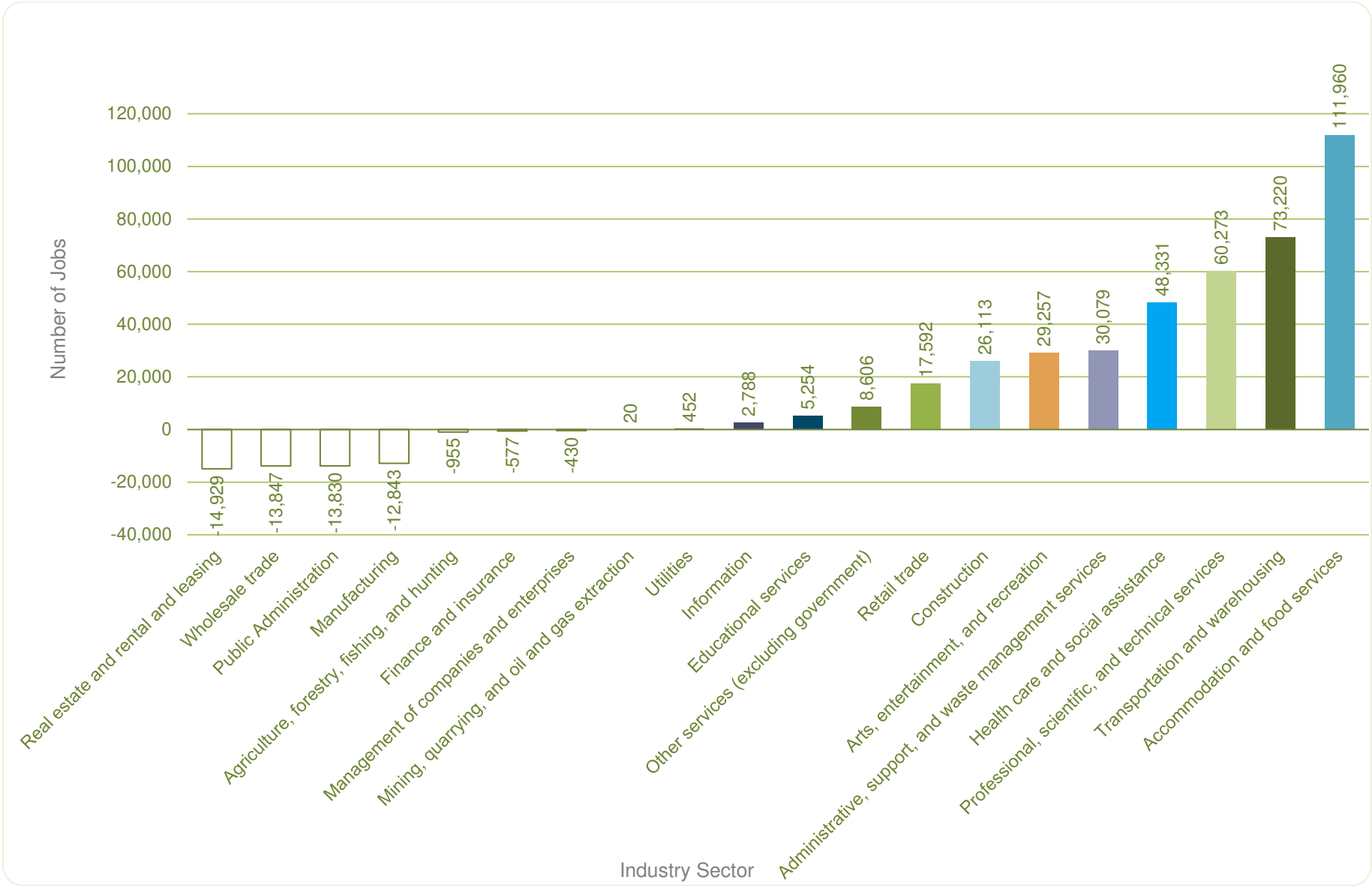
Table 10 summarizes DVRPC's adopted regional and county employment forecasts in five-year increments through 2050. Municipal-level employment forecasts are available in Appendix B.

Table 10: Forecasted Employment by County (2020–2050)

County	2020	2025	2030	2035	2040	2045	2050	Absolute Change	Percent Change
Burlington	272,364	301,478	297,093	293,741	293,384	303,632	304,810	32,446	11.9%
Camden	264,617	293,858	289,958	286,678	289,606	297,805	299,050	34,433	13.0%
Gloucester	148,182	171,517	169,419	167,718	167,858	171,601	173,114	24,932	16.8%
Mercer	285,580	308,959	303,685	300,383	305,709	308,075	309,670	24,090	8.4%
New Jersey Counties	972,763	1,077,837	1,062,185	1,050,555	1,058,597	1,083,158	1,088,694	115,931	11.9%
Bucks	361,373	390,310	384,794	380,395	384,294	381,381	383,012	21,639	6.0%
Chester	342,950	394,676	389,954	386,132	390,172	385,782	390,188	47,238	13.8%
Delaware	312,220	338,314	333,421	329,732	332,611	336,167	337,581	25,361	8.1%
Montgomery	670,496	731,893	721,105	713,129	722,970	723,543	728,787	58,291	8.7%
Philadelphia	888,524	944,294	932,071	921,523	933,628	967,601	976,631	88,107	9.9%
Pennsylvania Counties	2,575,563	2,799,487	2,761,345	2,730,911	2,763,675	2,794,474	2,816,199	240,636	9.3%
DVRPC Region	3,546,306	3,875,299	3,821,500	3,779,431	3,820,232	3,875,587	3,902,843	356,537	10.1%

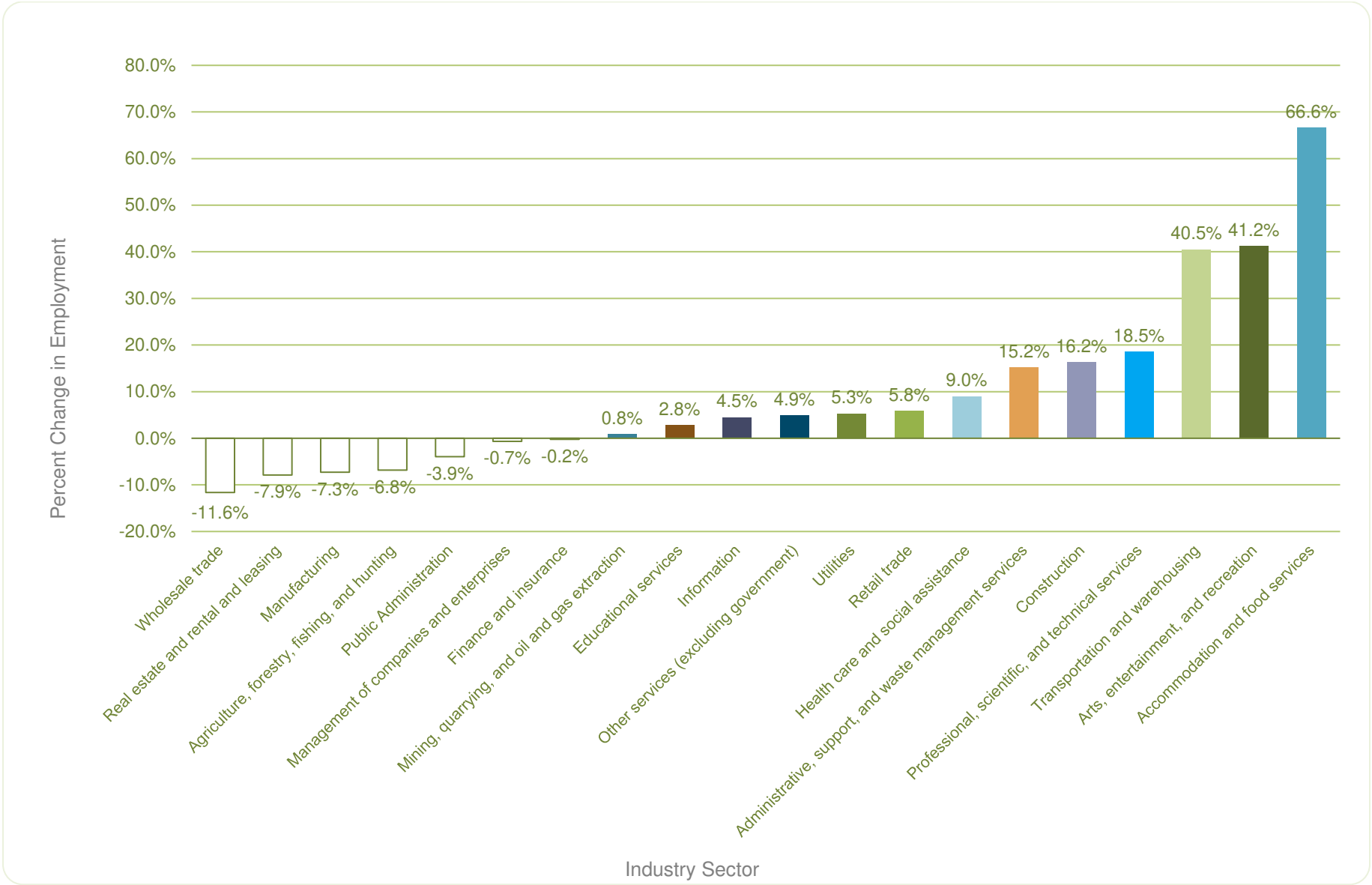
Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Figure 8: Absolute Change in Regional Employment by NAICS Sector (2020–2050)



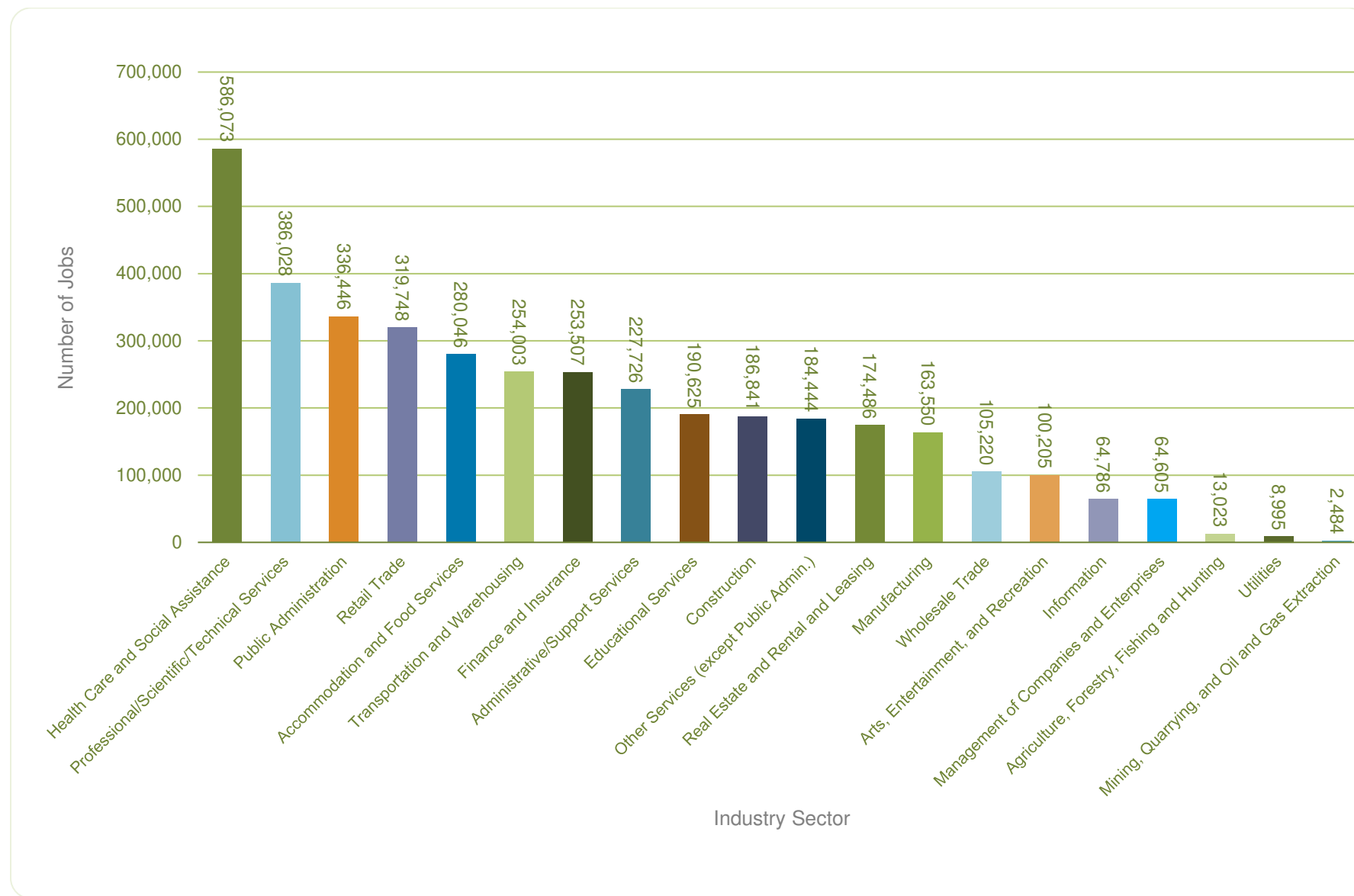
Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Figure 9: Percent Change in Regional Employment by NAICS Sector (2020–2050)



Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Figure 10: 2050 Regional Employment by NAICS Sector



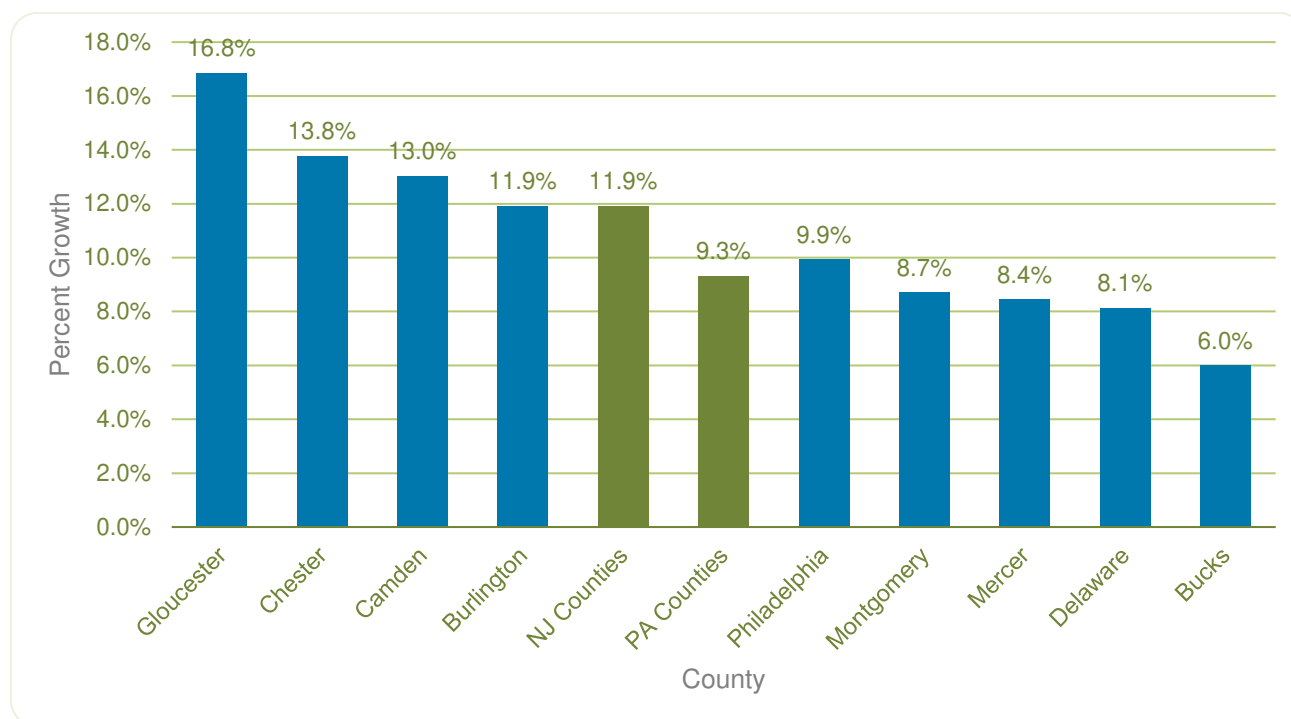
Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

County-level Employment Forecasts

Philadelphia is projected to contribute the largest share of regional employment growth in absolute terms between 2020 and 2050 (see Figures 11 and 12). Gloucester County is projected to grow the most by percent change (+16.8 percent), followed by Chester (+13.8 percent) and Camden (+13.0 percent). The four New Jersey counties are projected to grow by nearly 12 percent, while the five Pennsylvania counties are expected to grow by a little more than nine percent.

