

POLICYMAP

08/10/2026

Community Profile

19104



Geographic Context

Contains or Touches

County: Philadelphia, PA

State: Pennsylvania

Congressional District: Pennsylvania's 3rd District (Dwight Evans - D)

Lower State Legislative District: State House District 10, PA, State House District 188, PA, State House District 190, PA

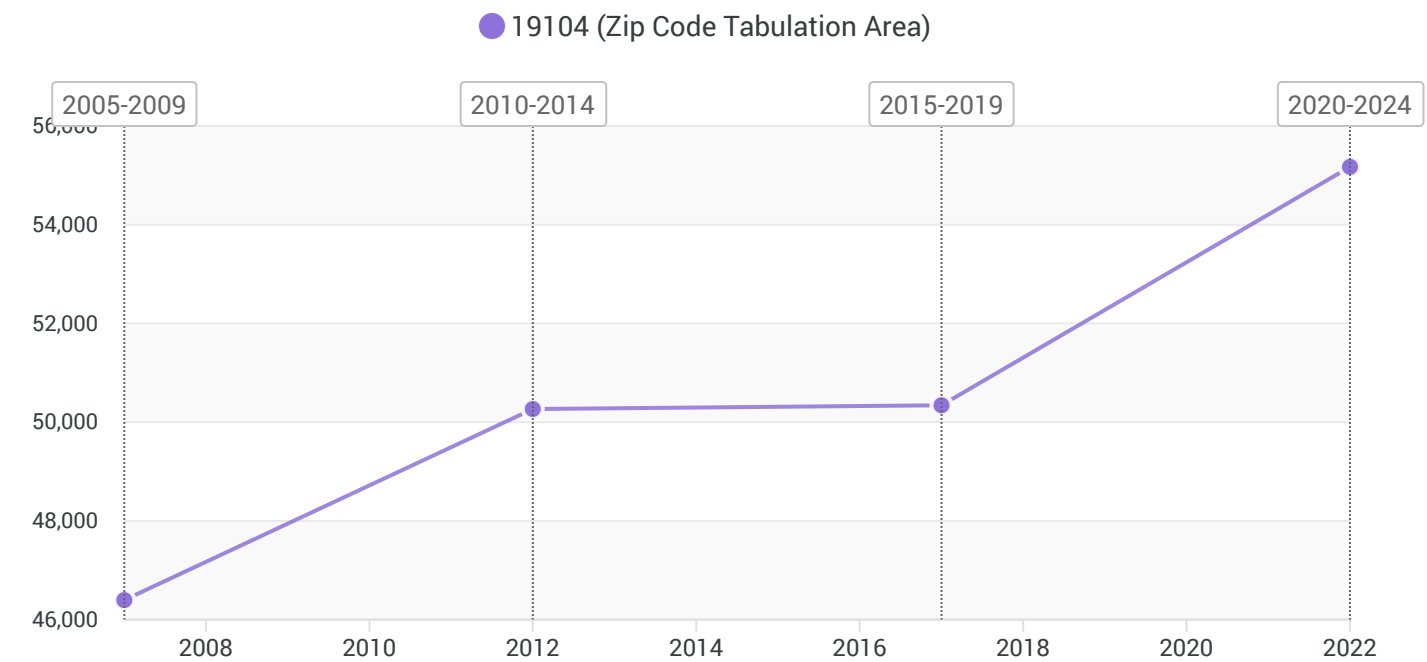
Upper State Legislative District: State Senate District 7, PA, State Senate District 8, PA

Population Trends

Population

The population in the **19104 Zip Code Tabulation Area** has shown significant growth from previous years. In the period from **2015-2019**, the population was **50,342**. This increased to **55,172** from **2020-2024**, marking a rise of approximately **9%**.

Comparatively, the population was **50,266** from **2010-2014**, and **46,396** from **2005-2009**. This indicates a **19%** increase from **2005-2009** to **2020-2024**. The overall trend shows a steady growth in population over the years.



Source: [Census](#)
Data aggregated by:
2010-2014 - 2015-2019 Data Contains: 42 Block Groups
2005-2009 Data Contains: 64 Block Groups

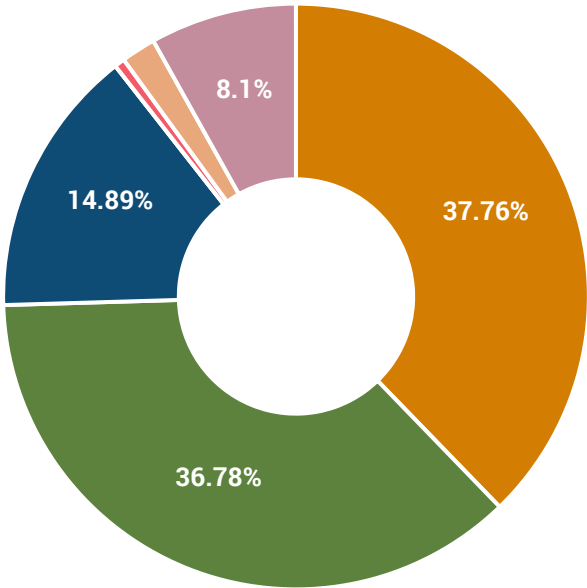
Race, Ethnicity and Foreign Born

Race 2020-2024

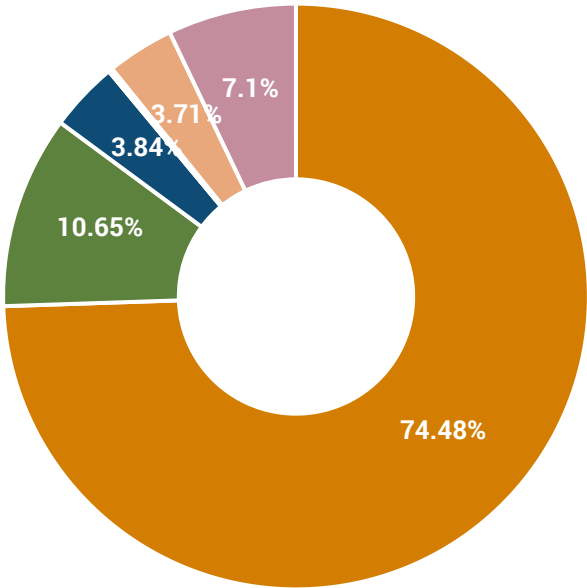
In the **19104 Zip Code Tabulation Area**, the **Percent White Population** is **37.76%**. The **Percent Black or African American Population** is **36.78%**, and the **Percent Asian Population** is **14.89%**. Notably, there is **0%** for the **Percent Native Hawaiian and Other Pacific Islander Population**. The **Percent American Indian or Alaska Native** stands at **0.57%**.

