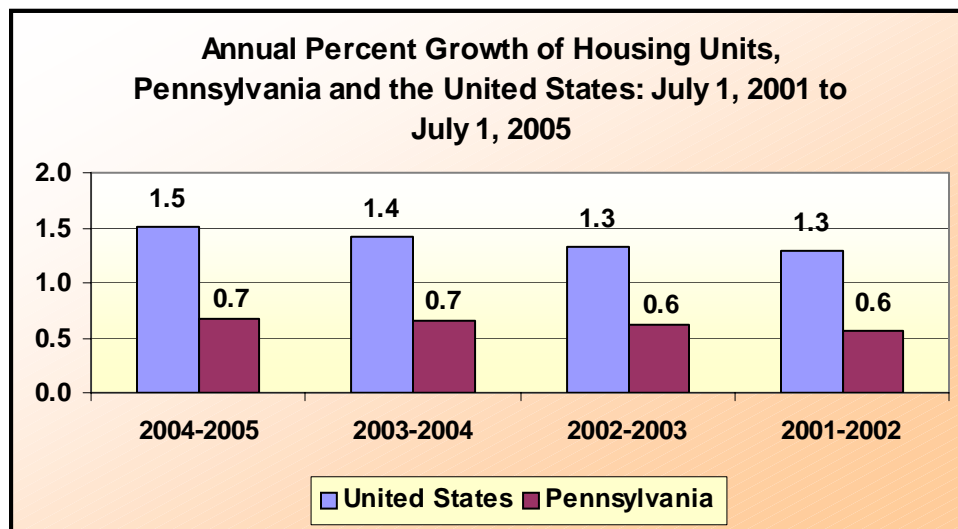


The Commonwealth's Official Source for Population and Economic Statistics

August 23, 2006

Growth of Pennsylvania Housing Units Sustained in 2005

MIDDLETOWN, Pa – According to new estimates from the U.S. Census Bureau, Pennsylvania's housing units grew to 5,422,362 in 2005, the 5th largest number of housing units in the nation. Between July 1, 2004 and July 1, 2005, the Commonwealth gained 36,636 housing units, a 0.7 percent increase. Since 2000, the number of housing units has increased by 172,611. The Commonwealth is among the top 20 states in the number of housing units gained since 2000, but ranks 45th in percent increase (3.3 percent). In terms of percent, Pennsylvania housing has grown about half as fast as the nation over the last five years.



Pennsylvania Counties

None of Pennsylvania's counties ranked among the top 100 nationally in percent growth of housing units between 2004-2005 and 2000-2005. Chester (+3,304) led all counties in the number of housing units gained in 2005, followed by York (+2,700) and Lancaster (+2,258) Counties. Cameron and McKean were the only counties to gain no housing units between 2004 and 2005. Pike (+2.6), Monroe (+2.2), Chester (+1.9) and Franklin (+1.9) led all counties in percent growth from 2004-2005.

Chester (+15,005) also led Pennsylvania counties in the number of housing units gained since 2000, followed by York (+12,155) and Bucks (12,049) Counties. Philadelphia (-2,189, -0.3 percent) was the only county to lose housing units. Monroe (+11.9 percent) and Pike (10.2 percent) Counties had the highest percent increases, mirroring population growth in the two counties during this period. (Table 1)

More about Housing Unit Estimates

Housing unit estimates use building permits, mobile home shipments, and estimates of housing unit loss to update housing unit change since the last census. Census counts of housing units are geographically updated each year to reflect legal changes reported in the Boundary and Annexation Survey (BAS), Census corrections, and other administrative revisions. The reference date for estimates is July 1.

To view and download a map of the **Estimated Housing Unit Percent Change, Pennsylvania Counties, April 1, 2000 Estimates Base to July 1, 2005**; visit the PaSDC website at:

http://pasdc.hbg.psu.edu/pasdc/whats_new/Map_of_the_month/HUEst00_05cty.pdf

Source: U.S. Census Bureau, Population Estimates Division
Release Date: August 21, 2005

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.

Table 1. Annual Estimates of Housing Units for Counties in Pennsylvania: April 1, 2000 to July 1, 2005

