

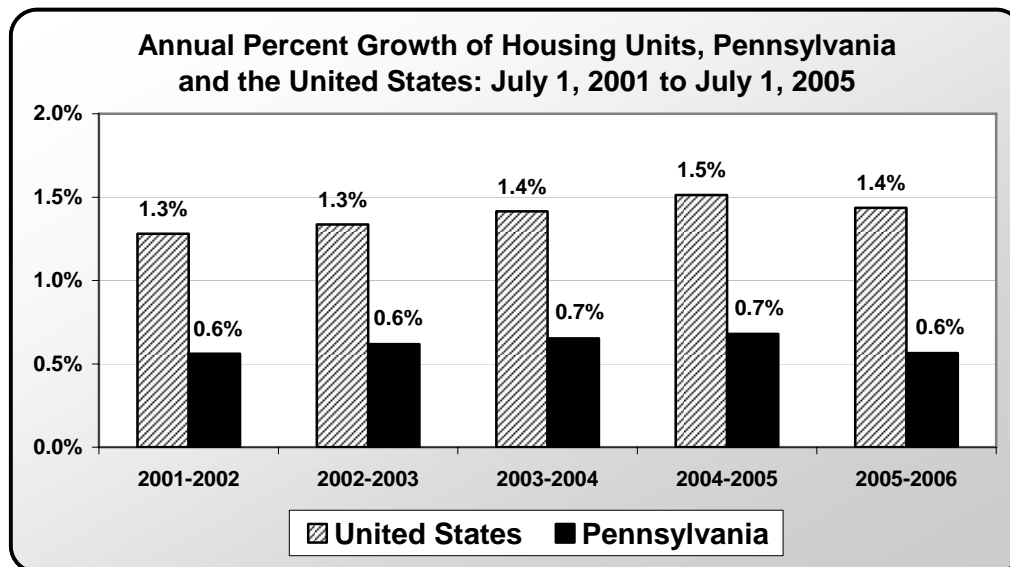
# PaSDC Research Brief

The Commonwealth's Official Source for Population and Economic Statistics

September 12, 2007

## Growth of Pennsylvania Housing Units in 2006

**MIDDLETOWN, Pa** – According to new estimates released today by the U.S. Census Bureau, Pennsylvania's housing units grew to 5,453,228 in 2006, ranking the Commonwealth 5<sup>th</sup> among all states in number of housing units. Between July 1, 2005 and July 1, 2006, Pennsylvania gained 30,644 housing units, a 0.6 percent increase. Since 2000, the number of housing units has increased by 203,477, a 3.9 percent increase. The Commonwealth ranks 45<sup>th</sup> among the states in percent increase between 2000 and 2006 (3.9 percent). In terms of percent, Pennsylvania housing has grown about half as fast as the nation over the last five years (see chart).



### Pennsylvania Counties

None of Pennsylvania's counties ranked among the top 100 nationally in percent growth of housing units between 2005-2006 and 2000-2006. Montgomery County (+2,991) led all counties in the number of housing units gained in 2006, followed by York (+2,715) and Chester (+2,710) Counties. Warren, Elk, Cameron, Forest, McKean, Indiana and Fayette Counties all lost housing units between 2005 and 2006. Pike (+2.5), Monroe (+2.0), Franklin (+1.6) and York (+1.6) led all counties in percent growth from 2005-2006.

Chester (+17,715) led Pennsylvania counties in the number of housing units gained since 2000, followed by York (+14,870) and Montgomery (14,295) Counties. Philadelphia (-1,573 units, or -0.2 percent) was the only county to lose housing units since 2000. Monroe (+14.2 percent) and Pike (13.0 percent) Counties had the highest percent increases since 2000 (see 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.

Source: U.S. Census Bureau, Population Estimates Division  
Release Date: September 12, 2007