In **Pennsylvania**, the **Percent White Population** is much higher at **74.48%**. The **Percent Black or African American Population** is **10.65%**, and the **Percent Asian Population** is **3.84%**. This highlights a significant demographic difference between **19104** and the overall state, with the state having a larger white population and a lower percentage of Black or African American residents compared to the **19104 area**.

19104 (Zip Code Tabulation Area)



Pennsylvania (State)



- Percent White Population
- Percent Black or African American Population
- Percent Asian Population
- Percent Native Hawaiian and Other Pacific Islander Population
- Percent American Indian or Alaska Native Population
- Percent "Some Other Race" Population
- Percent "Two or More Races" Population

Source: [Census](#)

Ethnicity 2020-2024

In the **19104 (Zip Code Tabulation Area)**, **5.24%** of the population identifies as Hispanic or Latino, while **94.76%** do not. This shows a significant Hispanic or Latino population, with a count of **2,890** individuals.

In **Pennsylvania (State)**, **8.72%** of the population is Hispanic or Latino, compared to **91.28%** who are not. Here, the Hispanic or Latino population is larger, totaling **1,135,281** individuals. The **19104** area has a lower percentage of Hispanic or Latino residents compared to the state average.

Ethnicity	19104 (Zip Code Tabulation Area)	Pennsylvania (State)
Percent Hispanic or Latino Population	5.24% (2,890)	8.72%
Percent Population Not Hispanic or Latino	94.76% (52,282)	91.28%

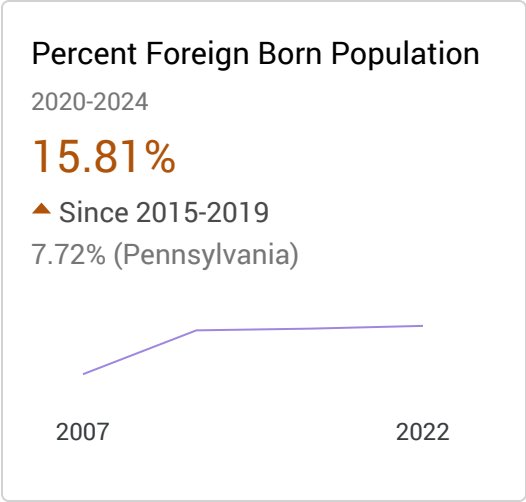
Source: [Census](#)

Foreign Born

The **19104** Zip Code Tabulation Area has a **foreign-born population** percentage of **15.81%** for the period 2020-2024. This shows an increase from **15.67%** in 2015-2019 and **15.59%** in 2010-2014. Notably, it was only **13.44%** in 2005-2009, representing a significant overall rise of **2.37%** over these years.

In contrast, **Pennsylvania** has a lower **foreign-born population** percentage at **7.72%** for 2020-2024, up from **6.9%** in 2015-2019. The state saw an increase from **6.13%** in 2010-2014 and **5.25%** in 2005-2009. The state's growth is notable, with a total increase of **2.47%** since 2005-2009, although it remains significantly lower than the growth seen in the **19104** area.

19104 (Zip Code Tabulation Area)



Source: [Census](#)
Data aggregated by:
2010-2014 - 2015-2019 Data Contains: 14 Census Tracts
2005-2009 Data Contains: 14 Census Tracts

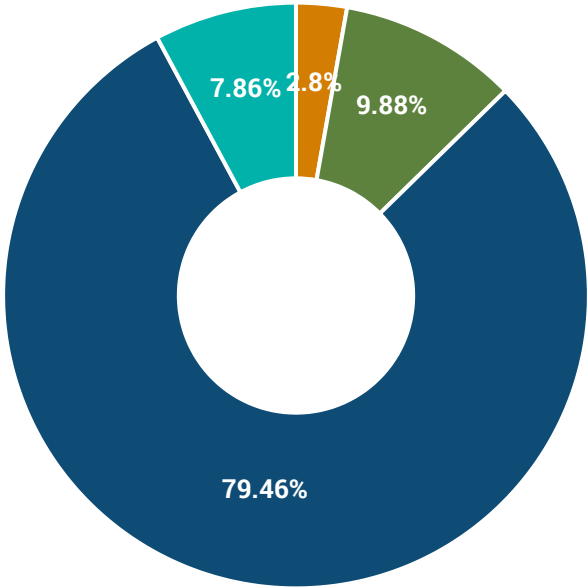
Age Distribution

Age 2020-2024

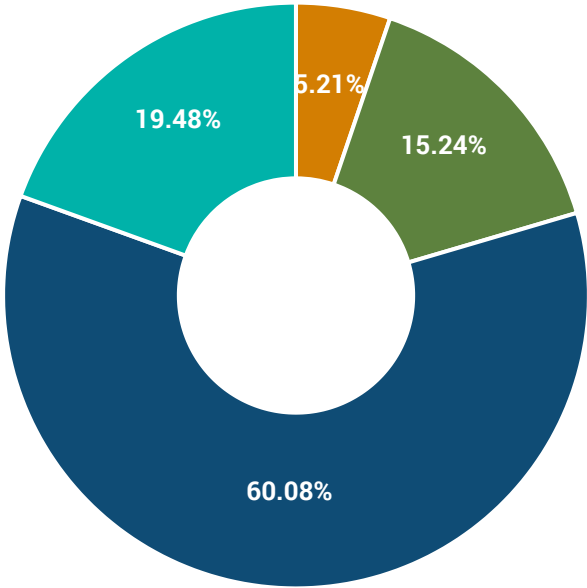
In 19104, the **Percent Population Ages 0-4** is 2.8%, while in **Pennsylvania**, it is 5.21%. The **Pct of People Ages 5-17** stands at 9.88% for 19104 and 15.24% for the state. A significant difference is seen in the **Percent Population Age 65+**, which is 7.86% in 19104, compared to 19.48% in **Pennsylvania**.

