



# Research Brief

The Commonwealth's Official Source for Population and Economic Statistics

July 21, 2005  
(revised July 22, 2005)

## **Census Bureau Releases State & County Housing Unit Estimates for 2004 – New Housing in Pennsylvania Continues to Grow**

MIDDLETOWN, Pa – Following national trends, the number of housing units in Pennsylvania increased for the fifth straight year. Between 2003 and 2004, Pennsylvania gained an additional 34,938 housing units, up from the 32,673 reported the year before. Since the 2000 Census (estimates base), Pennsylvania has gained an estimated 135,978 additional housing units, and is currently fifth among the states with an estimated 5,385,729 units. This data is based on the 2004 State and County Housing Unit Estimates 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, 2004.

### **Numeric Housing Unit Change**

Though Pennsylvania continued to gain housing units between 2003 and 2004, it was ranked 20<sup>th</sup> in numeric growth among the states, and has no counties listed among the 25 fastest growing (numerically) counties in the nation. The ten counties gaining the most units were all situated in southeast and south-central Pennsylvania. Of these, York (+2,780), Bucks (+2,774), and Chester (+2,645) counties saw the largest increases. Twenty-two counties increased by 500 units or more. Philadelphia (-116) saw a decrease for the second straight year, followed by Cameron County, which lost one housing unit.

### **Percent Housing Unit Change**

None of Pennsylvania's Counties was listed in the national county housing unit estimates of the 100 fastest growing counties between April 1, 2000 and July 1, 2004. Between 2003 and 2004 Pike (+2.3%), Monroe (+2.2%), and York (+1.7%) counties grew the fastest, while eight Pennsylvania counties experienced 0.1% growth or less. While the percent increase in housing units statewide was 2.6 percent from 2000 to 2004, there were 10 counties that experienced an increase of 5.0 percent or more. Monroe County had the largest increase, 9.5 percent. Pike was second (7.4%), followed by Chester (7.1%) and Adams (6.3%).

**Table 1: Annual Estimates of Housing Units for Counties in Pennsylvania: July 1, 2003 to July 1, 2004**

Geographic Area	Housing unit estimates				
	July 1, 2004	July 1, 2003	April 1, 2000 Estimates base	Numeric Change 2003- 2004	Percent Change, 2003 - 2004
<b>Pennsylvania</b>	5,385,729	5,350,791	5,249,751	34,938	0.7%
Adams County	38,105	37,651	35,831	454	1.2%
Allegheny County	589,348	588,384	583,646	964	0.2%
Armstrong County	32,805	32,713	32,387	92	0.3%
Beaver County	78,825	78,604	77,765	221	0.3%
Bedford County	24,079	23,954	23,529	125	0.5%
Berks County	157,157	155,528	150,222	1,629	1.0%
Blair County	55,753	55,529	55,061	224	0.4%
Bradford County	29,175	29,040	28,664	135	0.5%
Bucks County	235,423	232,649	225,497	2,774	1.2%
Butler County	74,032	73,035	69,868	997	1.4%
Cambria County	66,067	65,995	65,796	72	0.1%
Cameron County	4,609	4,610	4,592	-1	0.0%
Carbon County	31,491	31,146	30,492	345	1.1%
Centre County	56,372	55,462	53,161	910	1.6%
Chester County	175,474	172,829	163,773	2,645	1.5%
Clarion County	19,779	19,703	19,426	76	0.4%
Clearfield County	38,430	38,274	37,855	156	0.4%
Clinton County	18,649	18,532	18,166	117	0.6%
Columbia County	28,415	28,286	27,733	129	0.5%
Crawford County	43,198	43,039	42,416	159	0.4%
Cumberland County	91,256	90,065	86,951	1,191	1.3%
Dauphin County	114,145	113,132	111,133	1,013	0.9%
Delaware County	219,732	219,132	216,978	600	0.3%
Elk County	18,297	18,281	18,116	16	0.1%
Erie County	116,307	115,803	114,322	504	0.4%
Fayette County	67,145	67,054	66,490	91	0.1%
Forest County	8,886	8,873	8,701	13	0.1%
Franklin County	56,926	56,056	53,803	870	1.6%
Fulton County	7,093	7,006	6,790	87	1.2%
Greene County	16,965	16,909	16,678	56	0.3%
Huntingdon County	21,672	21,534	21,058	138	0.6%
Indiana County	38,095	37,873	37,250	222	0.6%
Jefferson County	22,541	22,428	22,104	113	0.5%
Juniata County	10,265	10,210	10,031	55	0.5%
Lackawanna County	96,405	96,163	95,362	242	0.3%
Lancaster County	188,486	186,194	179,990	2,292	1.2%
Lawrence County	40,246	40,144	39,635	102	0.3%
Lebanon County	51,629	51,000	49,320	629	1.2%
Lehigh County	133,848	132,725	128,910	1,123	0.8%

**Table 1: Annual Estimates of Housing Units for Counties in Pennsylvania: July 1, 2003 to July 1, 2004 (Continued)**

Geographic Area	Housing unit estimates				
	July 1, 2004	July 1, 2003	April 1, 2000 Estimates base	Numeric Change 2003- 2004	Percent Change, 2003 - 2004
Luzerne County	146,411	145,852	144,686	559	0.4%
Lycoming County	53,416	53,243	52,464	173	0.3%
McKean County	21,755	21,747	21,644	8	0.0%
Mercer County	51,071	50,815	49,859	256	0.5%
Mifflin County	21,117	21,010	20,745	107	0.5%
Monroe County	74,028	72,426	67,581	1,602	2.2%
Montgomery County	306,687	304,731	297,434	1,956	0.6%
Montour County	7,856	7,783	7,627	73	0.9%
Northampton County	112,593	110,925	106,711	1,668	1.5%
Northumberland County	43,580	43,434	43,164	146	0.3%
Perry County	19,580	19,427	18,941	153	0.8%
Philadelphia County	658,799	658,915	661,958	-116	0.0%
Pike County	37,245	36,417	34,681	828	2.3%
Potter County	12,506	12,432	12,159	74	0.6%
Schuylkill County	68,736	68,429	67,806	307	0.4%
Snyder County	15,354	15,205	14,890	149	1.0%
Somerset County	37,861	37,712	37,163	149	0.4%
Sullivan County	6,133	6,087	6,017	46	0.8%
Susquehanna County	22,314	22,192	21,829	122	0.5%
Tioga County	20,491	20,375	19,893	116	0.6%
Union County	15,170	15,059	14,684	111	0.7%
Venango County	27,205	27,140	26,904	65	0.2%
Warren County	23,261	23,237	23,058	24	0.1%
Washington County	90,252	89,471	87,267	781	0.9%
Wayne County	31,779	31,369	30,593	410	1.3%
Westmoreland County	164,160	163,421	161,058	739	0.5%
Wyoming County	13,069	12,997	12,713	72	0.6%
York County	166,175	163,395	156,720	2,780	1.7%

Note: The April 1, 2000 Housing Unit Estimates Base reflects modifications to the Census 2000 housing units as documented in the Count Question Resolution program and geographic program revisions.

## 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.

Source: U.S. Census Bureau, Population Division

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The Pennsylvania State Data Center is the commonwealth's official source for population and economic statistics. It is based at Penn State Harrisburg's Institute of State and Regional Affairs. The Pennsylvania State Data Center is part of the U.S. Census Bureau's National State Data Center Program.

Editors: For additional data, contact the Pennsylvania State Data Center's State Capital Office at 717.772.2710 or for faculty comment on this topic, contact Penn State Harrisburg's Public Information Office at 717.948.6029.

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