Research Brief

The Commonwealth's Official Source for Population and Economic Statistics

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U.S. Census Bureau Releases State & County Housing Unit Estimates for 2003

MIDDLETOWN, Pa – Pennsylvania gained 115,735 additional housing units between the April 1, 2000, base count (5,249,751) and the July 1, 2003, estimate (5,365,486). This represents a 2.2 percent increase. This increase of over 115,000 housing units ranked Pennsylvania 15th nationally in numeric change during this time period. This data is based on the 2003 State and County Housing Unit Estimates that were released today by the U.S. Census Bureau. These estimates were compiled using the estimates base from April 1, 2000 (Census Day), and were carried forward to July 1, 2003.

Methodology

The U.S. Census Bureau develops housing unit estimates by using building permits, mobile home shipments, and estimates of housing unit loss to measure housing unit change since the last census. Census estimates of housing units are updated each year and released to the public. These estimates are also used as controls for other census surveys.

Numeric Housing Unit Change

The counties surrounding Philadelphia saw the largest increases in housing units. Chester County had the largest estimated housing unit gain between April 1, 2000, and July 1, 2003, in Pennsylvania with an increase of 9,512 housing units. Montgomery County had the second largest increase, 8,167 housing units, followed by Bucks County, 8,044 housing units. Philadelphia County had the only estimated housing unit decrease, losing 2,698 housing units. Looking at the change in housing units from July 1, 2002, to July 1, 2003, Chester County also had the largest increase, 3,135 housing units. York County had the second largest increase, 2,781 units; followed by Bucks County, 2,665 units: Lancaster County, 2,312 units; and Montgomery County, 2,279 units.

Percent Housing Unit Change

The number of Monroe County's housing units increased by an estimated 7.0 percent between April 1, 2000, and July 1, 2003, the largest percentage increase in the state. Monroe County is a well-known recreation area in Pennsylvania and is near the state's eastern border, which allows for a population spill over from New Jersey. The second largest percent increase in housing units during this time period was seen in Chester County (5.8 percent), followed by Adams County (5.4 percent) and Butler County (5.1 percent). Chester and Butler counties both benefit from their proximity to Philadelphia and Pittsburgh, respectively, while Adams County sits on the southern edge of the state bordering Maryland. From July 1, 2002, to July 1, 2003. Monroe County had the largest percent increase in housing units, 2.2 percent. Pike County was second at 1.8 percent, followed by Chester at 1.8. Philadelphia County had the only estimated loss in housing units from 2002 to 2003, -0.2 percent, and McKean County had only a 0.1 percent gain.

For additional information, please contact the Pennsylvania State Data Center's State Capital Office at 717.772.2710.

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Table 1: Pennsylvania County Housing Unit Estimates and Housing Unit Change, April 1, 2000 to July 1, 2003								
County	July 1, 2003	April 1, 2000 Estimates Base	Numeric Change	Percent Change	County	July 1, 2003	April 1, 2000 Estimates Base	Numeric Change	Percent Change
Pennsylvania	**5,365,486**	**5,249,751**	**115,735**	**2.2**	Juniata	10,251	10,031	220	2.2
Adams	37,771	35,831	1,940	5.4	Lackawanna	96,219	95,362	857	0.9
Allegheny	589,916	583,646	6,270	1.1	Lancaster	186,695	179,990	6,705	3.7
Armstrong	32,875	32,387	488	1.5	Lawrence	40,318	39,635	683	1.7
Beaver	78,955	77,765	1,190	1.5	Lebanon	51,164	49,320	1,844	3.7
Bedford	24,077	23,529	548	2.3	Lehigh	133,070	128,910	4,160	3.2
Berks	155,828	150,222	5,606	3.7	Luzerne	146,026	144,686	1,340	0.9
Blair	55,696	55,061	635	1.2	Lycoming	53,380	52,464	916	1.7
Bradford	29,185	28,664	521	1.8	McKean	21,807	21,644	163	0.8
Bucks	233,541	225,497	8,044	3.6	Mercer	51,072	49,859	1,213	2.4
Butler	73,421	69,868	3,553	5.1	Mifflin	21,094	20,745	349	1.7
Cambria	66,182	65,796	386	0.6	Monroe	72,310	67,581	4,729	7.0
Cameron	4,620	4,592	28	0.6	Montgomery	305,601	297,434	8,167	2.7
Carbon	31,149	30,492	657	2.2	Montour	7,806	7,627	179	2.3
Centre	55,667	53,161	2,506	4.7	Northampton	111,167	106,711	4,456	4.2
Chester	173,285	163,773	9,512	5.8	Northumberland	43,482	43,164	318	0.7
Clarion	19,803	19,426	377	1.9	Perry	19,514	18,941	573	3.0
Clearfield	38,445	37,855	590	1.6	Philadelphia	659,260	661,958	-2,698	-0.4
Clinton	18,605	18,166	439	2.4	Pike	36,399	34,681	1,718	5.0
Columbia	28,412	27,733	679	2.4	Potter	12,448	12,159	289	2.4
Crawford	43,261	42,416	845	2.0	Schuylkill	68,484	67,806	678	1.0
Cumberland	90,445	86,951	3,494	4.0	Snyder	15,267	14,890	377	2.5
Dauphin	113,462	111,133	2,329	2.1	Somerset	37,882	37,163	719	1.9
Delaware	219,883	216,978	2,905	1.3	Sullivan	6,069	6,017	52	0.9
Elk	18,317	18,116	201	1.1	Susquehanna	22,245	21,829	416	1.9
Erie	116,272	114,322	1,950	1.7	Tioga	20,484	19,893	591	3.0
Fayette	67,400	66,490	910	1.4	Union	15,108	14,684	424	2.9
Forest	8,882	8,701	181	2.1	Venango	27,248	26,904	344	1.3
Franklin	56,296	53,803	2,493	4.6	Warren	23,316	23,058	258	1.1
Fulton	7,059	6,790	269	4.0	Washington	89,794	87,267	2,527	2.9
Greene	17,024	16,678	346	2.1	Wayne	31,339	30,593	746	2.4
Huntingdon	21,621	21,058	563	2.7	Westmoreland	164,177	161,058	3,119	1.9
Indiana	38,090	37,250	840	2.3	Wyoming	13,061	12,713	348	2.7
Jefferson	22,503	22,104	399	1.8	York	163,981	156,720	7,261	4.6

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