The **Percent People Ages 18-64** is relatively high in 19104 at 79.46%, in contrast to 60.08% for the state. Notably, 19104 has a much higher percentage of young adults (ages 18-64) than the overall state. This indicates a younger demographic concentration in the zip code area compared to the broader state population.

19104 (Zip Code Tabulation Area)



Pennsylvania (State)



- Percent Population Ages 0-4
- Pct of People Ages 5-17
- Percent People Ages 18-64
- Percent Population Age 65+

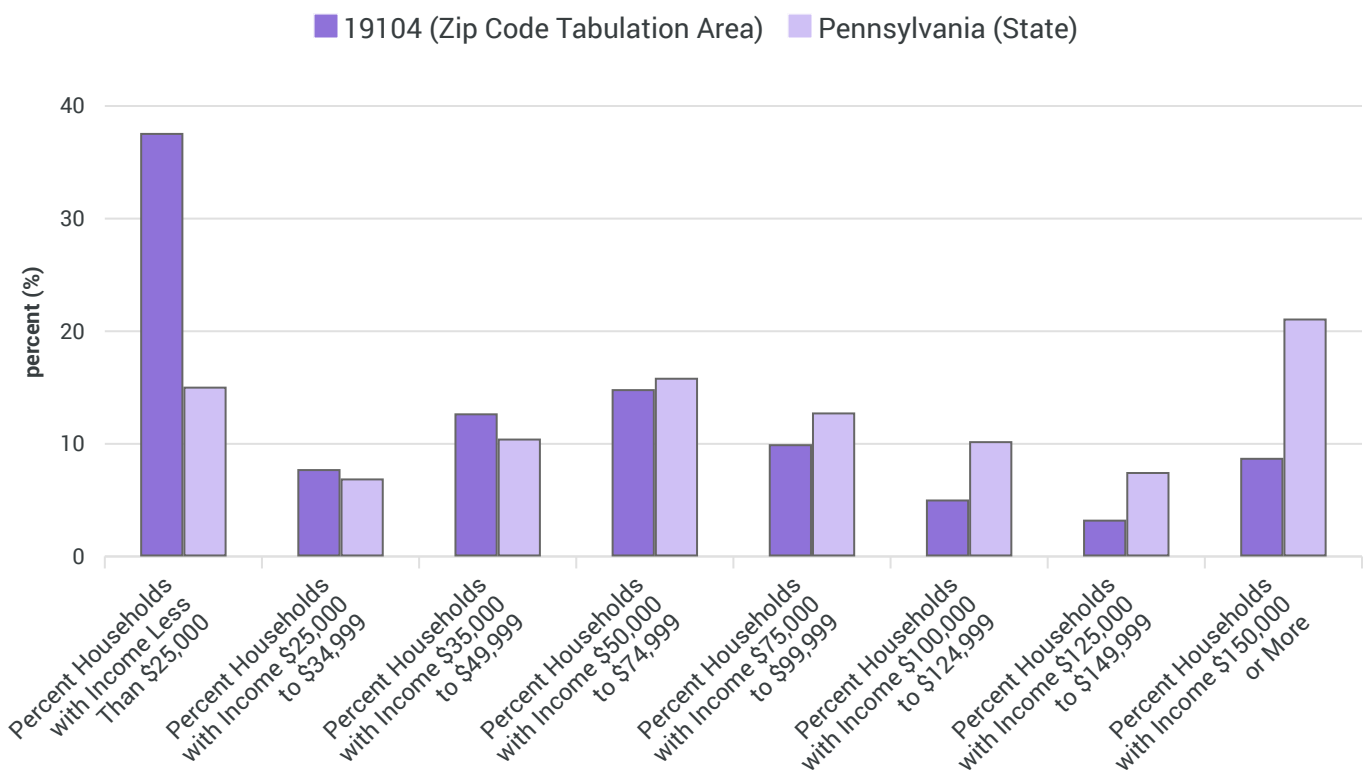
Source: [Census](#)

Income and Poverty

Households by Annual Income 2020-2024

In the **19104 Zip Code Tabulation Area**, **37.61%** of households earn less than \$25,000. In contrast, the state of **Pennsylvania** shows a lower rate of **15.08%** for the same income bracket. Significant percentages include **8.76%** of households in **19104** earning **\$150,000 or more** and **21.13%** in Pennsylvania.

For households earning between **\$75,000 and \$99,999**, **9.97%** of households in **19104** fall into this category, while **12.79%** of Pennsylvania households do. The data highlights a stark difference in low-income households between these two areas, showcasing a much higher percentage in **19104**.