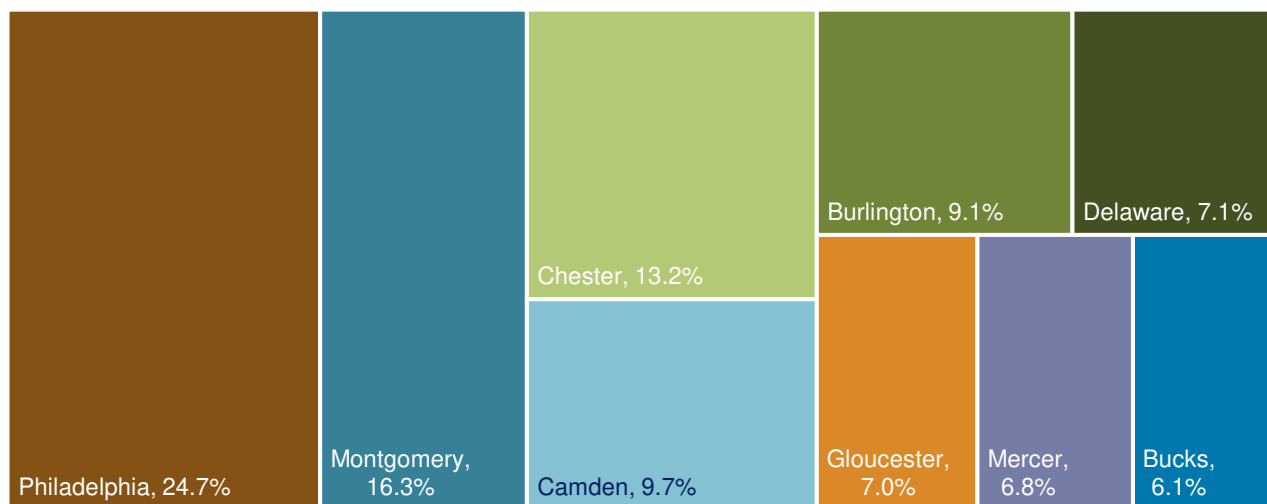
The city accounts for 24.7 percent of total projected regional job growth, followed by Montgomery County (16.3 percent) and Chester County (13.2 percent). The remaining 46 percent of employment growth is expected to be more evenly distributed among the other counties in the region, each contributing between 6.1 and 9.7 percent of total growth.

Figure 11: County Percent Employment Growth (2020–2050)



Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Figure 12: County Share of Absolute Change in Regional Employment Forecast (2020–2050)



Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Municipal and Philadelphia Planning District Employment Forecasts

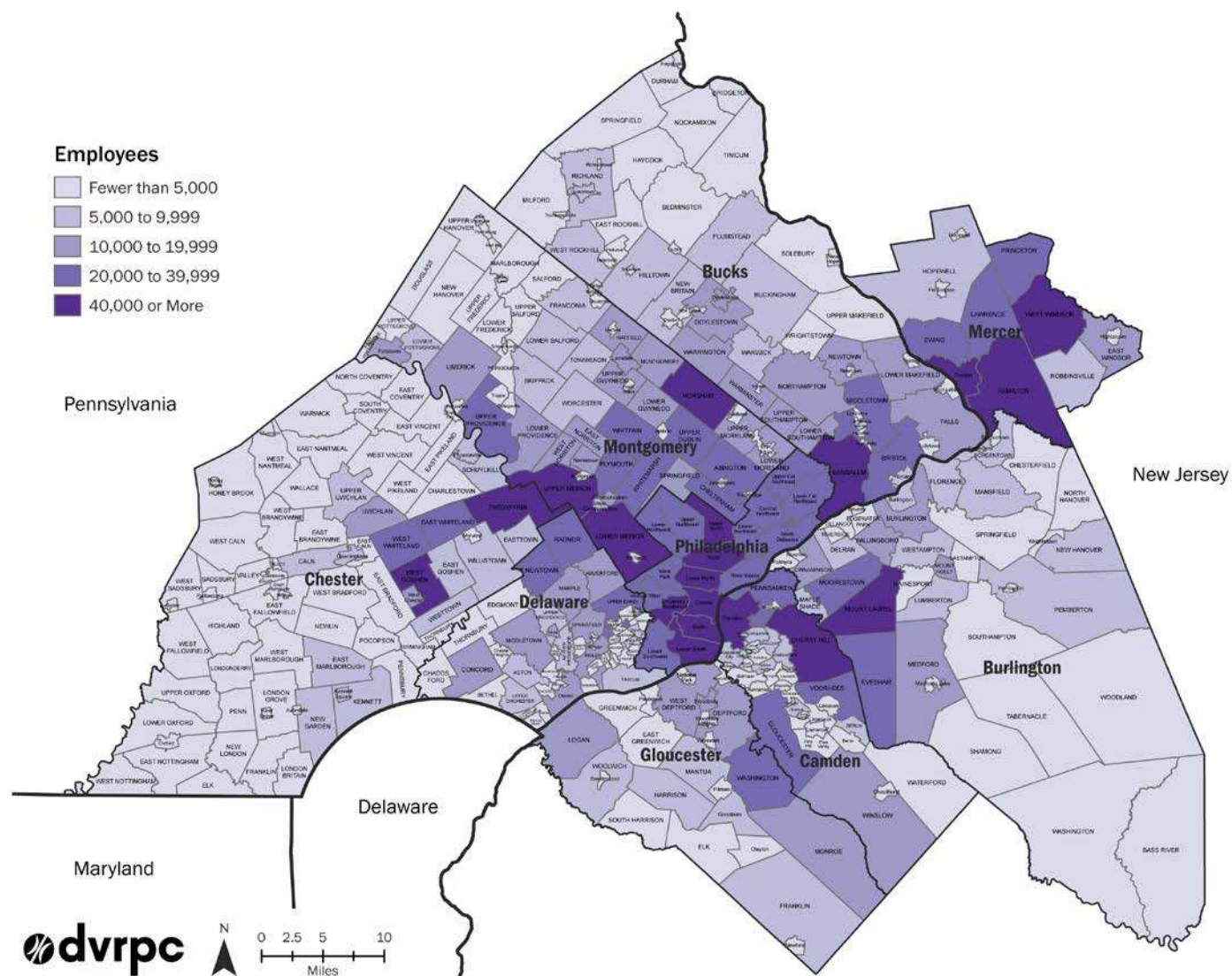
Figures 13–16 present different views of the employment forecast by municipality and planning area. Figure 13 shows the total 2050 employment, Figure 14 the absolute change from base to horizon year, Figure 15 the percent change for the period, and Figure 16 the density of the absolute change. The distribution of employment growth generally mirrors that of population change, with the greatest increase occurring in the region’s core and in areas with existing employment concentrations.

The top 20 rankings for absolute and percent growth in employment are available in Tables 11 and 12, respectively. The top four locations for absolute employment growth are all located in the region’s core, including three Philadelphia planning districts and the City of Camden. Lower South and University Southwest are the top-growing locations, both forecasted to add over 30,000 employees. The Lower South district includes the Navy Yard and the Bellwether District, where major employment developments have been proposed or are in progress. University Southwest is expected to grow substantially as well, with several development projects underway or in the pipeline that will further increase University City’s presence as a nationally important center for education, medicine, and life sciences.

Outside of the region’s core, existing employment centers are expected to grow. The Route 1 Corridor in Mercer County, New Jersey—home to a major existing concentration of office parks—has three townships forecasted within the top twenty municipalities for job growth, regionally. The Main Line Route 30 corridor in Pennsylvania also appears as one of the densest employment growth areas, with Radnor Township and Lower Merion Township also making the top ten municipalities of total employment growth. Other areas of growth include northern Camden County and areas along the 202 corridor in Montgomery and Delaware counties.

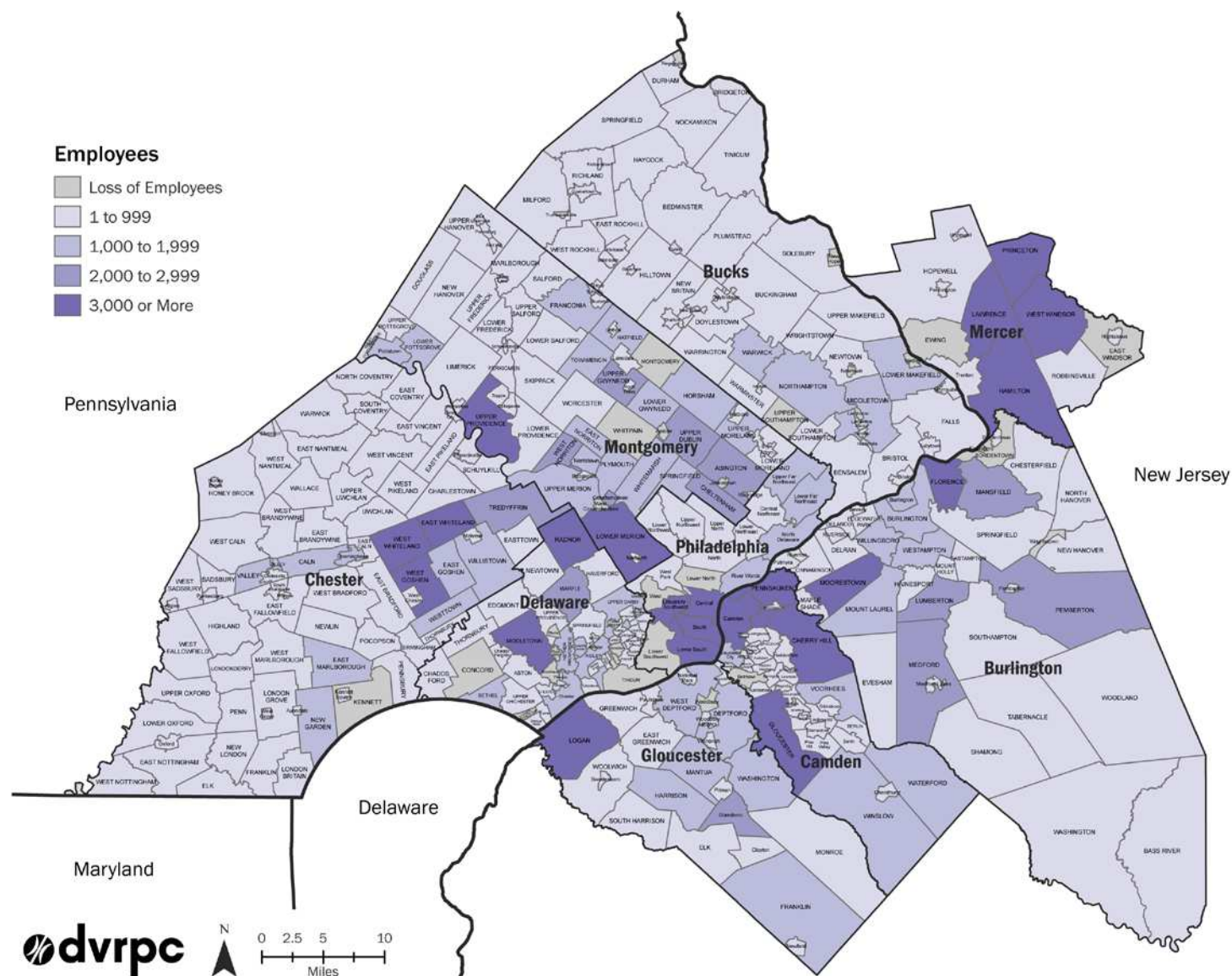
Percent growth in employment can be difficult to interpret, as several smaller municipalities rank highly, despite relatively modest increases in absolute job numbers. The Lower South Planning District in Philadelphia remains at the top of the list, leading the region in both absolute and percent employment growth. Planned development projects in the district are expected to more than double the current job base. Overall, absolute growth offers a clearer picture of current and future employment centers.