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, 2006**

| PA & Counties       | Housing Unit Estimates |              |                                    | July 1, 2005<br>to July 1,<br>2006 Numeric<br>Change | July 1, 2005<br>to July 1,<br>2006<br>Percent<br>Change | Estimates<br>Base to July<br>1, 2006<br>Numeric<br>Change | Estimates<br>Base to July<br>1, 2006<br>Percent<br>Change |
|---------------------|------------------------|--------------|------------------------------------|--|---|---|---|
|                     | July 1, 2006           | July 1, 2005 | April 1, 2000<br>Estimates<br>Base |  |   |   |   |
| <b>Pennsylvania</b> | 5,453,228              | 5,422,584    | 5,249,751                          | 30,644   | 0.6%  | 203,477   | 3.9%  |
| Adams               | 39,208                 | 38,693       | 35,831                             | 515  | 1.3%  | 3,377   | 9.4%  |
| Allegheny           | 590,940                | 590,376      | 583,646                            | 564  | 0.1%  | 7,294   | 1.2%  |
| Armstrong           | 32,986                 | 32,938       | 32,387                             | 48   | 0.1%  | 599   | 1.8%  |
| Beaver              | 79,393                 | 79,204       | 77,765                             | 189  | 0.2%  | 1,628   | 2.1%  |
| Bedford             | 24,245                 | 24,212       | 23,529                             | 33   | 0.1%  | 716   | 3.0%  |
| Berks               | 159,408                | 158,433      | 150,233                            | 975  | 0.6%  | 9,175   | 6.1%  |
| Blair               | 56,114                 | 56,101       | 55,061                             | 13   | 0.0%  | 1,053   | 1.9%  |
| Bradford            | 29,279                 | 29,274       | 28,664                             | 5  | 0.0%  | 615   | 2.1%  |
| Bucks               | 239,200                | 237,546      | 225,497                            | 1,654  | 0.7%  | 13,703  | 6.1%  |
| Butler              | 75,874                 | 74,908       | 69,867                             | 966  | 1.3%  | 6,007   | 8.6%  |
| Cambria             | 66,256                 | 66,216       | 65,796                             | 40   | 0.1%  | 460   | 0.7%  |
| Cameron             | 4,601                  | 4,609        | 4,592                              | -8   | -0.2%   | 9   | 0.2%  |
| Carbon              | 32,419                 | 31,933       | 30,492                             | 486  | 1.5%  | 1,927   | 6.3%  |
| Centre              | 57,530                 | 56,954       | 53,161                             | 576  | 1.0%  | 4,369   | 8.2%  |
| Chester             | 181,488                | 178,778      | 163,773                            | 2,710  | 1.5%  | 17,715  | 10.8%   |
| Clarion             | 19,953                 | 19,916       | 19,426                             | 37   | 0.2%  | 527   | 2.7%  |
| Clearfield          | 38,707                 | 38,642       | 37,855                             | 65   | 0.2%  | 852   | 2.3%  |
| Clinton             | 18,799                 | 18,753       | 18,165                             | 46   | 0.2%  | 634   | 3.5%  |
| Columbia            | 28,801                 | 28,701       | 27,732                             | 100  | 0.3%  | 1,069   | 3.9%  |
| Crawford            | 43,419                 | 43,393       | 42,416                             | 26   | 0.1%  | 1,003   | 2.4%  |
| Cumberland          | 93,475                 | 92,328       | 86,951                             | 1,147  | 1.2%  | 6,524   | 7.5%  |
| Dauphin             | 115,889                | 114,955      | 111,133                            | 934  | 0.8%  | 4,756   | 4.3%  |
| Delaware            | 220,462                | 220,114      | 216,978                            | 348  | 0.2%  | 3,484   | 1.6%  |
| Elk                 | 18,341                 | 18,343       | 18,116                             | -2   | 0.0%  | 225   | 1.2%  |
| Erie                | 117,563                | 117,142      | 114,322                            | 421  | 0.4%  | 3,241   | 2.8%  |
| Fayette             | 67,165                 | 67,248       | 66,490                             | -83  | -0.1%   | 675   | 1.0%  |
| Forest              | 8,886                  | 8,899        | 8,701                              | -13  | -0.1%   | 185   | 2.1%  |
| Franklin            | 58,931                 | 57,988       | 53,803                             | 943  | 1.6%  | 5,128   | 9.5%  |
| Fulton              | 7,234                  | 7,172        | 6,790                              | 62   | 0.9%  | 444   | 6.5%  |
| Greene              | 17,146                 | 17,068       | 16,678                             | 78   | 0.5%  | 468   | 2.8%  |
| Huntingdon          | 21,927                 | 21,834       | 21,058                             | 93   | 0.4%  | 869   | 4.1%  |
| Indiana             | 38,220                 | 38,251       | 37,250                             | -31  | -0.1%   | 970   | 2.6%  |
| Jefferson           | 22,821                 | 22,774       | 22,104                             | 47   | 0.2%  | 717   | 3.2%  |