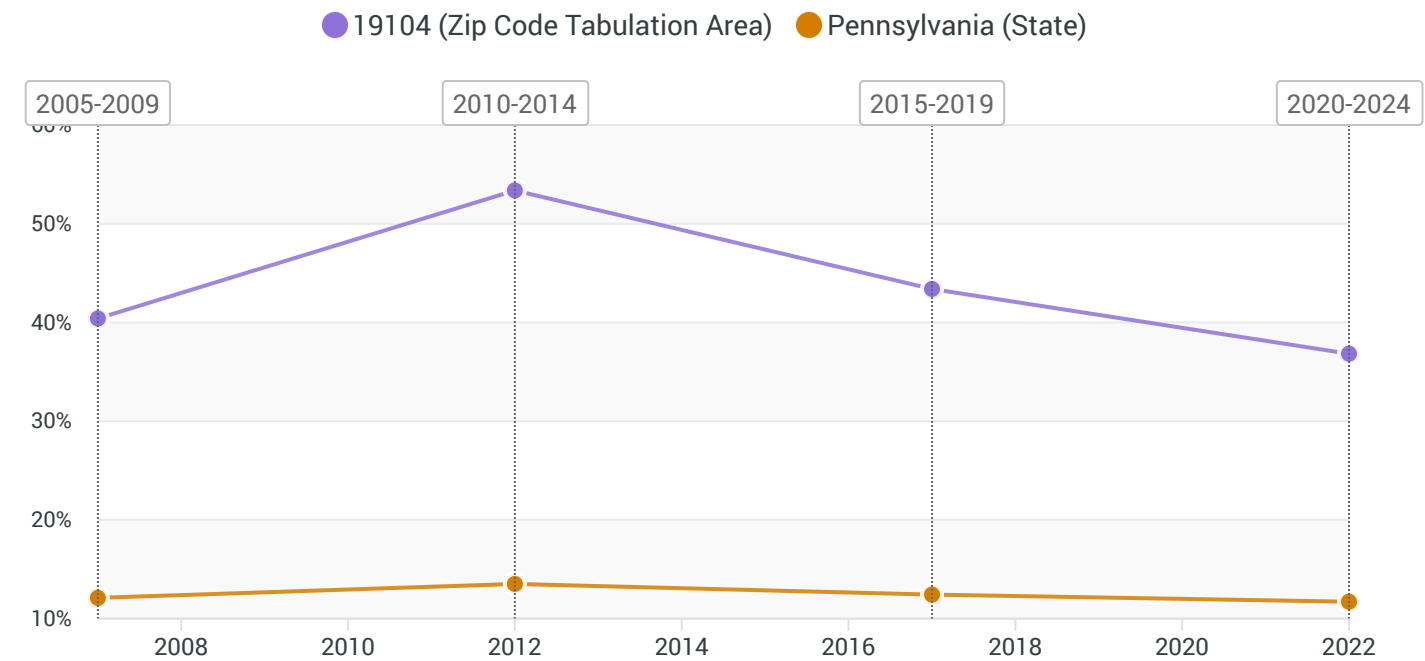


Source: [Census](#)

Poverty Trends

The **19104** Zip Code area shows a significant decline in poverty over time. The percentage of people in poverty has decreased from **53.37%** (2010-2014) to **36.83%** (2020-2024). This represents a reduction of about **16.54 percentage points**.

In contrast, the state of **Pennsylvania** has a much lower poverty rate at **11.71%** (2020-2024). The state's rate has also declined slightly from **12.43%** (2015-2019). This marks a smaller change compared to the **19104** area. While **Pennsylvania** has consistently reported lower poverty percentages, the **19104** area has seen a noteworthy decrease in its poverty levels.



Source: [Census](#)
Data aggregated by:
2010-2014 - 2015-2019 Data Contains: 14 Census Tracts
2005-2009 Data Contains: 14 Census Tracts

Families and Households

Family Composition 2020-2024

In the **19104 Zip Code Tabulation Area**, the **Percent Married Families with Children** is **15.77%**, while the **Percent Single Headed Families with Children** is significantly higher at **36.52%**. The **Percent Single Female Headed Families with Children** is **35.98%**. This area shows a high prevalence of single-headed families compared to married families.

In **Pennsylvania**, the **Percent Married Families with Children** stands at **26.31%**. The **Percent Single Headed Families with Children** is notably lower at **12.65%**, and the **Percent Single Female Headed Families with Children** is at **9.2%**. Comparatively, the 19104 area has a much higher percentage of single-headed families than the entire state, indicating a significant difference in family composition.

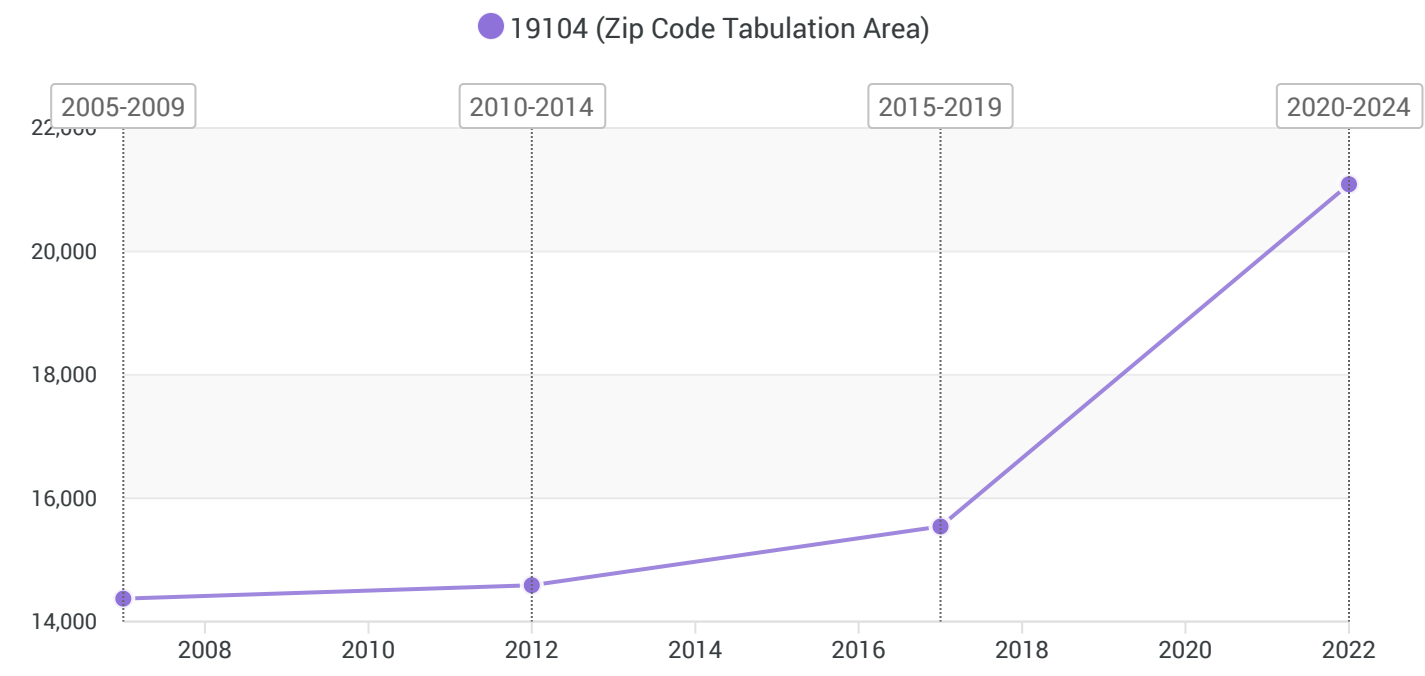
Family Composition	19104 (Zip Code Tabulation Area)	Pennsylvania (State)
Percent Married Families with Children	15.77% (966)	26.31%
Percent Single Headed Families with Children	36.52% (2,237)	12.65%
Percent Single Female Headed Families with Children	35.98% (2,204)	9.2%

Source: [Census](#)

Household Trends

In the **19104 (Zip Code Tabulation Area)** from 2005 to 2024, the number of households shows a significant increase. Households grew from **14,372** in 2005-2009 to **21,088** in 2020-2024. This marks a **47% increase** over the period.