Figure 13: 2050 Municipal and District Employment Forecast



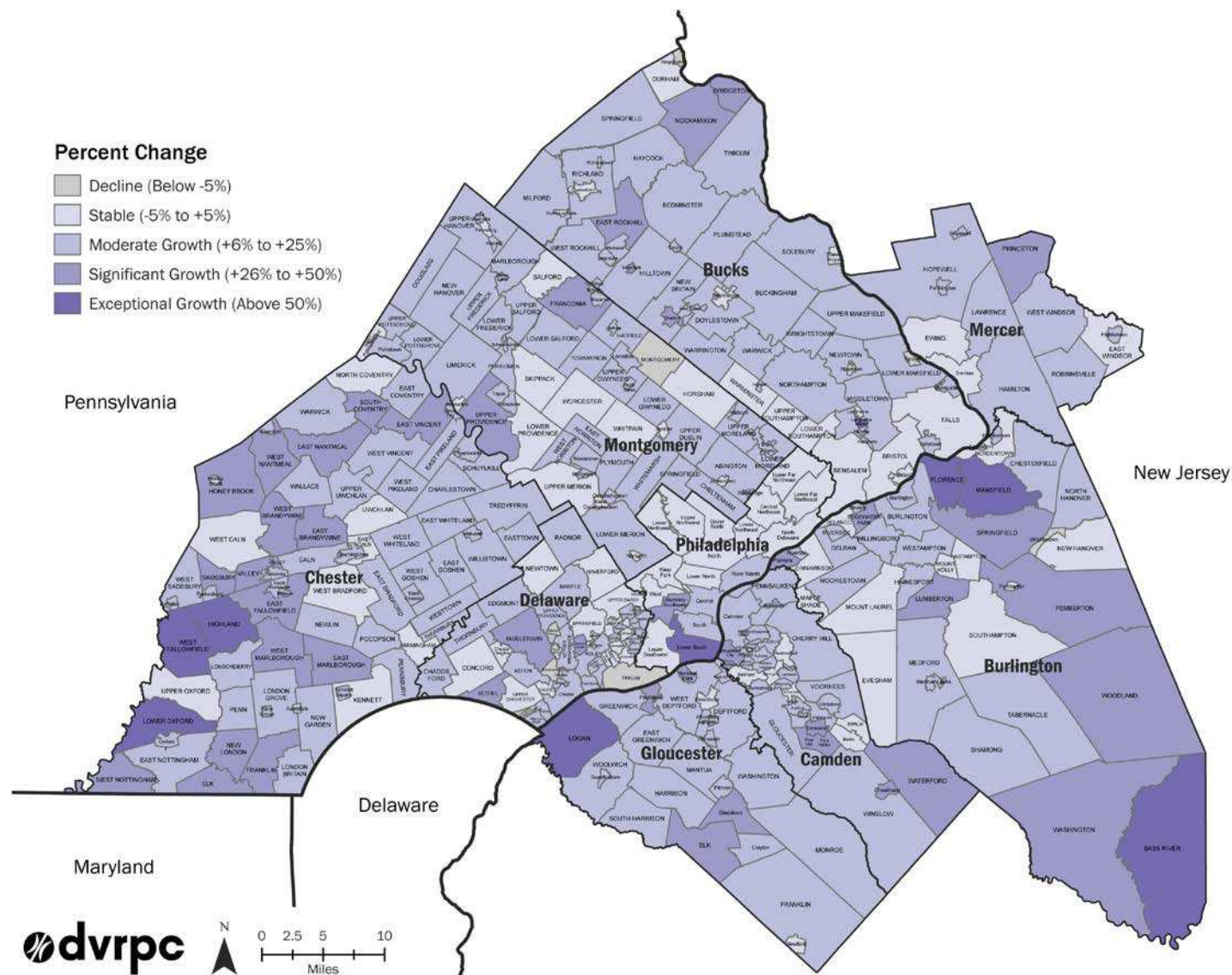
Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Figure 14: Absolute Employment Change, Municipal and District Forecasts (2020–2050)



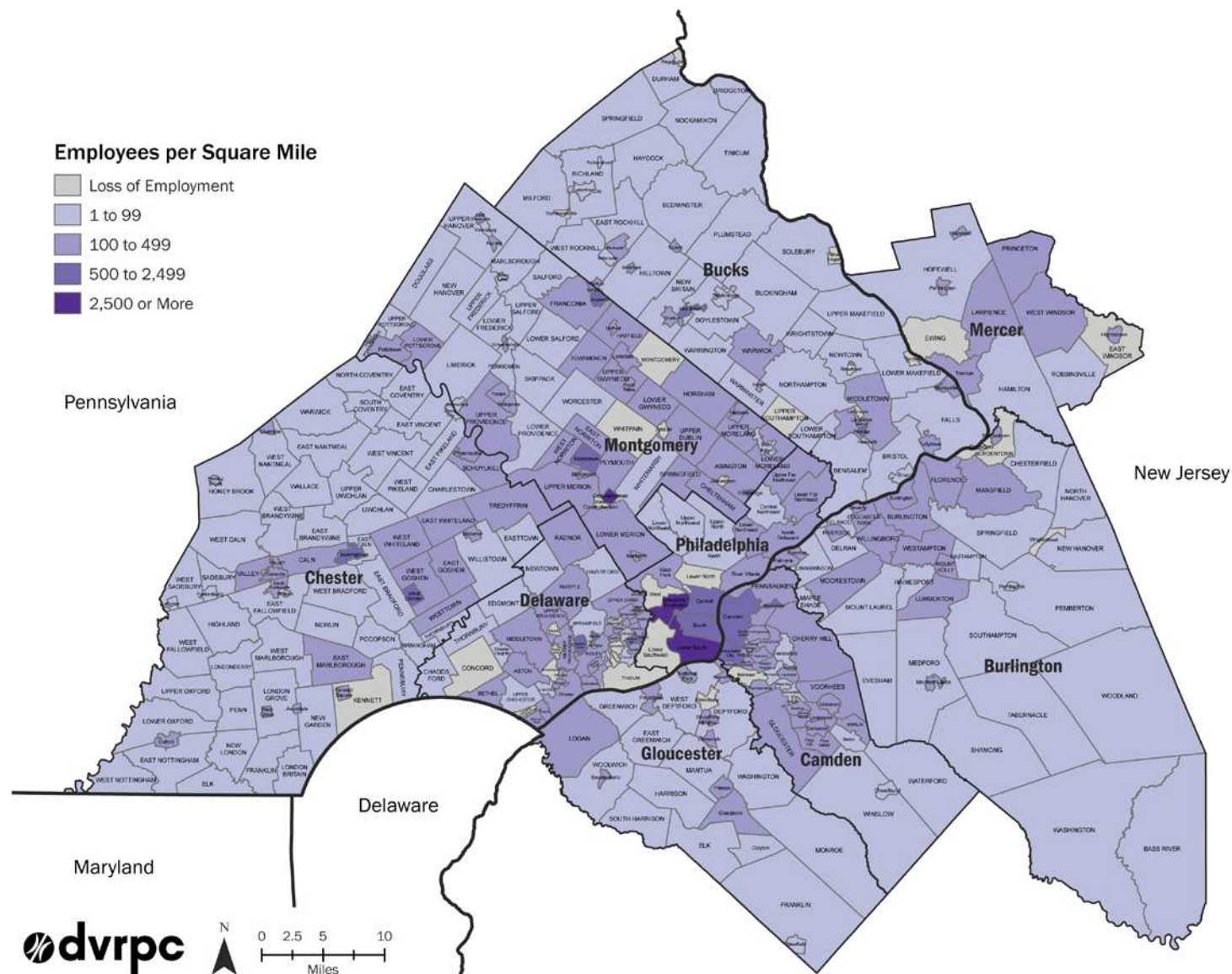
Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Figure 15: Percent Employment Change, Municipal and District Forecasts (2020–2050)



Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Figure 16: Absolute Employment Change per Square Mile, Municipal and District Forecasts (2020–2050)



Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Table 11: Municipalities and Districts Ranked by Absolute Change in Employment (2020–2050)

Absolute Change Rank	Municipality or District	County	2020 - 2050		Phasing of Change by Five-Year Period					
			Absolute Change	Percentage Change	2020 - 2025	2025 - 2030	2030 - 2035	2035 - 2040	2040 - 2045	2045 - 2050
1	Lower South	Philadelphia	30,967	118.1%						
2	University - Southwest	Philadelphia	30,328	34.2%						
3	Central	Philadelphia	13,907	5.4%						
4	Camden City	Camden	10,303	24.1%						
5	Upper Providence Township	Montgomery	7,828	36.6%						
6	Princeton	Mercer	7,791	31.7%						
7	Logan Township	Gloucester	7,326	65.3%						
8	Radnor Township	Delaware	6,633	20.5%						
9	West Windsor Township	Mercer	5,160	12.2%						
10	West Goshen Township	Chester	5,004	11.8%						
11	Lower Merion Township	Montgomery	4,938	7.4%						
12	Lawrence Township	Mercer	4,350	14.1%						
13	East Whiteland Township	Chester	4,316	18.1%						
14	Moorestown Township	Burlington	4,147	16.9%						
15	Cherry Hill Township	Camden	4,087	6.9%						
16	Florence Township	Burlington	3,999	87.7%						
17	South	Philadelphia	3,700	9.0%						
18	Gloucester Township	Camden	3,646	16.7%						
19	Hamilton Township	Mercer	3,521	6.6%						
20	Middletown Township	Delaware	3,468	29.4%						

Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Table 12: Municipalities and Districts Ranked by Percent Change in Employment (2020–2050)

% Change Rank	Municipality or District	County	2020 - 2050		Phasing of Change by Five-Year Period					
			Percentage Change	Absolute Change	2020 - 2025	2025 - 2030	2030 - 2035	2035 - 2040	2040 - 2045	2045 - 2050
1	Lower South	Philadelphia	118.1%	30,967						
2	Bass River Township	Burlington	111.6%	463						
3	Florence Township	Burlington	87.7%	3,999						
4	Langhorne Manor Borough	Bucks	77.3%	184						
5	Mansfield Township	Burlington	76.0%	2,987						
6	West Fallowfield Township	Chester	71.4%	631						
7	Logan Township	Gloucester	65.3%	7,326						
8	Lower Oxford Township	Chester	53.5%	919						
9	Highland Township	Chester	50.5%	255						
10	Bridgeton Township	Bucks	48.6%	169						
11	West Nottingham Township	Chester	46.1%	458						
12	Swarthmore Borough	Delaware	46.1%	1,185						
13	Valley Township	Chester	45.8%	1,152						
14	Pemberton Township	Burlington	44.1%	2,437						
15	Gloucester City	Camden	43.7%	1,586						
16	Paulsboro Borough	Gloucester	43.2%	629						
17	Elk Township	Gloucester	42.4%	521						
18	Rockledge Borough	Montgomery	41.9%	463						
19	Silverdale Borough	Bucks	40.6%	80						
20	Elk Township	Chester	39.5%	176						

Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Zonal Employment Forecasts

Forecasts are also created for DVRPC's 2010 Transportation Analysis Zone (TAZ) geographies. The results of these forecasts are implemented into DVRPC's TIM transportation demand model. TIM uses the population and employment forecasts as socioeconomic inputs for modelling trip generation within each TAZ. TAZ level data is available on the DVRPC Data Catalog.

Conclusion

The 2050 v2.1 Population and Employment Forecasts signal steady and regionally-balanced growth across Greater Philadelphia over the next three decades. Developed in close partnership with county and regional stakeholders through the SLUAC, these forecasts reflect both local insight and shared assumptions about demographic and economic change.

The region is projected to add over 450,000 residents and 350,000 jobs by 2050, with Pennsylvania counties—especially Chester, Montgomery, and Philadelphia—leading in absolute growth, and New Jersey counties showing strong gains in employment percent. Chester County stands out for its rapid growth in both population and jobs, while Philadelphia and Montgomery counties continue to anchor the region's employment and residential patterns.

At the sector level, Health Care and Social Assistance will remain the largest employer, with significant growth also projected in Transportation and Warehousing, Professional Services, and Accommodation and Food Services—driven in part by the ongoing post-pandemic economic realignment.

Together, these forecasts offer a data-driven foundation for long-range planning, regional coordination, and transportation modeling, and local planning to help ensure future investments align with the region's evolving socioeconomic landscape.

Appendices

A: Population Forecasts (2020–2050)

B: Employment Forecasts (2020–2050)

Appendix A: Population Forecasts (2020–2050)

Municipal Five-Year Population Forecasts

Table A-1: Burlington County Municipal Five-Year Population Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Bass River Township	1,355	1,355	1,356	1,364	1,366	1,361	1,352	-3	-0.2%
Beverly City	2,499	2,499	2,499	2,508	2,513	2,504	2,487	-12	-0.5%
Bordentown City	3,993	4,662	4,662	4,684	4,695	4,680	4,654	661	16.6%
Bordentown Township	11,791	13,077	13,085	13,129	13,168	13,123	13,045	1,254	10.6%
Burlington City	9,743	10,107	12,049	12,127	12,155	12,117	12,053	2,310	23.7%
Burlington Township	23,983	24,113	24,246	24,332	24,368	24,277	24,119	136	0.6%
Chesterfield Township	9,422	9,980	10,145	10,177	10,186	10,150	10,088	666	7.1%
Cinnaminson Township	17,064	17,432	17,439	17,530	17,567	17,502	17,389	325	1.9%
Delanco Township	4,824	5,071	5,074	5,111	5,119	5,100	5,069	245	5.1%
Delran Township	17,882	19,003	19,360	19,446	19,483	19,415	19,297	1,415	7.9%
Eastampton Township	6,191	7,339	7,339	7,367	7,383	7,360	7,319	1,128	18.2%
Edgewater Park Township	8,930	9,291	9,386	9,450	9,476	9,442	9,383	453	5.1%
Evesham Township	46,826	48,103	48,115	48,386	48,476	48,296	47,988	1,162	2.5%
Fieldsboro Borough	526	526	526	528	529	527	524	-2	-0.4%
Florence Township	12,812	13,151	13,470	13,521	13,541	13,492	13,407	595	4.6%
Hainesport Township	6,035	6,051	6,055	6,206	6,253	6,230	6,190	155	2.6%
Lumberton Township	12,803	13,445	14,016	14,077	14,112	14,063	13,979	1,176	9.2%
Mansfield Township	8,897	8,980	9,088	9,185	9,222	9,188	9,130	233	2.6%
Maple Shade Township	19,980	19,995	20,007	20,104	20,135	20,059	19,927	-53	-0.3%
Medford Lakes Borough	4,264	4,264	4,264	4,278	4,285	4,269	4,241	-23	-0.5%
Medford Township	24,497	25,241	26,637	26,743	26,813	26,719	26,558	2,061	8.4%
Moorestown Township	21,355	22,218	23,721	24,633	24,705	24,623	24,482	3,127	14.6%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Mount Holly Township	9,981	10,035	10,035	10,071	10,086	10,047	9,982	1	0.0%
Mount Laurel Township	44,633	46,889	46,901	47,259	47,396	47,225	46,931	2,298	5.1%
New Hanover Township	6,367	6,384	6,384	6,388	6,392	6,367	6,325	-42	-0.7%
North Hanover Township	7,963	7,963	7,963	8,012	8,035	8,005	7,952	-11	-0.1%
Palmyra Borough	7,438	7,438	7,739	7,774	7,792	7,764	7,715	277	3.7%
Pemberton Borough	1,371	1,371	1,371	1,372	1,372	1,367	1,358	-13	-0.9%
Pemberton Township	26,903	26,914	26,917	26,993	27,041	26,938	26,760	-143	-0.5%
Riverside Township	8,003	8,498	8,498	8,498	8,506	8,475	8,423	420	5.2%
Riverton Borough	2,764	2,771	2,771	2,783	2,794	2,783	2,765	1	0.0%
Shamong Township	6,460	6,460	6,460	6,493	6,500	6,475	6,432	-28	-0.4%
Southampton Township	10,317	10,317	10,318	10,432	10,470	10,430	10,362	45	0.4%
Springfield Township	3,245	3,245	3,245	3,251	3,256	3,244	3,223	-22	-0.7%
Tabernacle Township	6,776	6,776	6,776	6,804	6,818	6,792	6,747	-29	-0.4%
Washington Township	693	693	693	693	693	690	686	-7	-1.0%
Westampton Township	9,121	9,121	9,121	9,193	9,234	9,199	9,139	18	0.2%
Willingboro Township	31,889	31,891	31,893	32,032	32,084	31,962	31,752	-137	-0.4%
Woodland Township	1,544	1,550	1,550	1,564	1,567	1,561	1,551	7	0.5%
Wrightstown Borough	720	720	720	721	724	721	716	-4	-0.6%

Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Table A-2: Camden County Municipal Five Year Population Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Audubon Borough	8,707	8,707	8,707	8,729	8,735	8,696	8,642	-65	-0.7%
Audubon Park Borough	991	991	991	991	993	988	982	-9	-0.9%
Barrington Borough	7,075	7,079	7,119	7,149	7,160	7,128	7,084	9	0.1%
Bellmawr Borough	11,707	11,707	11,707	11,742	11,754	11,701	11,628	-79	-0.7%
Berlin Borough	7,489	7,738	7,738	7,761	7,769	7,736	7,689	200	2.7%
Berlin Township	5,867	5,867	5,867	5,873	5,875	5,848	5,812	-55	-0.9%
Brooklawn Borough	1,815	1,815	1,815	1,834	1,836	1,828	1,817	2	0.1%
Camden City	71,791	72,165	72,179	72,385	72,457	72,133	71,685	-106	-0.1%
Cherry Hill Township	74,553	79,572	80,638	80,775	80,826	80,489	80,023	5,470	7.3%
Chesilhurst Borough	1,536	1,541	1,541	1,544	1,544	1,537	1,528	-8	-0.5%
Clementon Borough	5,338	5,338	5,338	5,356	5,360	5,335	5,302	-36	-0.7%
Collingswood Borough	14,186	14,192	14,192	14,257	14,272	14,208	14,119	-67	-0.5%
Gibbsboro Borough	2,189	2,312	2,312	2,312	2,314	2,305	2,291	102	4.7%
Gloucester City	11,484	11,676	11,676	11,714	11,731	11,679	11,607	123	1.1%
Gloucester Township	66,034	66,073	66,499	67,098	67,272	66,974	66,561	527	0.8%
Haddon Heights Borough	7,495	7,495	7,495	7,502	7,511	7,477	7,431	-64	-0.9%
Haddon Township	15,407	15,407	15,420	15,491	15,516	15,446	15,350	-57	-0.4%
Haddonfield Borough	12,550	12,550	12,550	12,580	12,593	12,536	12,458	-92	-0.7%
Hi-Nella Borough	927	927	927	932	932	927	922	-5	-0.5%
Laurel Springs Borough	1,978	1,978	1,978	1,978	1,980	1,971	1,959	-19	-1.0%
Lawnside Borough	2,955	2,955	2,955	2,968	2,969	2,956	2,937	-18	-0.6%
Lindenwold Borough	21,641	21,648	21,662	21,721	21,743	21,645	21,510	-131	-0.6%
Magnolia Borough	4,352	4,352	4,352	4,357	4,359	4,339	4,312	-40	-0.9%
Merchantville Borough	3,820	3,822	3,822	3,830	3,836	3,819	3,795	-25	-0.7%
Mount Ephraim Borough	4,651	4,651	4,651	4,663	4,665	4,644	4,615	-36	-0.8%
Oaklyn Borough	3,930	3,930	3,930	3,957	3,966	3,948	3,923	-7	-0.2%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Pennsauken Township	37,074	37,262	37,329	37,419	37,455	37,288	37,056	-18	0.0%
Pine Hill Borough	10,764	10,764	10,764	10,779	10,786	10,738	10,670	-94	-0.9%
Runnemede Borough	8,324	8,324	8,324	8,349	8,351	8,313	8,261	-63	-0.8%
Somerdale Borough	5,566	5,566	5,566	5,566	5,569	5,544	5,509	-57	-1.0%
Stratford Borough	6,981	6,986	6,986	7,028	7,037	7,006	6,962	-19	-0.3%
Tavistock Borough	9	9	9	9	9	9	9	0	0.0%
Voorhees Township	31,069	31,122	31,202	31,332	31,375	31,234	31,040	-29	-0.1%
Waterford Township	10,421	10,426	10,426	10,437	10,440	10,393	10,328	-93	-0.9%
Winslow Township	39,907	39,979	40,393	41,164	41,427	41,247	40,997	1,090	2.7%
Woodlynne Borough	2,902	2,902	2,902	2,908	2,909	2,896	2,878	-24	-0.8%

Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Table A-3: Gloucester County Municipal Five Year Population Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Clayton Borough	8,807	9,265	9,445	9,770	9,781	9,806	9,831	1,024	11.6%
Deptford Township	31,977	32,029	32,065	32,563	32,934	32,982	33,002	1,025	3.2%
East Greenwich Township	11,706	11,716	11,716	11,729	11,735	11,735	11,735	29	0.2%
Elk Township	4,424	4,525	4,586	4,853	4,875	4,928	4,974	550	12.4%
Franklin Township	16,380	16,390	16,404	16,768	16,999	17,022	17,041	661	4.0%
Glassboro Borough	23,149	23,431	23,498	23,946	24,047	24,128	24,194	1,045	4.5%
Greenwich Township	4,917	4,917	4,917	4,936	4,946	4,949	4,953	36	0.7%
Harrison Township	13,641	14,170	14,289	14,394	14,731	15,880	16,697	3,056	22.4%
Logan Township	6,000	6,041	6,101	6,481	6,502	6,507	6,510	510	8.5%
Mantua Township	15,235	15,848	16,126	16,795	16,992	17,885	18,363	3,128	20.5%
Monroe Township	37,117	38,021	38,341	38,950	39,426	41,115	42,295	5,178	14.0%
National Park Borough	3,026	3,026	3,026	3,026	3,037	3,037	3,037	11	0.4%
Newfield Borough	1,774	1,774	1,776	1,786	1,787	1,790	1,790	16	0.9%
Paulsboro Borough	6,196	6,196	6,196	6,211	6,219	6,220	6,225	29	0.5%
Pitman Borough	8,780	8,805	8,805	8,838	8,864	8,864	8,866	86	1.0%
South Harrison Township	3,395	3,401	3,419	3,625	3,669	3,686	3,697	302	8.9%
Swedesboro Borough	2,711	2,711	2,711	2,721	2,732	2,732	2,733	22	0.8%
Washington Township	48,677	48,725	48,750	49,270	49,715	49,802	49,824	1,147	2.4%
Wenonah Borough	2,283	2,283	2,283	2,286	2,303	2,303	2,303	20	0.9%
West Deptford Township	22,197	22,265	22,312	23,213	23,869	24,010	24,079	1,882	8.5%
Westville Borough	4,264	4,269	4,270	4,279	4,294	4,295	4,298	34	0.8%
Woodbury City	9,963	9,971	9,972	10,001	10,014	10,021	10,022	59	0.6%
Woodbury Heights Borough	3,098	3,098	3,102	3,118	3,133	3,133	3,133	35	1.1%
Woolwich Township	12,577	13,795	16,677	18,342	19,557	20,463	20,602	8,025	63.8%

Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Table A-4: Mercer County Municipal Five Year Population Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
East Windsor Township	30,045	30,052	31,175	31,264	31,399	31,430	31,470	1,425	4.7%
Ewing Township	37,264	39,381	40,688	40,731	40,743	40,756	40,766	3,502	9.4%
Hamilton Township	92,297	92,726	93,649	94,010	94,418	94,732	94,951	2,654	2.9%
Hightstown Borough	5,900	6,264	6,925	6,968	7,002	7,008	7,028	1,128	19.1%
Hopewell Borough	1,918	1,918	1,918	1,924	1,952	1,958	1,958	40	2.1%
Hopewell Township	17,491	20,237	21,687	23,562	24,086	24,406	24,644	7,153	40.9%
Lawrence Township	33,077	33,277	34,596	35,063	35,535	35,818	35,898	2,821	8.5%
Pennington Borough	2,802	2,803	2,803	2,837	2,854	2,885	2,885	83	3.0%
Princeton	30,681	30,872	31,544	31,897	32,159	32,307	32,376	1,695	5.5%
Robbinsville Township	15,476	15,772	15,772	15,797	15,859	15,878	15,878	402	2.6%
Trenton City	90,871	92,157	92,184	93,423	94,850	95,619	96,171	5,300	5.8%
West Windsor Township	29,518	32,795	38,688	38,771	38,902	38,939	39,003	9,485	32.1%

Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Table A-5: Bucks County Municipal Five Year Population Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Bedminster Township	7,541	7,554	7,727	7,864	7,876	7,841	7,774	233	3.1%
Bensalem Township	62,707	64,402	64,945	65,385	65,436	65,142	64,585	1,878	3.0%
Bridgeton Township	1,234	1,234	1,237	1,237	1,238	1,232	1,221	-13	-1.1%
Bristol Borough	9,861	9,873	9,911	9,928	9,930	9,883	9,796	-65	-0.7%
Bristol Township	54,291	54,346	54,643	54,906	54,933	54,679	54,197	-94	-0.2%
Buckingham Township	20,851	20,877	21,021	21,133	21,145	21,047	20,862	11	0.1%
Chalfont Borough	4,253	4,274	4,299	4,319	4,321	4,301	4,263	10	0.2%
Doylestown Borough	8,300	8,912	9,320	9,337	9,340	9,301	9,228	928	11.2%
Doylestown Township	17,971	18,261	18,630	18,763	18,775	18,691	18,531	560	3.1%
Dublin Borough	2,177	2,474	2,487	2,504	2,506	2,496	2,477	300	13.8%
Durham Township	1,094	1,094	1,094	1,105	1,105	1,100	1,090	-4	-0.4%
East Rockhill Township	5,819	5,822	5,860	5,889	5,893	5,866	5,814	-5	-0.1%
Falls Township	34,716	34,727	34,793	34,817	34,820	34,657	34,349	-367	-1.1%
Haycock Township	2,200	2,205	2,213	2,217	2,219	2,209	2,189	-11	-0.5%
Hilltown Township	16,284	16,870	16,983	17,064	17,076	17,000	16,855	571	3.5%
Hulmeville Borough	982	982	983	983	983	979	970	-12	-1.2%
Ivyland Borough	955	967	972	977	978	973	965	10	1.0%
Langhorne Borough	1,643	1,645	1,649	1,653	1,653	1,646	1,631	-12	-0.7%
Langhorne Manor Borough	1,496	1,511	1,511	1,515	1,516	1,509	1,496	0	0.0%
Lower Makefield Township	33,180	33,863	34,239	34,296	34,306	34,150	33,856	676	2.0%
Lower Southampton Township	20,599	20,714	20,849	20,888	20,890	20,794	20,611	12	0.1%
Middletown Township	46,040	46,131	46,417	46,678	46,708	46,492	46,083	43	0.1%
Milford Township	10,243	10,267	10,426	10,529	10,547	10,499	10,408	165	1.6%
Morrisville Borough	9,809	9,809	10,145	10,432	10,437	10,391	10,304	495	5.0%
New Britain Borough	2,836	3,157	3,161	3,171	3,171	3,158	3,133	297	10.5%
New Britain Township	12,327	12,339	12,546	12,680	12,692	12,634	12,525	198	1.6%
New Hope Borough	2,612	2,613	2,620	2,635	2,636	2,623	2,600	-12	-0.5%
Newtown Borough	2,268	2,271	2,292	2,312	2,312	2,301	2,281	13	0.6%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Newtown Township	19,895	20,026	20,163	20,221	20,227	20,134	19,957	62	0.3%
Nockamixon Township	3,379	3,380	3,402	3,407	3,409	3,393	3,363	-16	-0.5%
Northampton Township	39,915	40,454	40,724	40,893	40,907	40,720	40,366	451	1.1%
Penndel Borough	2,515	2,515	2,518	2,540	2,541	2,529	2,507	-8	-0.3%
Perkasie Borough	9,120	9,120	9,158	9,207	9,210	9,167	9,086	-34	-0.4%
Plumstead Township	14,021	14,092	14,541	14,829	14,868	14,802	14,677	656	4.7%
Quakertown Borough	9,359	9,470	9,517	9,539	9,544	9,500	9,417	58	0.6%
Richland Township	13,837	14,193	14,423	14,605	14,628	14,563	14,440	603	4.4%
Richlandtown Borough	1,353	1,364	1,364	1,368	1,368	1,362	1,350	-3	-0.2%
Riegelsville Borough	847	847	847	847	847	843	836	-11	-1.3%
Sellersville Borough	4,567	4,714	4,760	4,799	4,803	4,782	4,741	174	3.8%
Silverdale Borough	805	805	806	806	806	802	795	-10	-1.2%
Solebury Township	8,709	8,709	8,742	8,765	8,767	8,726	8,649	-60	-0.7%
Springfield Township	5,175	5,175	5,203	5,216	5,218	5,194	5,148	-27	-0.5%
Telford Borough	2,199	2,352	2,528	2,545	2,545	2,534	2,515	316	14.4%
Tinicum Township	3,818	3,827	3,863	3,891	3,895	3,878	3,844	26	0.7%
Trumbauersville Borough	904	904	913	913	914	909	901	-3	-0.3%
Tullytown Borough	2,282	2,282	2,311	2,316	2,316	2,306	2,285	3	0.1%
Upper Makefield Township	8,857	8,859	8,902	8,912	8,914	8,873	8,794	-63	-0.7%
Upper Southampton Township	15,269	15,293	15,440	15,536	15,544	15,472	15,337	68	0.4%
Warminster Township	33,603	33,649	33,950	34,254	34,282	34,124	33,826	223	0.7%
Warrington Township	25,639	26,132	26,333	26,530	26,547	26,427	26,199	560	2.2%
Warwick Township	14,851	15,097	15,246	15,355	15,368	15,299	15,167	316	2.1%
West Rockhill Township	5,439	5,453	5,575	5,646	5,659	5,633	5,585	146	2.7%
Wrightstown Township	3,286	3,289	3,301	3,313	3,316	3,300	3,271	-15	-0.5%
Yardley Borough	2,605	2,605	2,617	2,622	2,623	2,611	2,588	-17	-0.7%

Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Table A-6: Chester County Municipal Five Year Population Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Atglen Borough	1,313	1,449	1,566	1,566	1,566	1,566	1,566	253	19.3%
Avondale Borough	1,274	1,278	1,309	1,346	1,367	1,393	1,421	147	11.5%
Birmingham Township	4,082	4,085	4,151	4,191	4,240	4,268	4,296	214	5.2%
Caln Township	14,432	15,305	15,934	16,489	16,967	17,324	17,536	3,104	21.5%
Charlestown Township	6,001	6,048	6,310	6,623	6,972	7,286	7,468	1,467	24.4%
Coatesville City	13,350	13,393	13,871	14,281	14,565	14,809	14,938	1,588	11.9%
Downingtown Borough	7,892	10,488	10,587	10,678	10,751	10,793	10,825	2,933	37.2%
East Bradford Township	10,339	10,693	10,836	11,060	11,323	11,516	11,623	1,284	12.4%
East Brandywine Township	9,738	10,742	11,120	11,493	11,805	12,061	12,185	2,447	25.1%
East Caln Township	5,384	6,042	6,474	6,474	6,478	6,478	6,484	1,100	20.4%
East Coventry Township	7,068	7,251	7,744	8,222	8,596	8,885	9,073	2,005	28.4%
East Fallowfield Township	7,626	7,746	8,211	8,607	8,945	9,198	9,417	1,791	23.5%
East Goshen Township	18,410	18,435	18,753	19,032	19,276	19,448	19,550	1,140	6.2%
East Marlborough Township	7,306	7,923	8,326	8,825	9,167	9,488	9,741	2,435	33.3%
East Nantmeal Township	1,832	1,836	1,881	1,927	1,982	2,042	2,063	231	12.6%
East Nottingham Township	8,982	9,079	9,717	10,214	10,697	11,028	11,338	2,356	26.2%
East Pikeland Township	8,260	8,627	9,055	9,479	9,888	10,151	10,344	2,084	25.2%
East Vincent Township	7,433	8,309	8,659	8,989	9,291	9,480	9,626	2,193	29.5%
East Whiteland Township	13,917	16,334	16,764	16,834	16,896	16,952	16,994	3,077	22.1%
Easttown Township	10,984	11,669	11,883	11,987	12,061	12,132	12,181	1,197	10.9%
Elk Township	1,698	1,707	1,776	1,861	1,910	1,951	1,992	294	17.3%
Elverson Borough	1,330	1,385	1,451	1,541	1,642	1,717	1,760	430	32.3%
Franklin Township	4,433	4,454	4,673	4,921	5,122	5,259	5,340	907	20.5%
Highland Township	1,259	1,262	1,285	1,330	1,367	1,383	1,415	156	12.4%
Honey Brook Borough	1,892	1,899	1,994	2,057	2,111	2,146	2,168	276	14.6%
Honey Brook Township	8,274	8,623	9,099	9,557	9,993	10,297	10,556	2,282	27.6%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Kennett Square Borough	5,936	6,912	7,761	7,766	7,767	7,771	7,771	1,835	30.9%
Kennett Township	8,289	9,000	9,422	9,794	10,093	10,290	10,453	2,164	26.1%
London Britain Township	3,179	3,183	3,213	3,271	3,304	3,327	3,349	170	5.3%
London Grove Township	8,797	8,983	9,497	10,042	10,559	10,971	11,257	2,460	28.0%
Londonderry Township	2,476	2,490	2,577	2,677	2,776	2,854	2,904	428	17.3%
Lower Oxford Township	5,420	5,443	5,731	6,068	6,310	6,494	6,631	1,211	22.3%
Malvern Borough	3,419	3,427	3,556	3,727	3,864	3,944	4,017	598	17.5%
Modena Borough	541	543	583	622	659	682	697	156	28.8%
New Garden Township	11,363	11,557	11,911	12,323	12,754	13,040	13,294	1,931	17.0%
New London Township	5,810	5,902	6,303	6,668	7,049	7,407	7,620	1,810	31.2%
Newlin Township	1,358	1,361	1,389	1,436	1,471	1,525	1,542	184	13.5%
North Coventry Township	8,441	8,515	9,031	9,505	9,874	10,147	10,360	1,919	22.7%
Oxford Borough	5,736	5,897	6,021	6,126	6,197	6,256	6,323	587	10.2%
Parkesburg Borough	3,862	4,100	4,383	4,442	4,491	4,526	4,564	702	18.2%
Penn Township	5,644	5,757	6,371	6,911	7,370	7,766	8,005	2,361	41.8%
Pennsbury Township	3,876	3,898	4,011	4,120	4,170	4,208	4,234	358	9.2%
Phoenixville Borough	18,602	21,473	22,463	23,121	23,662	24,016	24,235	5,633	30.3%
Pocopson Township	4,455	4,491	4,577	4,648	4,695	4,762	4,803	348	7.8%
Sadsbury Township	4,125	4,457	4,816	5,245	5,634	5,893	6,042	1,917	46.5%
Schuylkill Township	8,780	8,860	9,018	9,185	9,329	9,437	9,531	751	8.6%
South Coatesville Borough	1,601	1,606	1,708	1,817	1,872	1,941	1,993	392	24.5%
South Coventry Township	2,796	2,813	2,931	3,073	3,172	3,246	3,298	502	18.0%
Spring City Borough	3,494	3,869	3,903	3,955	3,996	4,025	4,059	565	16.2%
Thornbury Township	3,177	3,369	3,618	3,653	3,688	3,699	3,719	542	17.1%
Tredyffrin Township	31,927	32,921	33,123	33,385	33,624	33,800	33,901	1,974	6.2%
Upper Oxford Township	2,560	2,563	2,580	2,607	2,642	2,650	2,656	96	3.8%
Upper Uwchlan Township	12,275	13,629	13,844	14,095	14,314	14,483	14,557	2,282	18.6%
Uwchlan Township	19,161	19,510	20,329	20,938	21,379	21,777	22,047	2,886	15.1%
Valley Township	7,985	8,596	8,912	9,152	9,420	9,581	9,722	1,737	21.8%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Wallace Township	3,711	4,137	4,255	4,287	4,347	4,377	4,386	675	18.2%
Warwick Township	2,590	2,886	2,889	2,913	2,926	2,945	2,952	362	14.0%
West Bradford Township	14,316	14,426	14,729	15,109	15,519	15,785	16,010	1,694	11.8%
West Brandywine Township	7,331	7,927	8,563	9,049	9,434	9,716	9,953	2,622	35.8%
West Caln Township	8,910	8,952	9,232	9,581	9,866	10,098	10,293	1,383	15.5%
West Chester Borough	18,671	19,266	19,392	19,560	19,680	19,766	19,868	1,197	6.4%
West Fallowfield Township	2,459	2,462	2,499	2,550	2,591	2,621	2,632	173	7.0%
West Goshen Township	23,040	24,788	25,185	25,525	25,770	25,962	26,097	3,057	13.3%
West Grove Borough	2,770	2,783	2,867	2,953	3,026	3,112	3,158	388	14.0%
West Marlborough Township	819	819	819	824	830	830	830	11	1.3%
West Nantmeal Township	2,251	2,257	2,297	2,350	2,391	2,430	2,453	202	9.0%
West Nottingham Township	2,764	2,773	2,825	2,896	2,931	2,966	3,000	236	8.5%
West Pikeland Township	4,024	4,054	4,327	4,482	4,647	4,803	4,892	868	21.6%
West Sadsbury Township	2,436	2,471	2,678	2,908	3,137	3,299	3,425	989	40.6%
West Vincent Township	6,668	7,224	7,537	7,887	8,129	8,266	8,372	1,704	25.6%
West Whiteland Township	19,632	22,824	24,373	24,732	25,043	25,312	25,494	5,862	29.9%
Westtown Township	11,154	11,578	12,228	12,468	12,642	12,779	12,870	1,716	15.4%
Willistown Township	11,273	11,481	11,556	11,665	11,727	11,797	11,842	569	5.0%

Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Table A-7: Delaware County Municipal Five Year Population Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Aldan Borough	4,244	4,244	4,290	4,314	4,320	4,320	4,308	64	1.5%
Aston Township	16,791	16,818	16,909	17,017	17,058	17,055	17,011	220	1.3%
Bethel Township	9,574	9,801	10,091	10,183	10,231	10,229	10,204	630	6.6%
Brookhaven Borough	8,300	8,310	8,389	8,477	8,538	8,537	8,515	215	2.6%
Chadds Ford Township	3,972	3,988	4,061	4,117	4,153	4,153	4,142	170	4.3%
Chester City	32,605	32,732	32,942	33,233	33,370	33,365	33,278	673	2.1%
Chester Heights Borough	2,897	2,897	2,941	2,964	2,971	2,971	2,963	66	2.3%
Chester Township	4,080	4,084	4,122	4,155	4,186	4,186	4,175	95	2.3%
Clifton Heights Borough	6,863	6,898	6,912	6,928	6,934	6,933	6,915	52	0.8%
Collingdale Borough	8,908	8,920	8,999	9,064	9,097	9,095	9,072	164	1.8%
Colwyn Borough	2,474	2,478	2,484	2,497	2,503	2,502	2,496	22	0.9%
Concord Township	18,295	19,151	20,872	21,364	21,502	21,499	21,451	3,156	17.3%
Darby Borough	10,715	10,801	10,849	10,892	10,912	10,910	10,882	167	1.6%
Darby Township	9,219	9,219	9,279	9,295	9,311	9,309	9,285	66	0.7%
East Lansdowne Borough	2,714	2,714	2,737	2,757	2,764	2,764	2,757	43	1.6%
Eddystone Borough	2,459	2,459	2,465	2,467	2,470	2,470	2,463	4	0.2%
Edgmont Township	4,283	4,301	4,410	4,511	4,572	4,572	4,560	277	6.5%
Folcroft Borough	6,792	6,792	6,846	6,880	6,897	6,896	6,878	86	1.3%
Glenolden Borough	7,223	7,223	7,256	7,293	7,307	7,306	7,287	64	0.9%
Haverford Township	50,431	50,540	50,644	50,737	50,791	50,784	50,649	218	0.4%
Lansdowne Borough	11,107	11,115	11,180	11,211	11,223	11,221	11,192	85	0.8%
Lower Chichester Township	3,425	3,435	3,441	3,449	3,454	3,454	3,445	20	0.6%
Marcus Hook Borough	2,454	2,454	2,473	2,473	2,477	2,477	2,470	16	0.7%
Marple Township	24,214	24,351	24,401	24,438	24,457	24,453	24,388	174	0.7%
Media Borough	5,901	5,942	6,029	6,096	6,139	6,138	6,122	221	3.7%
Middletown Township	16,373	20,399	20,532	20,604	20,635	20,633	20,589	4,216	25.7%
Millbourne Borough	1,212	1,212	1,212	1,235	1,237	1,237	1,233	21	1.7%
Morton Borough	2,778	2,788	2,836	2,876	2,883	2,882	2,875	97	3.5%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Nether Providence Township	14,525	14,568	14,653	14,713	14,764	14,762	14,723	198	1.4%
Newtown Township	15,002	15,979	16,298	16,587	16,732	16,729	16,689	1,687	11.2%
Norwood Borough	5,943	5,953	5,970	6,013	6,029	6,028	6,012	69	1.2%
Parkside Borough	2,321	2,321	2,331	2,338	2,344	2,344	2,338	17	0.7%
Prospect Park Borough	6,427	6,462	6,476	6,499	6,521	6,520	6,503	76	1.2%
Radnor Township	33,228	33,302	33,698	33,974	34,143	34,138	34,049	821	2.5%
Ridley Park Borough	7,186	7,215	7,248	7,297	7,314	7,313	7,294	108	1.5%
Ridley Township	31,053	31,088	31,413	31,628	31,725	31,720	31,638	585	1.9%
Rose Valley Borough	1,017	1,017	1,036	1,045	1,063	1,063	1,061	44	4.3%
Rutledge Borough	782	782	782	782	782	782	780	-2	-0.3%
Sharon Hill Borough	6,014	6,020	6,049	6,083	6,096	6,095	6,079	65	1.1%
Springfield Township	25,070	25,115	25,303	25,449	25,495	25,492	25,425	355	1.4%
Swarthmore Borough	6,543	6,557	6,580	6,608	6,620	6,619	6,602	59	0.9%
Thornbury Township	6,904	6,904	6,967	7,025	7,046	7,045	7,026	122	1.8%
Tinicum Township	3,983	3,983	4,008	4,026	4,031	4,031	4,020	37	0.9%
Trainer Borough	1,976	1,976	1,976	1,981	1,982	1,982	1,977	1	0.1%
Upland Borough	3,068	3,084	3,097	3,128	3,132	3,131	3,123	55	1.8%
Upper Chichester Township	16,898	16,906	17,046	17,196	17,281	17,278	17,233	335	2.0%
Upper Darby Township	85,681	85,904	87,750	89,263	89,960	89,948	89,719	4,038	4.7%
Upper Providence Township	10,852	10,864	10,952	11,021	11,056	11,054	11,026	174	1.6%
Yeadon Borough	12,054	12,130	12,169	12,197	12,215	12,214	12,181	127	1.1%

Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Table A-8: Montgomery County Municipal Five Year Population Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Abington Township	58,502	59,041	59,607	60,238	60,684	61,083	61,387	2,885	4.9%
Ambler Borough	6,807	6,928	7,225	7,430	7,634	7,789	7,924	1,117	16.4%
Bridgeport Borough	5,015	5,318	7,532	7,620	7,649	7,676	7,707	2,692	53.7%
Bryn Athyn Borough	1,272	1,305	1,320	1,348	1,366	1,372	1,379	107	8.4%
Cheltenham Township	37,452	38,513	38,889	39,338	39,769	40,062	40,244	2,792	7.5%
Collegeville Borough	5,043	5,366	5,488	5,587	5,660	5,740	5,781	738	14.6%
Conshohocken Borough	9,261	10,975	11,314	11,652	11,934	12,178	12,413	3,152	34.0%
Douglass Township	10,585	10,821	11,227	11,734	12,217	12,571	12,761	2,176	20.6%
East Greenville Borough	3,166	3,161	3,183	3,202	3,251	3,262	3,289	123	3.9%
East Norriton Township	14,021	14,482	14,747	14,934	15,186	15,292	15,326	1,305	9.3%
Franconia Township	13,259	13,393	14,490	15,176	15,937	16,434	16,755	3,496	26.4%
Green Lane Borough	490	488	491	498	498	499	502	12	2.4%
Hatboro Borough	8,238	8,260	8,388	8,539	8,638	8,748	8,809	571	6.9%
Hatfield Borough	3,496	3,487	3,555	3,586	3,633	3,653	3,668	172	4.9%
Hatfield Township	18,640	19,125	19,687	20,344	20,902	21,306	21,568	2,928	15.7%
Horsham Township	26,564	27,460	27,564	27,826	28,062	29,986	31,394	4,830	18.2%
Jenkintown Borough	4,719	4,889	4,964	5,021	5,083	5,144	5,205	486	10.3%
Lansdale Borough	18,773	19,491	19,734	20,053	20,367	20,574	20,763	1,990	10.6%
Limerick Township	20,458	21,296	22,733	23,990	25,154	25,983	26,686	6,228	30.4%
Lower Frederick Township	4,830	4,920	5,041	5,201	5,283	5,343	5,389	559	11.6%
Lower Gwynedd Township	12,076	12,243	12,425	12,672	12,852	12,980	13,090	1,014	8.4%
Lower Merion Township	63,633	66,185	66,505	67,814	68,463	68,728	68,859	5,226	8.2%
Lower Moreland Township	13,917	14,189	14,348	14,530	14,725	14,819	14,911	994	7.1%
Lower Pottsgrove Township	12,217	12,773	13,062	13,425	13,666	13,893	14,008	1,791	14.7%
Lower Providence Township	25,625	25,916	26,507	26,906	27,119	27,258	27,356	1,731	6.8%
Lower Salford Township	15,896	16,163	16,726	17,399	17,938	18,206	18,401	2,505	15.8%
Marlborough Township	3,520	3,536	3,596	3,634	3,678	3,702	3,726	206	5.9%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Montgomery Township	25,862	26,063	26,587	26,981	27,484	27,743	28,056	2,194	8.5%
Narberth Borough	4,492	4,543	4,583	4,644	4,682	4,730	4,773	281	6.3%
New Hanover Township	12,973	13,317	14,418	15,779	16,994	17,689	18,063	5,090	39.2%
Norristown Borough	35,748	35,899	36,878	37,850	38,687	39,332	39,795	4,047	11.3%
North Wales Borough	3,426	3,449	3,513	3,595	3,635	3,684	3,730	304	8.9%
Pennsburg Borough	3,889	4,068	4,118	4,156	4,195	4,228	4,245	356	9.2%
Perkiomen Township	8,959	8,936	9,107	9,301	9,426	9,493	9,531	572	6.4%
Plymouth Township	18,256	19,295	19,409	21,010	21,134	21,248	21,345	3,089	16.9%
Pottstown Borough	23,433	23,461	23,997	24,491	24,961	25,311	25,560	2,127	9.1%
Red Hill Borough	2,496	2,486	2,526	2,573	2,592	2,639	2,672	176	7.1%
Rockledge Borough	2,638	2,619	2,628	2,635	2,670	2,674	2,684	46	1.7%
Royersford Borough	4,940	4,918	5,050	5,193	5,347	5,471	5,539	599	12.1%
Salford Township	3,035	3,064	3,151	3,238	3,319	3,360	3,423	388	12.8%
Schwenksville Borough	1,296	1,290	1,315	1,358	1,398	1,409	1,437	141	10.9%
Skippack Township	14,389	14,550	15,253	15,810	16,379	16,807	17,126	2,737	19.0%
Souderton Borough	7,191	7,287	7,374	7,434	7,538	7,585	7,619	428	6.0%
Springfield Township	20,814	21,032	21,157	21,311	21,433	21,509	21,569	755	3.6%
Telford Borough	2,729	2,721	2,756	2,785	2,826	2,846	2,858	129	4.7%
Towamencin Township	18,009	18,012	18,429	18,974	19,396	19,662	19,918	1,909	10.6%
Trappe Borough	4,002	4,038	4,085	4,140	4,189	4,203	4,220	218	5.4%
Upper Dublin Township	26,665	29,215	30,029	30,214	30,420	30,608	30,793	4,128	15.5%
Upper Frederick Township	3,703	3,704	3,752	3,812	3,865	3,913	3,935	232	6.3%
Upper Gwynedd Township	17,072	17,256	17,450	17,705	17,850	17,940	18,023	951	5.6%
Upper Hanover Township	8,350	8,650	9,001	9,425	9,773	9,979	10,179	1,829	21.9%
Upper Merion Township	33,613	37,305	38,029	38,754	39,241	39,592	39,877	6,264	18.6%
Upper Moreland Township	26,116	26,547	26,913	27,278	27,662	27,900	28,088	1,972	7.6%
Upper Pottsgrove Township	5,870	6,147	6,391	6,633	6,749	6,803	6,808	938	16.0%
Upper Providence Township	24,091	24,797	28,082	29,074	29,896	30,336	30,484	6,393	26.5%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Upper Salford Township	3,172	3,175	3,260	3,344	3,423	3,475	3,535	363	11.4%
West Conshohocken Borough	1,493	1,495	1,527	1,545	1,581	1,585	1,598	105	7.0%
West Norriton Township	16,201	16,220	16,778	17,382	17,930	18,201	18,407	2,206	13.6%
West Pottsgrove Township	3,798	3,793	3,824	3,843	3,872	3,886	3,908	110	2.9%
Whitemarsh Township	19,707	20,699	21,033	21,466	21,865	22,161	22,421	2,714	13.8%
Whitpain Township	20,333	20,783	21,186	21,604	21,971	22,225	22,452	2,119	10.4%
Worcester Township	10,317	10,963	11,161	11,299	11,390	11,405	11,368	1,051	10.2%

Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Table A-9: Philadelphia County Planning District Five Year Population Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Central	151,916	171,877	189,380	195,910	201,467	205,922	212,575	60,659	39.9%
Central Northeast	85,324	85,483	85,490	85,718	85,768	85,808	85,868	544	0.6%
Lower Far Northeast	72,790	72,807	72,812	72,901	72,915	72,927	72,943	153	0.2%
Lower North	104,689	111,716	115,764	117,126	118,697	119,956	121,837	17,148	16.4%
Lower Northeast	102,978	102,995	103,002	103,055	103,065	103,073	103,085	107	0.1%
Lower Northwest	54,358	54,829	55,056	55,284	55,401	55,495	55,635	1,277	2.3%
Lower South	5,925	7,826	7,833	7,920	8,172	8,374	8,676	2,751	46.4%
Lower Southwest	41,892	41,932	41,954	42,150	42,182	42,208	42,247	355	0.8%
North	131,905	132,917	134,017	134,387	134,700	134,952	135,327	3,422	2.6%
North Delaware	105,079	105,352	105,393	105,683	105,759	105,821	105,912	833	0.8%
River Wards	69,972	74,268	77,759	78,104	79,131	79,955	81,185	11,213	16.0%
South	139,999	141,698	142,725	143,313	143,732	144,067	144,568	4,569	3.3%
University Southwest	86,416	93,566	97,634	101,433	103,330	104,851	107,122	20,706	24.0%
Upper Far Northeast	71,649	71,798	71,814	72,082	72,136	72,180	72,246	597	0.8%
Upper North	141,920	142,204	142,404	144,358	144,666	144,912	145,281	3,361	2.4%
Upper Northwest	85,876	86,351	86,569	86,857	86,981	87,080	87,228	1,352	1.6%
West	107,989	108,532	108,721	109,009	109,138	109,241	109,395	1,406	1.3%
West Park	43,120	43,623	43,644	43,865	43,959	44,034	44,147	1,027	2.4%

Source: DVRPC, October 2024. Base populations from U.S. Census Bureau 2020 Decennial Census

Appendix B: Employment Forecasts (2020–2050)

Municipal Five-Year Employment Forecasts

Table B-1: Burlington County Municipal Five Year Employment Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Bass River Township	415	470	468	463	557	879	878	463	111.6%
Beverly City	810	865	860	860	900	894	894	84	10.4%
Bordentown City	1,825	1,982	1,962	1,945	2,019	1,986	1,998	173	9.5%
Bordentown Township	5,915	6,316	6,158	6,084	5,897	5,719	5,743	-172	-2.9%
Burlington City	5,642	5,864	5,805	5,735	5,676	6,653	6,682	1,040	18.4%
Burlington Township	17,161	19,899	19,556	19,282	19,073	18,649	18,686	1,525	8.9%
Chesterfield Township	1,895	2,249	2,226	2,208	2,191	2,068	2,078	183	9.7%
Cinnaminson Township	11,246	11,859	11,644	11,476	11,409	11,399	11,368	122	1.1%
Delanco Township	1,620	1,841	1,775	1,749	1,755	1,620	1,624	4	0.2%
Delran Township	7,530	8,071	7,927	7,820	7,732	8,012	8,015	485	6.4%
Eastampton Township	1,821	2,021	1,979	1,962	1,970	1,890	1,904	83	4.6%
Edgewater Park Township	1,965	2,684	2,649	2,626	2,595	2,457	2,484	519	26.4%
Evesham Township	33,494	35,356	34,885	34,487	34,806	34,037	34,208	714	2.1%
Fieldsboro Borough	126	128	126	125	123	106	106	-20	-15.9%
Florence Township	4,560	5,833	5,712	5,645	5,247	8,623	8,559	3,999	87.7%
Hainesport Township	3,863	4,503	4,394	4,335	4,322	4,446	4,500	637	16.5%
Lumberton Township	5,777	7,290	7,237	7,180	7,105	7,730	7,878	2,101	36.4%
Mansfield Township	3,928	6,217	6,134	6,089	5,712	6,955	6,915	2,987	76.0%
Maple Shade Township	7,016	7,931	7,813	7,740	7,780	7,160	7,189	173	2.5%
Medford Township	12,466	13,609	13,454	13,304	13,446	14,620	14,713	2,247	18.0%
Medford Lakes Borough	946	1,089	1,064	1,057	1,080	1,122	1,134	188	19.9%
Moorestown Township	24,540	27,891	27,265	26,949	27,150	28,478	28,687	4,147	16.9%
Mount Holly Township	13,705	14,198	14,035	13,859	14,023	14,019	14,080	375	2.7%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Mount Laurel Township	47,275	48,981	48,174	47,607	46,959	48,705	48,852	1,577	3.3%
New Hanover Township	8,084	8,352	8,370	8,274	8,267	8,093	8,101	17	0.2%
North Hanover Township	1,599	1,756	1,733	1,704	1,750	1,912	1,915	316	19.8%
Palmyra Borough	2,535	3,709	3,647	3,616	3,629	3,526	3,518	983	38.8%
Pemberton Borough	637	703	698	691	690	663	664	27	4.2%
Pemberton Township	5,530	6,852	6,835	6,796	7,200	7,900	7,967	2,437	44.1%
Riverside Township	2,325	2,561	2,542	2,521	2,535	2,489	2,497	172	7.4%
Riverton Borough	970	1,046	1,018	1,008	1,048	1,101	1,102	132	13.6%
Shamong Township	2,097	2,270	2,256	2,237	2,287	2,298	2,313	216	10.3%
Southampton Township	4,564	4,909	4,844	4,786	4,694	4,613	4,629	65	1.4%
Springfield Township	1,709	1,958	1,950	1,925	1,927	2,137	2,137	428	25.0%
Tabernacle Township	2,537	2,804	2,783	2,762	2,851	3,005	3,017	480	18.9%
Washington Township	380	404	399	394	428	517	520	140	36.8%
Westampton Township	8,648	10,382	10,224	10,118	9,964	9,892	9,932	1,284	14.8%
Willingboro Township	13,789	15,093	14,985	14,831	15,077	15,703	15,755	1,966	14.3%
Woodland Township	708	723	718	711	760	942	942	234	33.1%
Wrightstown Borough	708	811	789	782	749	614	626	-82	-11.6%

Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Table B-2: Camden County Municipal Five Year Employment Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Audubon Borough	2,676	3,011	2,970	2,937	2,995	3,074	3,077	401	15.0%
Audubon Park Borough	445	449	462	457	456	454	454	9	2.0%
Barrington Borough	2,908	3,002	2,918	2,866	3,064	2,975	2,988	80	2.8%
Bellmawr Borough	4,337	4,405	4,319	4,258	4,288	4,286	4,298	-39	-0.9%
Berlin Borough	4,743	5,322	5,276	5,197	5,183	4,769	4,824	81	1.7%
Berlin Township	8,753	9,362	9,222	9,152	9,140	9,118	9,149	396	4.5%
Brooklawn Borough	687	762	750	732	706	931	927	240	34.9%
Camden City	42,783	50,478	49,895	49,358	50,479	52,865	53,086	10,303	24.1%
Cherry Hill Township	59,409	64,551	63,722	62,986	62,901	63,218	63,496	4,087	6.9%
Chesilhurst Borough	277	341	341	338	347	356	356	79	28.5%
Clementon Borough	1,418	1,652	1,632	1,616	1,612	1,861	1,871	453	31.9%
Collingswood Borough	6,105	6,441	6,392	6,328	6,231	6,833	6,835	730	12.0%
Gibbsboro Borough	2,711	2,977	2,924	2,891	2,828	3,276	3,277	566	20.9%
Gloucester Township	21,877	24,176	23,940	23,697	24,307	25,361	25,523	3,646	16.7%
Gloucester City	3,632	5,032	4,952	4,910	5,043	5,214	5,218	1,586	43.7%
Haddon Township	5,100	5,759	5,678	5,602	5,496	5,652	5,656	556	10.9%
Haddonfield Borough	7,193	7,213	7,068	6,984	7,098	7,294	7,299	106	1.5%
Haddon Heights Borough	4,581	4,968	4,915	4,864	4,928	5,048	5,059	478	10.4%
Hi-Nella Borough	279	278	261	257	268	270	270	-9	-3.2%
Laurel Springs Borough	526	612	607	601	591	606	606	80	15.2%
Lawnside Borough	1,883	2,212	2,188	2,154	2,168	2,195	2,199	316	16.8%
Lindenwold Borough	3,816	4,055	3,953	3,904	3,951	4,329	4,335	519	13.6%
Magnolia Borough	1,118	1,244	1,229	1,214	1,227	1,168	1,181	63	5.6%
Merchantville Borough	1,273	1,475	1,481	1,468	1,501	1,634	1,639	366	28.8%
Mount Ephraim Borough	1,123	1,362	1,345	1,330	1,353	1,347	1,356	233	20.7%
Oaklyn Borough	1,162	1,315	1,325	1,306	1,306	1,266	1,272	110	9.5%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Pennsauken Township	23,063	26,050	25,593	25,290	25,341	26,095	26,187	3,124	13.5%
Pine Hill Borough	2,257	2,555	2,533	2,506	2,587	2,844	2,868	611	27.1%
Runnemede Borough	3,232	3,602	3,549	3,507	3,547	3,483	3,490	258	8.0%
Somerdale Borough	2,029	2,220	2,155	2,128	2,125	2,116	2,116	87	4.3%
Stratford Borough	6,655	6,915	6,820	6,747	6,894	7,265	7,284	629	9.5%
Tavistock Borough	0	23	23	29	28	33	33	33	
Voorhees Township	19,444	21,155	20,892	20,642	20,805	21,304	21,410	1,966	10.1%
Waterford Township	3,202	3,685	3,652	3,616	3,853	4,171	4,209	1,007	31.4%
Winslow Township	13,412	14,644	14,427	14,262	14,401	14,445	14,550	1,138	8.5%
Woodlynne Borough	508	554	549	544	559	650	653	145	28.5%

Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Table B-3: Gloucester County Municipal Five Year Employment Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Clayton Borough	2,625	3,119	3,060	3,022	3,084	3,095	3,143	518	19.7%
Deptford Township	16,680	20,104	19,874	19,717	19,554	18,081	18,337	1,657	9.9%
East Greenwich Township	3,984	4,740	4,734	4,687	4,724	4,565	4,606	622	15.6%
Elk Township	1,230	1,527	1,501	1,489	1,552	1,726	1,751	521	42.4%
Franklin Township	6,144	7,298	7,279	7,205	7,323	7,203	7,342	1,198	19.5%
Glassboro Borough	7,257	8,766	8,714	8,630	8,856	9,540	9,734	2,477	34.1%
Greenwich Township	3,371	3,712	3,631	3,584	3,565	4,115	4,107	736	21.8%
Harrison Township	6,159	7,206	7,155	7,100	7,173	7,264	7,380	1,221	19.8%
Logan Township	11,225	14,429	14,154	13,994	12,812	18,677	18,551	7,326	65.3%
Mantua Township	7,372	9,304	9,246	9,159	8,979	8,675	8,809	1,437	19.5%
Monroe Township	13,791	15,526	15,355	15,219	15,619	14,511	14,748	957	6.9%
National Park Borough	589	690	690	684	710	743	751	162	27.5%
Newfield Borough	666	678	668	662	689	688	687	21	3.2%
Paulsboro Borough	1,455	2,019	2,032	2,020	2,211	2,070	2,084	629	43.2%
Pitman Borough	2,611	2,934	2,931	2,890	2,947	3,165	3,202	591	22.6%
South Harrison Township	1,263	1,572	1,583	1,584	1,583	1,504	1,527	264	20.9%
Swedesboro Borough	1,492	1,754	1,723	1,699	1,766	1,656	1,667	175	11.7%
Washington Township	24,004	25,112	24,648	24,366	24,659	25,497	25,613	1,609	6.7%
Wenonah Borough	745	922	915	909	905	881	888	143	19.2%
West Deptford Township	14,056	16,325	16,061	15,897	15,927	15,474	15,641	1,585	11.3%
Westville Borough	2,536	2,906	2,911	2,882	2,970	2,711	2,730	194	7.6%
Woodbury City	12,748	13,171	12,961	12,813	12,858	12,649	12,701	-47	-0.4%
Woodbury Heights Borough	1,770	1,867	1,842	1,817	1,890	1,953	1,956	186	10.5%
Woolwich Township	4,410	5,835	5,752	5,689	5,502	5,156	5,160	750	17.0%

Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Table B-4: Mercer County Municipal Five Year Employment Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
East Windsor Township	16,112	17,775	17,490	17,317	17,222	15,964	16,043	-69	-0.4%
Ewing Township	26,334	28,152	27,790	27,474	27,790	25,858	25,953	-381	-1.4%
Hamilton Township	53,257	59,288	58,349	57,726	57,915	56,457	56,778	3,521	6.6%
Hightstown Borough	3,227	3,461	3,417	3,380	3,528	3,788	3,810	583	18.1%
Hopewell Borough	1,281	1,325	1,308	1,297	1,307	1,417	1,419	138	10.8%
Hopewell Township	8,944	10,107	9,912	9,814	9,882	9,662	9,763	819	9.2%
Lawrence Township	30,947	32,799	32,370	32,022	32,876	35,170	35,297	4,350	14.1%
Pennington Borough	2,511	2,658	2,625	2,597	2,661	2,963	2,966	455	18.1%
Princeton	24,539	26,863	26,451	26,151	27,973	32,062	32,330	7,791	31.7%
Robbinsville Township	9,127	10,538	10,418	10,316	10,593	9,834	9,877	750	8.2%
Trenton City	66,832	68,986	67,194	66,378	66,789	67,651	67,805	973	1.5%
West Windsor Township	42,468	47,007	46,360	45,911	47,173	47,248	47,628	5,160	12.2%

Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Table B-5: Bucks County Municipal Five Year Employment Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Bedminster Township	3,144	3,538	3,507	3,474	3,499	3,420	3,449	305	9.7%
Bensalem Township	50,599	54,259	53,451	52,863	52,608	51,260	51,443	844	1.7%
Bridgeton Township	348	385	380	377	413	511	517	169	48.6%
Bristol Borough	6,423	6,797	6,687	6,613	6,705	6,506	6,518	95	1.5%
Bristol Township	27,644	29,425	29,064	28,730	29,487	27,789	27,870	226	0.8%
Buckingham Township	8,475	9,180	9,058	8,962	9,113	9,118	9,189	714	8.4%
Chalfont Borough	1,582	1,948	1,930	1,903	1,930	1,985	1,989	407	25.7%
Doylestown Borough	12,552	13,035	12,822	12,686	12,728	12,646	12,716	164	1.3%
Doylestown Township	10,022	10,831	10,689	10,543	10,715	10,776	10,855	833	8.3%
Dublin Borough	1,007	1,520	1,503	1,496	1,418	1,107	1,116	109	10.8%
Durham Township	263	280	280	278	278	274	275	12	4.6%
East Rockhill Township	1,766	1,948	1,916	1,895	2,018	2,422	2,431	665	37.7%
Falls Township	15,673	17,863	17,791	17,650	17,679	16,066	16,047	374	2.4%
Haycock Township	560	657	656	650	671	688	688	128	22.9%
Hilltown Township	6,301	7,256	7,172	7,095	7,123	6,596	6,665	364	5.8%
Hulmeville Borough	352	381	377	373	383	372	374	22	6.3%
Ivyland Borough	1,050	1,119	1,081	1,070	1,061	1,172	1,174	124	11.8%
Langhorne Borough	917	923	902	891	893	880	880	-37	-4.0%
Langhorne Manor Borough	238	359	362	360	383	417	422	184	77.3%
Lower Makefield Township	16,481	16,886	16,669	16,522	16,713	18,087	18,100	1,619	9.8%
Lower Southampton Township	14,204	14,308	14,002	13,779	13,735	14,486	14,446	242	1.7%
Middletown Township	27,151	29,590	29,187	28,876	29,224	29,024	29,117	1,966	7.2%
Milford Township	3,628	4,443	4,389	4,347	4,411	4,181	4,224	596	16.4%
Morrisville Borough	3,255	3,639	3,597	3,557	3,593	3,734	3,770	515	15.8%
New Britain Borough	3,791	3,980	3,947	3,893	4,038	4,597	4,606	815	21.5%
New Britain Township	5,872	6,922	6,812	6,742	6,917	6,675	6,698	826	14.1%
New Hope Borough	2,892	2,961	2,903	2,853	2,847	2,794	2,808	-84	-2.9%
Newtown Borough	2,714	2,815	2,761	2,716	2,720	2,526	2,533	-181	-6.7%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	PercentChange, 2020–2050
Newtown Township	15,570	16,286	15,947	15,735	16,120	16,408	16,459	889	5.7%
Nockamixon Township	1,268	1,477	1,465	1,453	1,537	1,721	1,759	491	38.7%
Northampton Township	17,704	18,569	18,260	18,020	18,319	19,433	19,482	1,778	10.0%
Penndel Borough	1,083	1,332	1,317	1,304	1,288	1,302	1,319	236	21.8%
Perkasie Borough	2,560	2,968	2,931	2,907	2,908	2,893	2,910	350	13.7%
Plumstead Township	7,727	8,240	8,118	8,017	8,075	8,545	8,606	879	11.4%
Quakertown Borough	5,187	5,585	5,495	5,435	5,490	5,292	5,314	127	2.4%
Richland Township	7,195	8,270	8,196	8,096	8,138	7,494	7,589	394	5.5%
Richlandtown Borough	279	305	301	298	293	300	302	23	8.2%
Riegelsville Borough	218	226	224	217	212	173	172	-46	-21.1%
Sellersville Borough	1,348	1,464	1,443	1,425	1,435	1,424	1,444	96	7.1%
Silverdale Borough	197	205	203	201	223	277	277	80	40.6%
Solebury Township	4,308	4,741	4,684	4,639	4,643	4,873	4,900	592	13.7%
Springfield Township	1,275	1,415	1,396	1,384	1,394	1,456	1,455	180	14.1%
Telford Borough	1,412	1,572	1,521	1,497	1,516	1,666	1,659	247	17.5%
Tinicum Township	1,375	1,649	1,627	1,614	1,615	1,711	1,716	341	24.8%
Trumbauersville Borough	405	449	443	441	438	397	403	-2	-0.5%
Tullytown Borough	2,813	3,075	3,049	3,004	3,028	3,071	3,098	285	10.1%
Upper Makefield Township	3,248	3,484	3,440	3,407	3,468	3,500	3,520	272	8.4%
Upper Southampton Township	10,693	11,395	11,173	11,037	11,272	10,229	10,288	-405	-3.8%
Warminster Township	17,391	19,302	19,013	18,787	19,087	17,899	18,009	618	3.6%
Warrington Township	11,177	11,893	11,750	11,582	11,728	11,679	11,784	607	5.4%
Warwick Township	8,035	8,461	8,317	8,218	8,187	9,195	9,201	1,166	14.5%
West Rockhill Township	6,218	6,808	6,758	6,693	6,778	6,665	6,748	530	8.5%
Wrightstown Township	1,395	1,533	1,517	1,505	1,537	1,511	1,521	126	9.0%
Yardley Borough	2,383	2,360	2,310	2,284	2,260	2,155	2,155	-228	-9.6%

Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Table B-6: Chester County Municipal Five Year Employment Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Atglen Borough	763	846	837	828	831	824	832	69	9.0%
Avondale Borough	421	532	528	530	588	514	525	104	24.7%
Birmingham Township	2,661	2,932	2,902	2,868	2,855	2,718	2,730	69	2.6%
Caln Township	7,691	8,969	8,865	8,764	8,977	8,816	9,053	1,362	17.7%
Charlestown Township	3,277	3,594	3,560	3,531	3,567	3,653	3,669	392	12.0%
Coatesville City	2,846	3,522	3,496	3,459	3,409	3,468	3,500	654	23.0%
Downingtown Borough	5,581	6,305	6,251	6,190	6,592	6,791	6,897	1,316	23.6%
East Bradford Township	4,524	4,948	4,887	4,833	4,863	4,724	4,808	284	6.3%
East Brandywine Township	2,182	2,731	2,723	2,702	2,716	2,663	2,730	548	25.1%
East Caln Township	3,932	4,642	4,564	4,503	4,487	4,019	4,097	165	4.2%
East Coventry Township	1,914	2,241	2,210	2,186	2,256	2,256	2,274	360	18.8%
East Fallowfield Township	1,166	1,366	1,362	1,350	1,402	1,449	1,464	298	25.6%
East Goshen Township	7,836	8,921	8,757	8,646	8,836	9,122	9,237	1,401	17.9%
East Marlborough Township	5,256	6,343	6,275	6,192	6,336	6,682	6,836	1,580	30.1%
East Nantmeal Township	663	912	916	912	900	838	838	175	26.4%
East Nottingham Township	1,536	1,605	1,570	1,541	1,612	1,691	1,696	160	10.4%
East Pikeland Township	3,748	4,452	4,423	4,396	4,522	4,054	4,143	395	10.5%
Easttown Township	7,064	7,623	7,540	7,461	7,536	7,691	7,770	706	10.0%
East Vincent Township	1,902	2,427	2,401	2,377	2,469	2,595	2,641	739	38.9%
East Whiteland Township	23,806	30,556	30,184	29,884	30,367	27,715	28,122	4,316	18.1%
Elk Township	446	471	468	463	502	618	622	176	39.5%
Elverson Borough	741	826	822	817	913	894	894	153	20.6%
Franklin Township	870	1,099	1,098	1,095	1,117	1,111	1,121	251	28.9%
Highland Township	505	589	585	581	619	760	760	255	50.5%
Honey Brook Borough	641	751	745	738	714	665	668	27	4.2%
Honey Brook Township	2,503	3,089	3,036	3,008	3,085	3,145	3,251	748	29.9%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Kennett Township	7,095	7,655	7,542	7,468	7,486	6,824	6,911	-184	-2.6%
Kennett Square Borough	5,554	6,110	6,038	5,966	6,001	5,901	5,986	432	7.8%
London Britain Township	589	676	677	671	680	660	671	82	13.9%
Londonderry Township	620	716	713	705	726	717	733	113	18.2%
London Grove Township	3,383	4,201	4,170	4,148	4,197	4,072	4,116	733	21.7%
Lower Oxford Township	1,718	2,626	2,635	2,630	2,704	2,581	2,637	919	53.5%
Malvern Borough	2,366	2,864	2,812	2,784	2,823	2,818	2,859	493	20.8%
Modena Borough	192	206	206	204	228	206	208	16	8.3%
New Garden Township	6,858	7,814	7,743	7,685	7,716	8,116	8,226	1,368	19.9%
Newlin Township	355	404	397	392	384	428	428	73	20.6%
New London Township	1,242	1,515	1,522	1,511	1,541	1,570	1,589	347	27.9%
North Coventry Township	3,062	3,444	3,410	3,350	3,297	3,042	3,076	14	0.5%
Oxford Borough	2,885	3,385	3,398	3,374	3,386	3,421	3,472	587	20.3%
Parkesburg Borough	1,071	1,282	1,291	1,275	1,260	1,169	1,190	119	11.1%
Penn Township	3,328	3,771	3,735	3,699	3,707	3,964	4,019	691	20.8%
Pennsbury Township	1,456	1,634	1,616	1,600	1,601	1,612	1,639	183	12.6%
Phoenixville Borough	7,274	8,696	8,617	8,547	8,416	7,652	7,732	458	6.3%
Pocopson Township	1,128	1,292	1,276	1,265	1,306	1,354	1,378	250	22.2%
Sadsbury Township	1,824	2,672	2,686	2,692	2,555	2,303	2,341	517	28.3%
Schuylkill Township	4,619	5,262	5,213	5,159	5,386	5,548	5,609	990	21.4%
South Coatesville Borough	1,156	1,265	1,165	1,125	1,223	1,366	1,358	202	17.5%
South Coventry Township	1,481	1,616	1,612	1,602	1,672	2,003	2,015	534	36.1%
Spring City Borough	826	938	898	891	889	879	890	64	7.7%
Thornbury Township	1,417	1,691	1,674	1,663	1,674	1,576	1,608	191	13.5%
Tredyffrin Township	51,405	55,390	54,608	54,110	54,080	53,914	54,332	2,927	5.7%
Upper Oxford Township	929	1,060	1,055	1,048	1,044	957	960	31	3.3%
Upper Uwchlan Township	4,895	5,766	5,709	5,635	5,712	5,776	5,854	959	19.6%
Uwchlan Township	16,800	18,418	18,124	17,985	17,905	17,366	17,576	776	4.6%
Valley Township	2,516	3,421	3,375	3,342	3,266	3,625	3,668	1,152	45.8%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Wallace Township	1,159	1,285	1,270	1,257	1,283	1,332	1,337	178	15.4%
Warwick Township	894	1,010	987	977	994	990	998	104	11.6%
West Bradford Township	3,658	3,862	3,814	3,772	3,810	3,782	3,804	146	4.0%
West Brandywine Township	2,455	2,956	2,934	2,913	2,994	3,066	3,163	708	28.8%
West Caln Township	2,270	2,397	2,371	2,348	2,415	2,363	2,373	103	4.5%
West Chester Borough	14,655	15,289	15,061	14,889	15,164	15,504	15,622	967	6.6%
West Fallowfield Township	884	1,078	1,077	1,071	1,177	1,509	1,515	631	71.4%
West Goshen Township	42,549	47,318	46,817	46,397	46,542	47,197	47,553	5,004	11.8%
West Grove Borough	664	791	784	775	768	723	735	71	10.7%
West Marlborough Township	365	482	475	472	470	479	482	117	32.1%
West Nantmeal Township	654	834	828	830	890	846	857	203	31.0%
West Nottingham Township	994	1,244	1,205	1,199	1,328	1,436	1,452	458	46.1%
West Pikeland Township	1,538	1,724	1,706	1,692	1,700	1,805	1,814	276	17.9%
West Sadsbury Township	1,880	2,249	2,257	2,220	2,350	2,101	2,142	262	13.9%
Westtown Township	4,969	5,209	5,147	5,086	5,299	5,937	5,979	1,010	20.3%
West Vincent Township	2,685	3,159	3,140	3,112	3,055	3,102	3,136	451	16.8%
West Whiteland Township	19,990	26,623	26,162	25,836	25,884	23,203	23,416	3,426	17.1%
Willistown Township	8,168	9,084	8,998	8,905	9,112	9,512	9,553	1,385	17.0%

Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Table B-7: Delaware County Municipal Five Year Employment Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Aldan Borough	1,182	1,276	1,264	1,255	1,297	1,290	1,299	117	9.9%
Aston Township	6,712	7,361	7,190	7,093	7,310	7,309	7,328	616	9.2%
Bethel Township	2,646	2,877	2,832	2,797	2,663	3,684	3,667	1,021	38.6%
Brookhaven Borough	2,592	2,719	2,619	2,583	2,512	2,205	2,216	-376	-14.5%
Chadds Ford Township	4,594	5,255	5,207	5,156	5,018	4,779	4,830	236	5.1%
Chester City	14,473	16,410	16,197	16,037	16,236	15,615	15,688	1,215	8.4%
Chester Township	3,511	3,631	3,580	3,533	3,672	3,588	3,599	88	2.5%
Chester Heights Borough	874	878	865	855	847	882	881	7	0.8%
Clifton Heights Borough	2,868	2,981	2,936	2,897	2,810	2,818	2,835	-33	-1.2%
Collingdale Borough	2,914	2,989	2,945	2,908	2,913	2,991	2,991	77	2.6%
Colwyn Borough	583	634	631	626	660	767	772	189	32.4%
Concord Township	19,491	20,994	20,720	20,507	20,385	18,994	19,063	-428	-2.2%
Darby Borough	5,141	5,358	5,289	5,221	5,225	5,449	5,482	341	6.6%
Darby Township	3,700	3,750	3,705	3,651	3,591	3,955	3,956	256	6.9%
East Lansdowne Borough	1,163	1,211	1,192	1,185	1,197	1,264	1,271	108	9.3%
Eddystone Borough	3,044	3,882	3,826	3,789	3,729	3,396	3,409	365	12.0%
Edgmont Township	2,521	2,773	2,748	2,704	2,663	2,686	2,696	175	6.9%
Folcroft Borough	4,448	4,595	4,519	4,458	4,400	4,459	4,481	33	0.7%
Glenolden Borough	2,433	2,615	2,558	2,504	2,484	2,361	2,373	-60	-2.5%
Haverford Township	18,963	20,142	19,894	19,648	19,763	19,769	19,856	893	4.7%
Lansdowne Borough	3,657	3,842	3,793	3,751	3,798	4,133	4,147	490	13.4%
Lower Chichester Township	1,140	1,245	1,226	1,207	1,198	1,012	1,024	-116	-10.2%
Marcus Hook Borough	1,824	2,036	2,024	2,010	2,643	2,186	2,228	404	22.1%
Marple Township	14,662	15,808	15,618	15,472	15,694	16,864	16,939	2,277	15.5%
Media Borough	13,581	14,112	13,592	13,443	13,359	12,745	12,839	-742	-5.5%
Middletown Township	11,791	15,173	14,983	14,845	15,135	15,208	15,259	3,468	29.4%
Millbourne Borough	524	597	589	582	585	541	541	17	3.2%
Morton Borough	1,367	1,527	1,515	1,503	1,542	1,704	1,708	341	24.9%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Nether Providence Township	4,887	5,477	5,414	5,375	5,586	6,093	6,099	1,212	24.8%
Newtown Township	21,419	22,753	22,478	22,257	22,430	22,279	22,323	904	4.2%
Norwood Borough	1,629	1,608	1,583	1,568	1,579	1,592	1,592	-37	-2.3%
Parkside Borough	1,613	1,659	1,654	1,634	1,631	1,617	1,617	4	0.2%
Prospect Park Borough	1,802	1,837	1,791	1,765	1,787	1,806	1,809	7	0.4%
Radnor Township	32,346	34,401	33,904	33,574	34,278	38,852	38,979	6,633	20.5%
Ridley Township	10,368	11,654	11,387	11,201	11,350	11,370	11,430	1,062	10.2%
Ridley Park Borough	2,347	2,610	2,586	2,564	2,693	2,839	2,856	509	21.7%
Rose Valley Borough	298	296	290	287	295	299	298	0	0.0%
Rutledge Borough	207	210	208	206	203	197	197	-10	-4.8%
Sharon Hill Borough	4,461	4,663	4,600	4,549	4,455	5,064	5,086	625	14.0%
Springfield Township	13,931	15,115	14,899	14,701	14,571	14,031	14,093	162	1.2%
Swarthmore Borough	2,573	2,805	2,778	2,754	2,976	3,749	3,758	1,185	46.1%
Thornbury Township	2,590	3,045	3,017	2,984	3,005	2,966	2,979	389	15.0%
Tinicum Township	9,319	9,852	9,804	9,679	9,021	7,776	7,793	-1,526	-16.4%
Trainer Borough	3,066	3,298	3,300	3,282	3,972	3,520	3,526	460	15.0%
Upland Borough	1,281	1,339	1,331	1,316	1,309	1,542	1,545	264	20.6%
Upper Chichester Township	6,962	7,398	7,276	7,183	7,197	7,049	7,077	115	1.7%
Upper Darby Township	29,360	31,493	31,062	30,730	30,724	30,571	30,813	1,453	4.9%
Upper Providence Township	5,164	5,731	5,681	5,624	5,821	5,886	5,914	750	14.5%
Yeadon Borough	4,200	4,396	4,319	4,278	4,398	4,414	4,423	223	5.3%

Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Table B-8: Montgomery County Municipal Five Year Employment Forecasts (2020–2050)

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Abington Township	35,450	38,137	37,238	36,677	37,400	37,846	37,951	2,501	7.1%
Ambler Borough	4,014	4,239	4,184	4,141	4,153	3,860	3,899	-115	-2.9%
Bridgeport Borough	2,402	2,662	2,612	2,588	2,550	2,602	2,607	205	8.5%
Bryn Athyn Borough	1,305	1,420	1,398	1,386	1,427	1,429	1,441	136	10.4%
Cheltenham Township	21,192	22,582	22,253	21,995	22,478	23,899	24,003	2,811	13.3%
Collegeville Borough	2,634	3,059	3,023	2,988	3,026	3,245	3,263	629	23.9%
Conshohocken Borough	12,587	16,454	16,283	16,148	15,789	15,173	15,240	2,653	21.1%
Douglass Township	3,620	4,799	4,727	4,691	4,621	4,102	4,149	529	14.6%
East Greenville Borough	525	600	594	590	632	651	651	126	24.0%
East Norriton Township	9,891	11,120	10,976	10,847	10,796	10,886	10,979	1,088	11.0%
Franconia Township	7,327	7,822	7,665	7,574	7,826	9,210	9,318	1,991	27.2%
Green Lane Borough	238	273	269	267	263	256	257	19	8.0%
Hatboro Borough	4,377	4,855	4,765	4,692	4,692	4,623	4,643	266	6.1%
Hatfield Borough	1,292	1,397	1,351	1,317	1,405	1,341	1,363	71	5.5%
Hatfield Township	15,838	17,925	17,494	17,261	17,935	17,435	17,659	1,821	11.5%
Horsham Township	43,693	45,761	45,208	44,693	46,382	44,546	45,424	1,731	4.0%
Jenkintown Borough	5,615	5,635	5,545	5,484	5,448	5,387	5,430	-185	-3.3%
Lansdale Borough	9,619	10,721	10,562	10,465	10,461	10,100	10,181	562	5.8%
Limerick Township	12,303	14,587	14,412	14,263	14,231	13,000	13,261	958	7.8%
Lower Frederick Township	1,327	1,434	1,416	1,401	1,421	1,435	1,455	128	9.6%
Lower Gwynedd Township	8,586	9,481	9,395	9,313	9,556	9,987	10,108	1,522	17.7%
Lower Merion Township	66,532	70,113	69,138	68,400	69,166	71,334	71,470	4,938	7.4%
Lower Moreland Township	10,898	11,724	11,580	11,447	11,547	11,636	11,705	807	7.4%
Lower Pottsgrove Township	5,226	6,033	6,004	5,955	6,120	6,150	6,247	1,021	19.5%
Lower Providence Township	13,888	14,594	14,329	14,139	14,486	14,137	14,205	317	2.3%
Lower Salford Township	8,000	8,889	8,757	8,672	8,976	8,617	8,688	688	8.6%
Marlborough Township	1,034	1,155	1,135	1,125	1,126	1,094	1,105	71	6.9%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Montgomery Township	19,248	21,441	21,094	20,844	21,639	18,107	18,174	-1,074	-5.6%
Narberth Borough	3,175	3,392	3,345	3,306	3,291	3,262	3,269	94	3.0%
New Hanover Township	2,546	2,928	2,898	2,879	2,902	2,921	2,962	416	16.3%
Norristown Borough	15,483	16,887	16,551	16,371	16,298	17,187	17,322	1,839	11.9%
North Wales Borough	1,595	1,735	1,704	1,688	1,711	1,724	1,724	129	8.1%
Pennsburg Borough	1,642	1,786	1,745	1,719	1,717	1,666	1,690	48	2.9%
Perkiomen Township	2,915	3,028	2,969	2,925	3,023	3,203	3,213	298	10.2%
Plymouth Township	26,561	31,059	30,665	30,392	30,357	28,190	28,437	1,876	7.1%
Pottstown Borough	12,491	13,871	13,689	13,547	13,761	13,763	13,985	1,494	12.0%
Red Hill Borough	672	808	804	797	804	753	770	98	14.6%
Rockledge Borough	1,105	1,255	1,238	1,226	1,301	1,552	1,568	463	41.9%
Royersford Borough	2,018	2,150	2,107	2,081	2,100	2,036	2,049	31	1.5%
Salford Township	872	955	924	915	918	906	906	34	3.9%
Schwenksville Borough	470	555	550	541	548	581	587	117	24.9%
Skippack Township	5,365	5,650	5,514	5,445	5,580	5,545	5,588	223	4.2%
Souderton Borough	3,497	4,023	3,992	3,957	3,888	4,100	4,111	614	17.6%
Springfield Township	11,787	12,595	12,426	12,292	12,569	12,854	12,912	1,125	9.5%
Telford Borough	770	880	871	859	892	877	884	114	14.8%
Towamencin Township	8,203	9,941	9,772	9,663	9,771	9,742	9,836	1,633	19.9%
Trappe Borough	2,361	2,534	2,487	2,458	2,490	2,767	2,798	437	18.5%
Upper Dublin Township	25,822	27,288	26,922	26,630	26,603	28,582	28,716	2,894	11.2%
Upper Frederick Township	996	1,139	1,128	1,115	1,127	1,115	1,119	123	12.3%
Upper Gwynedd Township	9,199	9,576	9,287	9,116	11,119	11,126	11,201	2,002	21.8%
Upper Hanover Township	3,088	3,669	3,604	3,554	3,651	3,495	3,536	448	14.5%
Upper Merion Township	77,746	83,986	82,951	82,102	82,115	78,963	79,548	1,802	2.3%
Upper Moreland Township	16,857	18,120	17,853	17,627	17,776	18,619	18,728	1,871	11.1%
Upper Pottsgrove Township	1,636	1,853	1,803	1,780	1,766	1,823	1,835	199	12.2%
Upper Providence Township	21,365	24,165	23,964	23,780	23,108	29,009	29,193	7,828	36.6%

Municipality or District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Upper Salford Township	1,452	1,621	1,613	1,597	1,609	1,582	1,599	147	10.1%
West Conshohocken Borough	8,511	9,057	8,916	8,812	8,747	8,406	8,448	-63	-0.7%
West Norriton Township	10,192	11,010	10,849	10,730	10,880	12,280	12,329	2,137	21.0%
West Pottsgrove Township	2,084	2,375	2,336	2,309	2,299	2,123	2,130	46	2.2%
Whitemarsh Township	22,120	23,702	23,324	23,064	23,833	23,433	23,540	1,420	6.4%
Whitpain Township	30,607	32,218	31,787	31,443	31,737	30,479	30,534	-73	-0.2%
Worcester Township	6,629	7,167	7,107	7,041	7,128	6,791	6,842	213	3.2%

Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

Table B-9: Philadelphia County Planning District Five Year Employment Forecasts (2020–2050)

Planning District	2020	2025	2030	2035	2040	2045	2050	Absolute Change, 2020–2050	Percent Change, 2020–2050
Central	255,272	272,211	265,935	258,883	259,387	269,639	269,179	13,907	5.4%
Central Northeast	31,346	32,831	32,114	31,300	31,251	32,201	32,138	792	2.5%
Lower Far Northeast	34,461	36,923	36,304	35,151	34,790	36,051	35,928	1,467	4.3%
Lower North	44,365	45,678	44,775	43,680	43,556	44,530	44,358	-7	0.0%
Lower Northeast	36,638	38,248	37,591	36,688	36,646	37,588	37,476	838	2.3%
Lower Northwest	25,734	26,857	26,270	25,639	25,726	26,575	26,511	777	3.0%
Lower South	26,228	29,694	35,437	45,810	55,674	57,307	57,195	30,967	118.1%
Lower Southwest	35,089	37,702	35,567	34,267	34,194	34,835	34,823	-266	-0.8%
North	46,409	48,032	46,890	45,653	45,416	46,982	46,795	386	0.8%
North Delaware	29,302	30,973	30,231	29,500	29,427	30,446	30,351	1,049	3.6%
River Wards	26,973	29,271	28,609	27,834	27,667	28,726	28,585	1,612	6.0%
South	41,042	44,474	43,690	42,614	42,782	44,844	44,742	3,700	9.0%
University Southwest	88,675	97,207	98,203	98,638	101,819	107,846	119,005	30,330	34.2%
Upper Far Northeast	35,444	38,113	37,251	36,001	35,555	36,825	36,661	1,217	3.4%
Upper North	42,781	44,332	43,496	42,498	42,450	43,449	43,360	579	1.4%
Upper Northwest	36,099	37,538	36,692	35,759	35,729	36,713	36,628	529	1.5%
West	29,788	30,282	29,660	28,900	28,780	29,383	29,334	-454	-1.5%
West Park	22,876	23,926	23,357	22,708	22,779	23,661	23,562	686	3.0%

Source: DVRPC, May 2025. Base employment data from the National Establishments Time Series (NETS) database and Bureau of Economic Analysis (BEA)

2050 Population and Employment Forecasts

Version 2.1 Updates

Publication Number: ADR26105

Date Published: September 2025

Geographic Area Covered: DVRPC's nine-county region, including Burlington, Camden, Gloucester, and Mercer counties in New Jersey and Bucks, Chester, Delaware, Montgomery, and Philadelphia counties in Pennsylvania.

Key Words:

population, population forecasts, employment, employment forecast, National Establishments Time-Series database, NETS, 2020 Census, Census Bureau, BEA, Bureau of Economic Analysis, development, Update: Connections 2050, long-range plan

Abstract:

This report presents the Delaware Valley Regional Planning Commission's (DVRPC's) adopted v2.0 and v2.1 2050 county-and municipal-level population and employment forecasts and describes the method used to develop them. This forecast updates DVRPC's 2050 v1.0 forecasts, adopted in 2021, which were the first forecasts with a horizon year of 2050. The 2050 v2.1 forecasts were formally adopted by the DVRPC Board on October 24, 2024, and serve as the basis for DVRPC planning and travel demand modeling activities.

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