**Table 1. Annual Estimates of Housing Units for Counties in Pennsylvania:  
April 1, 2000 to July 1, 2006, continued**

| PA & Counties  | Housing Unit Estimates |              |                                    | July 1, 2005<br>to July 1,<br>2006 Numeric<br>Change | July 1, 2005<br>to July 1,<br>2006<br>Percent<br>Change | Estimates<br>Base to July<br>1, 2006<br>Numeric<br>Change | Estimates<br>Base to July<br>1, 2006<br>Percent<br>Change |
|----------------|------------------------|--------------|------------------------------------|--|---|---|---|
|                | July 1, 2006           | July 1, 2005 | April 1, 2000<br>Estimates<br>Base |  |   |   |   |
| Juniata        | 10,416                 | 10,365       | 10,031                             | 51   | 0.5%  | 385   | 3.8%  |
| Lackawanna     | 96,903                 | 96,717       | 95,362                             | 186  | 0.2%  | 1,541   | 1.6%  |
| Lancaster      | 192,347                | 190,733      | 179,979                            | 1,614  | 0.8%  | 12,368  | 6.9%  |
| Lawrence       | 40,422                 | 40,369       | 39,636                             | 53   | 0.1%  | 786   | 2.0%  |
| Lebanon        | 52,993                 | 52,299       | 49,320                             | 694  | 1.3%  | 3,673   | 7.4%  |
| Lehigh         | 136,599                | 135,188      | 128,910                            | 1,411  | 1.0%  | 7,689   | 6.0%  |
| Luzerne        | 147,328                | 146,913      | 144,688                            | 415  | 0.3%  | 2,640   | 1.8%  |
| Lycoming       | 53,742                 | 53,595       | 52,465                             | 147  | 0.3%  | 1,277   | 2.4%  |
| McKean         | 21,734                 | 21,755       | 21,644                             | -21  | -0.1%   | 90  | 0.4%  |
| Mercer         | 51,412                 | 51,305       | 49,859                             | 107  | 0.2%  | 1,553   | 3.1%  |
| Mifflin        | 21,216                 | 21,192       | 20,745                             | 24   | 0.1%  | 471   | 2.3%  |
| Monroe         | 77,175                 | 75,650       | 67,581                             | 1,525  | 2.0%  | 9,594   | 14.2%   |
| Montgomery     | 311,729                | 308,738      | 297,434                            | 2,991  | 1.0%  | 14,295  | 4.8%  |
| Montour        | 7,949                  | 7,903        | 7,628                              | 46   | 0.6%  | 321   | 4.2%  |
| Northampton    | 115,809                | 114,125      | 106,711                            | 1,684  | 1.5%  | 9,098   | 8.5%  |
| Northumberland | 43,749                 | 43,718       | 43,164                             | 31   | 0.1%  | 585   | 1.4%  |
| Perry          | 19,716                 | 19,610       | 18,941                             | 106  | 0.5%  | 775   | 4.1%  |
| Philadelphia   | 660,385                | 659,769      | 661,958                            | 616  | 0.1%  | -1,573  | -0.2%   |
| Pike           | 39,175                 | 38,224       | 34,681                             | 951  | 2.5%  | 4,494   | 13.0%   |
| Potter         | 12,647                 | 12,622       | 12,159                             | 25   | 0.2%  | 488   | 4.0%  |
| Schuylkill     | 69,492                 | 69,174       | 67,804                             | 318  | 0.5%  | 1,688   | 2.5%  |
| Snyder         | 15,528                 | 15,445       | 14,890                             | 83   | 0.5%  | 638   | 4.3%  |
| Somerset       | 38,034                 | 38,003       | 37,163                             | 31   | 0.1%  | 871   | 2.3%  |
| Sullivan       | 6,225                  | 6,201        | 6,017                              | 24   | 0.4%  | 208   | 3.5%  |
| Susquehanna    | 22,499                 | 22,434       | 21,829                             | 65   | 0.3%  | 670   | 3.1%  |
| Tioga          | 20,641                 | 20,590       | 19,893                             | 51   | 0.2%  | 748   | 3.8%  |
| Union          | 15,439                 | 15,299       | 14,684                             | 140  | 0.9%  | 755   | 5.1%  |
| Venango        | 27,301                 | 27,286       | 26,904                             | 15   | 0.1%  | 397   | 1.5%  |
| Warren         | 23,370                 | 23,371       | 23,058                             | -1   | 0.0%  | 312   | 1.4%  |
| Washington     | 91,609                 | 91,027       | 87,267                             | 582  | 0.6%  | 4,342   | 5.0%  |
| Wayne          | 32,575                 | 32,205       | 30,593                             | 370  | 1.1%  | 1,982   | 6.5%  |
| Westmoreland   | 165,570                | 165,007      | 161,058                            | 563  | 0.3%  | 4,512   | 2.8%  |
| Wyoming        | 13,229                 | 13,181       | 12,713                             | 48   | 0.4%  | 516   | 4.1%  |
| York           | 171,590                | 168,875      | 156,720                            | 2,715  | 1.6%  | 14,870  | 9.5%  |

Source: U.S. Census Bureau, Population Estimates Division, September 12, 2007.