Between 2010-2014 (14,589) and 2015-2019 (15,542), households also rose, indicating a **6.5% growth**. The data reflects ongoing development and population growth in this area, with the most substantial change occurring in the last decade.



Source: **Census**
Data aggregated by:
2010-2014 - 2015-2019 Data Contains: 42 Block Groups
2005-2009 Data Contains: 64 Block Groups

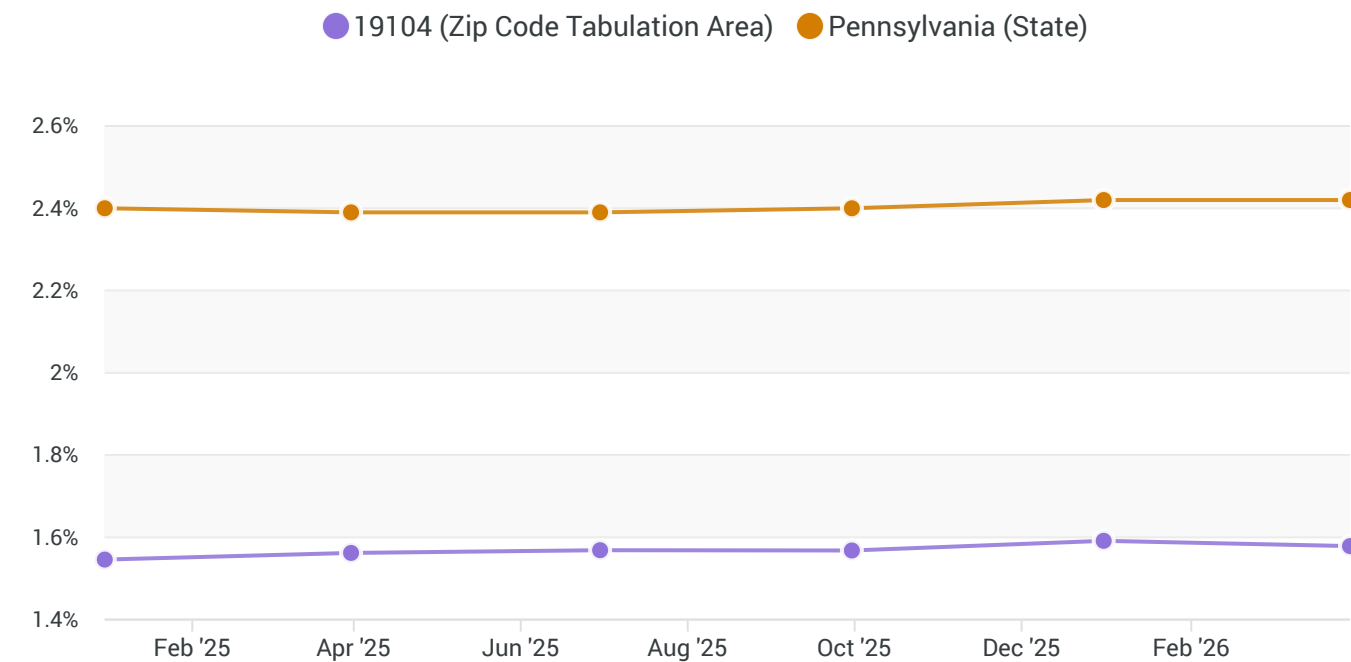
Families are groups of related people who live together, whereas households refer to the person or group of people living in any one housing unit. Generally, households that do not contain a family are made up of unrelated people living together (eg, roommates) or people living alone.

Vacancy

Residential Vacancy

In the **19104 (Zip Code Tabulation Area)**, the percentage of vacant residential addresses is **1.58%** in Q1 2026. It shows a slight increase from **1.55%** in Q4 2024. Vacancies have fluctuated slightly, remaining below **1.6%** over the past few quarters.

In **Pennsylvania**, the vacancy rate is higher at **2.42%** in Q1 2026, stable from the previous quarter. The rate peaked at **2.4%** in Q4 2024. Comparatively, the **19104** area has a lower vacancy rate than the state average.