Area	Housing unit estimates		April 1, 2000	July 1, 2004 to July 1, 2005 Numeric Change	July 1, 2004 to July 1, 2005 Percent Change	Estimates Base to July 1, 2005 Numeric Change	Estimates Base to July 1, 2005 Percent Change
	July 1, 2005	July 1, 2004	Estimates base				
Pennsylvania	5,422,362	5,385,726	5,249,751	36,636	0.7	172,611	3.3
Adams	38,693	38,105	35,831	588	1.5	2,862	8.0
Allegheny	590,376	589,348	583,646	1,028	0.2	6,730	1.2
Armstrong	32,938	32,805	32,387	133	0.4	551	1.7
Beaver	79,204	78,825	77,765	379	0.5	1,439	1.9
Bedford	24,212	24,079	23,529	133	0.6	683	2.9
Berks	158,423	157,157	150,222	1,266	0.8	8,201	5.5
Blair	56,101	55,753	55,061	348	0.6	1,040	1.9
Bradford	29,274	29,175	28,664	99	0.3	610	2.1
Bucks	237,546	235,423	225,497	2,123	0.9	12,049	5.3
Butler	74,909	74,032	69,868	877	1.2	5,041	7.2
Cambria	66,215	66,067	65,796	148	0.2	419	0.6
Cameron	4,609	4,609	4,592	0	0.0	17	0.4
Carbon	31,933	31,491	30,492	442	1.4	1,441	4.7
Centre	56,954	56,372	53,161	582	1.0	3,793	7.1
Chester	178,778	175,474	163,773	3,304	1.9	15,005	9.2
Clarion	19,916	19,779	19,426	137	0.7	490	2.5
Clearfield	38,641	38,430	37,855	211	0.5	786	2.1
Clinton	18,754	18,649	18,166	105	0.6	588	3.2
Columbia	28,701	28,414	27,732	287	1.0	969	3.5
Crawford	43,393	43,198	42,416	195	0.5	977	2.3
Cumberland	92,328	91,256	86,951	1,072	1.2	5,377	6.2
Dauphin	114,955	114,145	111,133	810	0.7	3,822	3.4
Delaware	220,114	219,732	216,978	382	0.2	3,136	1.4
Elk	18,343	18,297	18,116	46	0.3	227	1.3
Erie	116,922	116,307	114,322	615	0.5	2,600	2.3
Fayette	67,248	67,145	66,490	103	0.2	758	1.1
Forest	8,899	8,886	8,701	13	0.1	198	2.3
Franklin	57,988	56,926	53,803	1,062	1.9	4,185	7.8
Fulton	7,171	7,092	6,790	79	1.1	381	5.6
Greene	17,068	16,965	16,678	103	0.6	390	2.3
Huntingdon	21,834	21,672	21,058	162	0.7	776	3.7
Indiana	38,251	38,095	37,250	156	0.4	1,001	2.7
Jefferson	22,774	22,541	22,104	233	1.0	670	3.0
Juniata	10,365	10,265	10,031	100	1.0	334	3.3

Table 1. (Continued) Annual Estimates of Housing Units for Counties in Pennsylvania: April 1, 2000 to July 1, 2005

Area	Housing unit estimates		April 1, 2000	July 1, 2004 to July 1, 2005 Numeric Change	July 1, 2004 to July 1, 2005 Percent Change	Estimates Base to July 1, 2005 Numeric Change	Estimates Base to July 1, 2005 Percent Change
	July 1, 2005	July 1, 2004	Estimates base				
Lackawanna	96,717	96,405	95,362	312	0.3	1,355	1.4
Lancaster	190,744	188,486	179,990	2,258	1.2	10,754	6.0
Lawrence	40,368	40,246	39,635	122	0.3	733	1.8
Lebanon	52,299	51,629	49,320	670	1.3	2,979	6.0
Lehigh	135,188	133,848	128,910	1,340	1.0	6,278	4.9
Luzerne	146,911	146,411	144,686	500	0.3	2,225	1.5
Lycoming	53,594	53,416	52,464	178	0.3	1,130	2.2
McKean	21,755	21,755	21,644	0	0.0	111	0.5
Mercer	51,305	51,071	49,859	234	0.5	1,446	2.9
Mifflin	21,192	21,117	20,745	75	0.4	447	2.2
Monroe	75,650	74,028	67,581	1,622	2.2	8,069	11.9
Montgomery	308,738	306,687	297,434	2,051	0.7	11,304	3.8
Montour	7,903	7,857	7,628	46	0.6	275	3.6
Northampton	114,125	112,593	106,711	1,532	1.4	7,414	6.9
Northumberland	43,718	43,580	43,164	138	0.3	554	1.3
Perry	19,610	19,580	18,941	30	0.2	669	3.5
Philadelphia	659,769	658,799	661,958	970	0.1	-2,189	-0.3
Pike	38,224	37,245	34,681	979	2.6	3,543	10.2
Potter	12,622	12,506	12,159	116	0.9	463	3.8
Schuylkill	69,176	68,736	67,806	440	0.6	1,370	2.0
Snyder	15,445	15,354	14,890	91	0.6	555	3.7
Somerset	38,003	37,861	37,163	142	0.4	840	2.3
Sullivan	6,201	6,133	6,017	68	1.1	184	3.1
Susquehanna	22,434	22,314	21,829	120	0.5	605	2.8
Tioga	20,590	20,491	19,893	99	0.5	697	3.5
Union	15,299	15,169	14,684	130	0.9	615	4.2
Venango	27,286	27,205	26,904	81	0.3	382	1.4
Warren	23,371	23,260	23,058	111	0.5	313	1.4
Washington	91,027	90,252	87,267	775	0.9	3,760	4.3
Wayne	32,205	31,779	30,593	426	1.3	1,612	5.3
Westmoreland	165,007	164,160	161,058	847	0.5	3,949	2.5
Wyoming	13,181	13,069	12,713	112	0.9	468	3.7
York	168,875	166,175	156,720	2,700	1.6	12,155	7.8

Source: U.S. Census Bureau, Population Estimates Division