

Philadelphia, PA-NJ MA Demographic Changes 1990-2000			
Subject	1,990	2000	% Change
Total population	4,856,881	5,100,931	5.0%
Sex			
Male	2,324,788	2,445,639	5.2%
Female	2,532,093	2,655,292	4.9%
Age			
65 years and over	655,668	691,935	5.5%
Households by Type			
Total households	1,777,365	1,914,246	7.7%
Family households (families)	1,241,521	1,289,666	3.9%
Married-couple families	932,332	934,893	0.3%
Nonfamily households	535,844	624,580	16.6%
Householder living alone	450,210	519,589	15.4%
Householder 65 years and over	178,111	192,939	8.3%
Race and Hispanic Origin			
White	3,717,175	3,680,150	-1.0%
Black	929,907	1,027,021	10.4%
American Indian, Eskimo, or Aleut	8,335	9,851	18.2%
Asian or Pacific Islander	104,595	174,345	66.7%
Other race	96,869	127,224	31.3%
Two or more races	(x)	82,340	(x)
Hispanic origin (of any race)	173,980	258,606	48.6%
Total housing units	1,907,150	2,047,843	7.4%
Occupancy and Tenure			
Occupied housing units	1,777,365	1,914,246	7.7%
Owner occupied	1,237,065	1,337,667	8.1%
Renter occupied	540,300	576,579	6.7%
Vacant housing units	129,785	133,597	2.9%
For seasonal, recreational, or occasional use	3,453	6,095	76.5%
Homeowner vacancy rate	1.8	1.4	-22.2%
Rental vacancy rate	8.2	6.2	-24.4%
Persons per owner-occupied unit	2.9	2.8	-3.4%
Persons per renter-occupied unit	2.2	2.2	0.0%

Source: U.S Bureau of the Census.