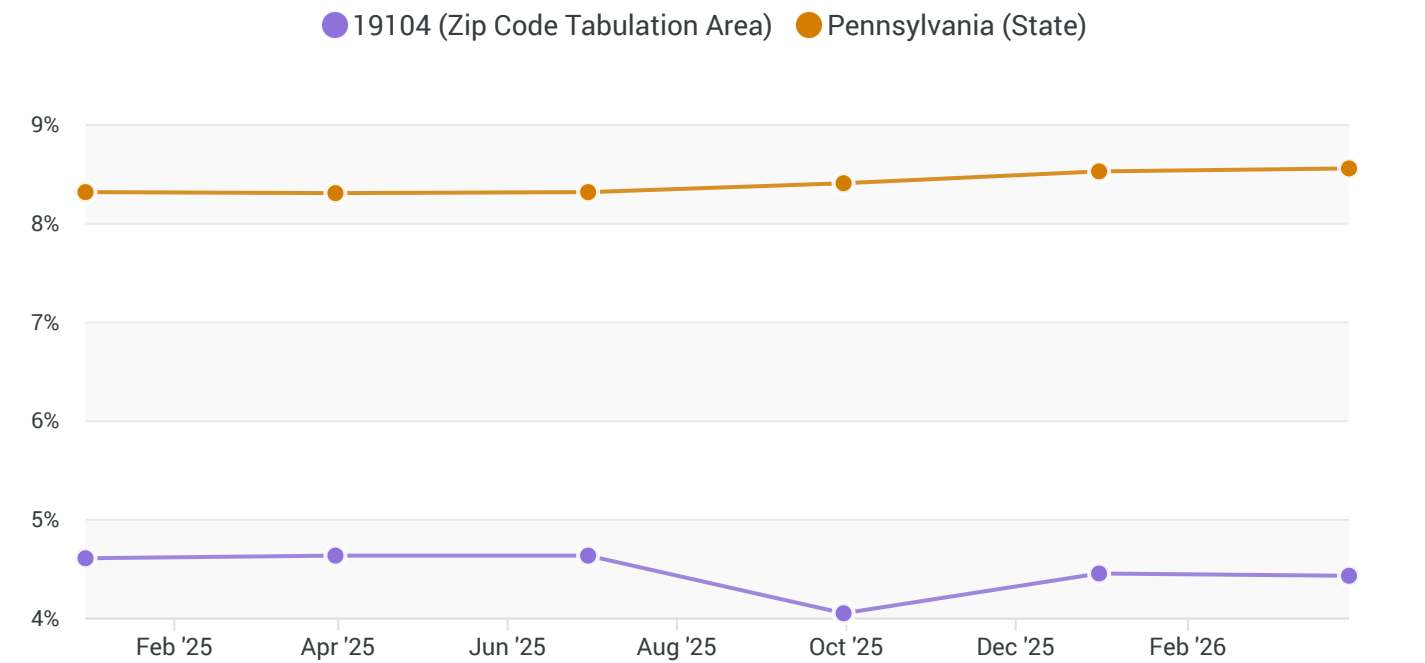


Source: [Valassis Lists](#)
Data aggregated by:
2024q4 - 2026q1 Data Contains: 16 Census Tracts

Business Vacancy

The **19104** Zip Code Tabulation Area has a **4.43%** vacancy rate for business addresses as of Q1 2026. This shows a slight decrease from **4.46%** in Q4 2025. The previous quarters had rates around **4.05%** to **4.64%**.

In contrast, **Pennsylvania** overall has a higher vacancy rate at **8.56%** for Q1 2026, a slight increase from **8.53%** in Q4 2025. The rates have been consistently higher, fluctuating between **8.31%** and **8.56%**. The significant gap between **19104** and the state highlights a marked difference in business address vacancy rates.



Source: [Valassis Lists](#)
Data aggregated by:
2024q4 - 2026q1 Data Contains: 16 Census Tracts

Vacancy data from Valassis Lists shows short-term vacancy trends based on addresses where mail has not been collected for over 90 days.

Employment

Employment by Industry 2020-2024

In the **19104 (Zip Code Tabulation Area)**, significant employment is found in the **Educational Service Industry** at **27.76%**, with **6,960** employees. The **Health Care and Social Assistance** sector employs **13.23%**, totaling **3,316** individuals. Employment in the **Professional, Scientific, and Technical Services** is also notable at **10.72%**.

Comparatively, in **Pennsylvania** as a whole, the **Educational Service Industry** accounts for **9.81%** of employment, representing **620,989** workers. The **Health Care and Social Assistance** industry has a larger share at **16.86%**, with **1,068,017** employees. The **Manufacturing Industry** employs **11.4%** of the state's workforce, much more than the **3.1%** in the **19104 area**.

Employment by Industry	19104 (Zip Code Tabulation Area)	Pennsylvania (State)
Percent Accommodation and Food Services Industry Employment	9.95% (2,494)	5.7%
Percent Administrative and Support and Waste Management Services Industries Employment	3.37% (844)	3.64%
Percent Agriculture, Forestry, Fishing and Hunting Industry Employment	0.36% (90)	0.85%
Percent Arts, Entertainment, and Recreation Industries Employment	3.55% (890)	1.75%
Percent Educational Service Industry Employment	27.76% (6,960)	9.81%
Percent Finance, Insurance, Real Estate and Rental and Leasing Industries Employment	3.57% (895)	6.6%
Percent Health Care and Social Assistance Industry Employment	13.23% (3,316)	16.86%
Percent Information Industry Employment	1.85% (464)	1.52%
Percent Manufacturing Industry Employment	3.1% (777)	11.4%
Percent Management of Companies and Enterprises Industry Employment	0.28% (70)	0.12%
Percent Other Services Industry Employment	5.48% (1,373)	4.57%
Percent Professional, Scientific, and Technical Services Industry Employment	10.72% (2,689)	7.56%
Percent Public Administration Employment	2.68% (672)	3.98%
Percent Retail Trade Industry Employment	8.4% (2,106)	11.01%
Percent Construction Industry Employment	1.99% (499)	6.01%

Employment by Industry	19104 (Zip Code Tabulation Area)	Pennsylvania (State)
Percent Transportation and Warehousing, and Utilities Industries Employment	2.86% (716)	6.05%
Percent Wholesale Trade Industry Employment	0.87% (218)	2.27%

Source: [Census](#)

Unemployment Rate

The **Unemployment Rate** for the **19104** area is currently not available, with data showing "N/A" for all time frames.

In contrast, **Philadelphia County** reports an unemployment rate of **4.9%** in June 2026, down from **5.5%** in February 2026. The state of **Pennsylvania** has a lower unemployment rate of **3.9%** in June 2026, unchanged from May 2026. Comparing these, Philadelphia's rate is higher than the state's, indicating significant differences in unemployment trends.

Unemployment Rate	2026-01	2026-02	2026-03	2026-04	2026-05	2026-06
19104 (Zip Code Tabulation Area)	N/A (N/A)	N/A (N/A)	N/A (N/A)	N/A (N/A)	N/A (N/A)	N/A (N/A)
Philadelphia (County)	5.3%	5.5%	5%	4.7%	5%	4.9%
Pennsylvania (State)	4.3%	4.6%	4.1%	3.7%	3.9%	3.9%

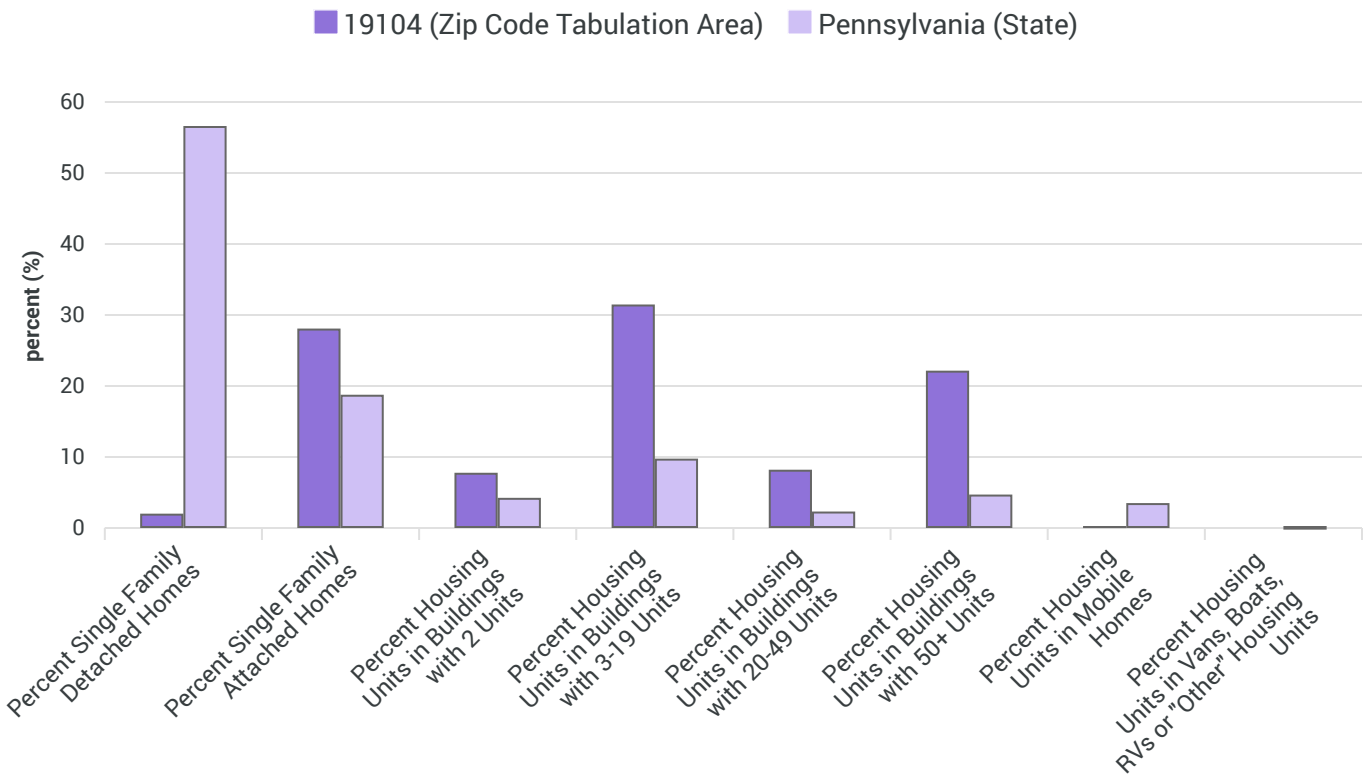
Source: [BLS](#)

Housing

Housing Type 2020-2024

In Zip Code Tabulation Area 19104, the **Percent Single Family Detached Homes** is only **2.02%**. In contrast, **Single Family Attached Homes** accounts for **28.09%**. Notably, **31.48%** of housing units are in buildings with **3-19 Units**. There are also **22.16%** of units in buildings with **50+ Units**.

In comparison, across **Pennsylvania**, **Single Family Detached Homes** make up **56.62%** of the total. **Single Family Attached Homes** is at **18.77%**. The housing market is significantly more reliant on detached homes in the state than in the 19104 area. The differences in housing types highlight a notable urban-rural divide.



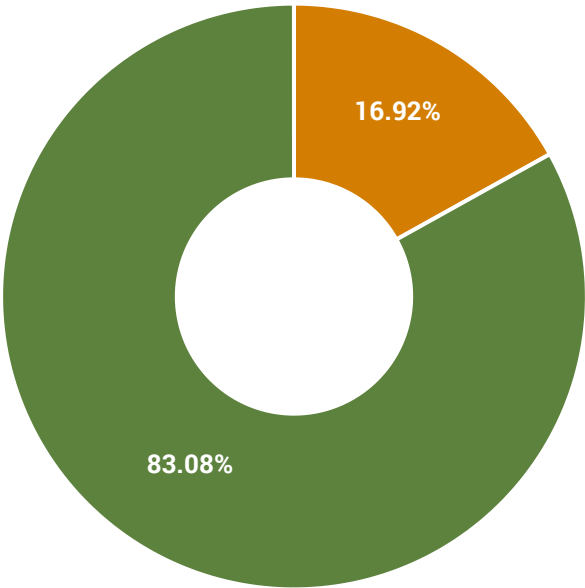
Source: [Census](#)

Housing Tenure 2020-2024

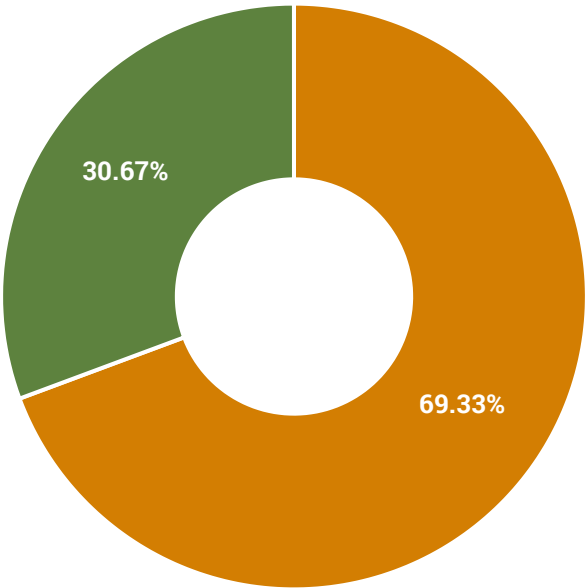
The **Homeownership Rate** in the **19104 (Zip Code Tabulation Area)** is **16.92%**, while in **Pennsylvania (State)**, it is significantly higher at **69.33%**. This indicates a stark contrast in homeownership between the area and the state.

The **Rental Occupancy Rate** in **19104** is **83.08%**, compared to **30.67%** for **Pennsylvania**. This shows that a much larger portion of residents in the **19104** area are renting their homes, highlighting a significant difference in housing trends.

19104 (Zip Code Tabulation Area)



Pennsylvania (State)



- Homeownership Rate
- Rental Occupancy Rate

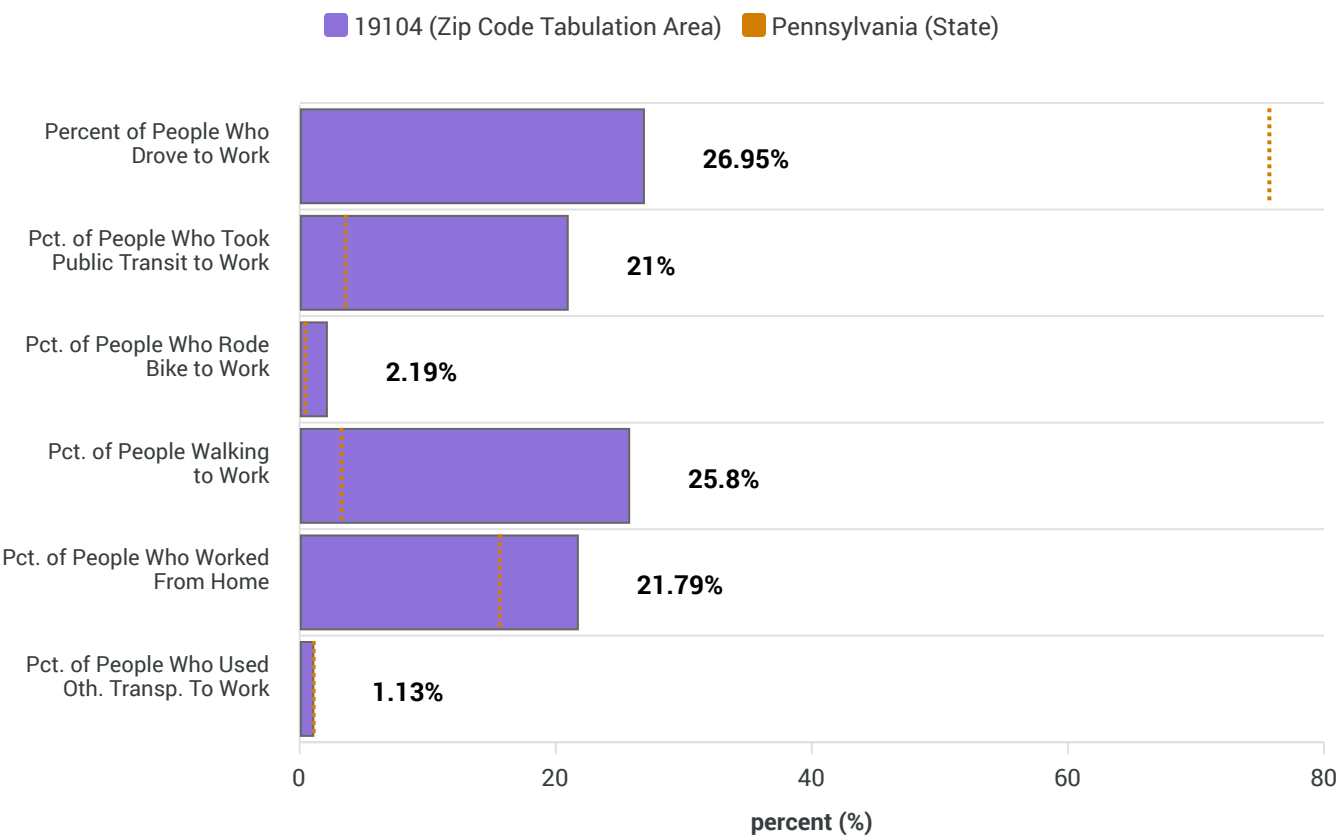
Source: [Census](#)

Transportation

Commute Type 2020-2024

In the **19104** area, **26.95%** of people drove to work, while **25.8%** walked to work. Public transit usage is at **21%**. A smaller portion, **2.19%**, rode bikes. Additionally, **21.79%** worked from home.

In **Pennsylvania**, a much higher **75.72%** of people drove to work. Only **3.57%** took public transit, and **3.25%** walked. Bike commuting is low at **0.44%**, with **15.61%** working from home. The differences highlight the significant reliance on driving in the state compared to the **19104** area.



Source: [Census](#)

Endnotes

AI insights are created using the OpenAI GPT-4o mini model. The model is provided with a direct extract of report data and instructed to generate a concise summary with key insights. Outputs are based solely on the provided data and do not incorporate external information.

For custom regions and non-standard geographies (eg. school districts, political districts), data in this report is calculated by summing values for the smallest geographic boundary at which data is available for a particular indicator. To be included in the data aggregation, at least 50% of the boundary must be contained within the specified report area. The specific boundaries used for data aggregations are listed below.

Block Groups in 2010-2014 - 2015-2019:

421010077001, 421010087011, 421010087012, 421010087013, 421010087021, 421010087022, 421010088011, 421010088012, 421010088021, 421010088022, 421010088023, 421010088024, 421010090001, 421010090002, 421010090003, 421010090004, 421010091001, 421010091002, 421010091003, 421010092001, 421010092002, 421010106001, 421010106002, 421010107001, 421010107002, 421010107003, 421010107004, 421010108001, 421010108002, 421010108003, 421010108004, 421010108005, 421010109001, 421010109002, 421010109003, 421010110001, 421010110002, 421010110003, 421010110004, 421010369001, 421010369002, 421010369003

Block Groups in 2005-2009:

421010076001, 421010077001, 421010087001, 421010087002, 421010087003, 421010087004, 421010087005, 421010087006, 421010088001, 421010088002, 421010088003, 421010088004, 421010088005, 421010088006, 421010089001, 421010089002, 421010089003, 421010090001, 421010090002, 421010090003, 421010090004, 421010090005, 421010090006, 421010091001, 421010091002, 421010091003, 421010091004, 421010091005, 421010092001, 421010092002, 421010092003, 421010092004, 421010105001, 421010105002, 421010106001, 421010106002, 421010106003, 421010106004, 421010106005, 421010107001, 421010107002, 421010107003, 421010107004, 421010107005, 421010107006, 421010107007, 421010107008, 421010108001, 421010108002, 421010108003, 421010108004, 421010108005, 421010108006, 421010109001, 421010109002, 421010109003, 421010109004, 421010109005, 421010110001, 421010110002, 421010110003, 421010110004, 421010110005, 421010124001

Census Tracts in 2010-2014 - 2015-2019:

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Census Tracts in 2005-2009:

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Census Tracts in 2024q4 - 2026q1:

42101007700, 42101008701, 42101008702, 42101008801, 42101008802, 42101009000, 42101009100, 42101009200, 42101010600, 42101010700, 42101010800, 42101010900, 42101011000, 42101036901, 42101036902, 42101980003