



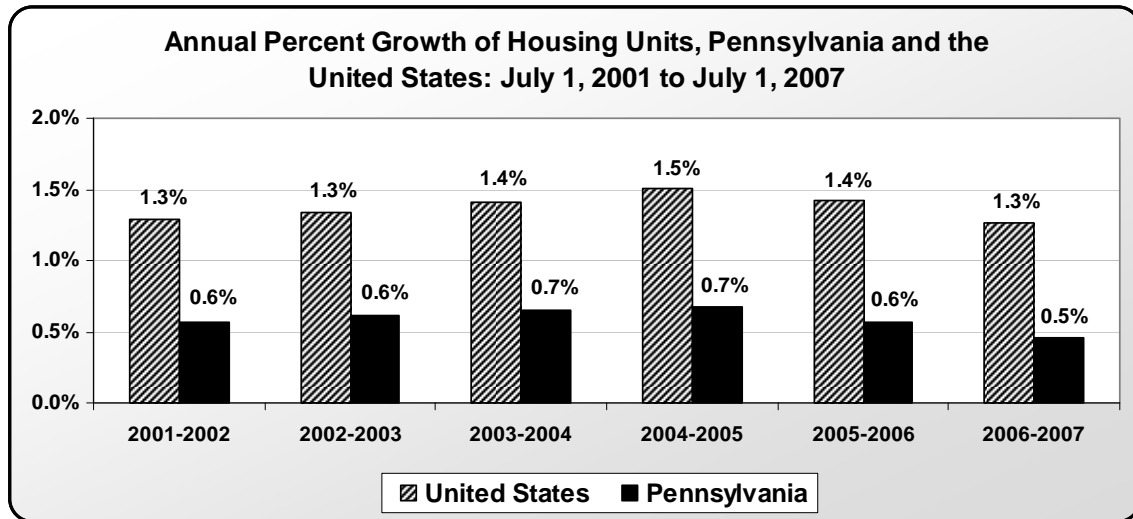
Research Brief

The Commonwealth's Official Source for Population and Economic Statistics

August 21, 2008

Growth of Pennsylvania Housing Units in 2007

PENN STATE HARRISBURG – Pennsylvania has some of the nation's oldest housing stock, but new estimates released today by the Census Bureau show that the state continues to add new houses, apartments and mobile homes. According to the new estimates, the total number of Pennsylvania's housing units grew to 5,477,864 in 2007, ranking the Commonwealth 5th among all states in number of housing units. Between July 1, 2006 and July 1, 2007, Pennsylvania gained 24,901 housing units, a 0.5 percent increase. Since 2000, the number of housing units has increased by 228,113, a 4.3 percent increase. The Commonwealth ranks 45th among the states in percent increase between 2000 and 2007 (4.3 percent). In terms of percent, Pennsylvania housing has grown about half as fast as the nation over the last six years (see chart).



Pennsylvania Counties

None of Pennsylvania's counties ranked among the top 100 nationally in percent growth of housing units between 2006-2007 and 2000-2007. York County (+2,472) led all Pennsylvania counties in the number of housing units gained in 2007, followed by Chester (+2,147) and Montgomery (+1,948) Counties. Fayette, Armstrong, Forest, McKean, Cameron, Lawrence and Bradford Counties showed a slight decline in housing units between 2006 and 2007, but all had increased overall since 2000. Among those



counties that lost housing units in 2007, virtually all showed consistent growth between 2000 and 2005, and only began to show declines in the last three years. Pike (+2.3), Monroe (+1.7), Carbon (+1.6) and Butler (+1.5) led Pennsylvania counties in percent growth from 2006-2007.

Chester (+19,862) led Pennsylvania counties in the number of housing units gained since 2000, followed by York (+17,342) and Montgomery (+16,242) Counties. Monroe (+16.1 percent) and Pike (+15.6 percent) Counties had the highest percent increases since 2000 (see Table 1).

The counties that saw the largest increase in housing units were largely concentrated in the eastern portion of the state, while most of the counties that saw housing unit decline were in the western portion of the state. The exception to this trend was Butler County, located in the western portion of the state, which had among the largest percent increase in housing last year. Philadelphia (-1,297 units, or -0.2 percent) was the only county to lose housing units since 2000.

More about Housing Unit Estimates

According to the Census Bureau, a housing unit is defined as any structure meant to be used as separate living quarters, including houses, apartments, mobile homes and trailers, or groups of rooms. Both occupied and unoccupied housing units are included in housing unit counts, except that vacant mobile homes or trailers are only included if they are intended for occupancy on the site where they are located.

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: August 21, 2008

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.

PENNSTATE



Harrisburg

Institute of State and Regional Affairs

**Table 1. Annual Estimates of Housing Units for Counties in Pennsylvania:
April 1, 2000 to July 1, 2007**

Area	Housing Unit Estimates			July 1, 2006 to July 1, 2007 Numeric Change	July 1, 2006 to July 1, 2007 Percent Change	Estimates Base to July 1, 2007 Numeric Change	Estimates Base to July 1, 2007 Percent Change
	July 1, 2007	July 1, 2006	April 1, 2000 Estimates Base				
Pennsylvania	5,477,864	5,452,963	5,249,751	24,901	0.5%	228,113	4.3%
Adams County	39,649	39,208	35,831	441	1.1%	3,818	10.7%
Allegheny County	591,596	590,939	583,646	657	0.1%	7,950	1.4%
Armstrong County	32,705	32,731	32,387	-26	-0.1%	318	1.0%
Beaver County	79,468	79,393	77,765	75	0.1%	1,703	2.2%
Bedford County	24,279	24,245	23,529	34	0.1%	750	3.2%
Berks County	160,168	159,397	150,222	771	0.5%	9,946	6.6%
Blair County	56,132	56,114	55,061	18	0.0%	1,071	1.9%
Bradford County	29,273	29,279	28,664	-6	0.0%	609	2.1%
Bucks County	240,303	239,201	225,497	1,102	0.5%	14,806	6.6%
Butler County	76,997	75,874	69,868	1,123	1.5%	7,129	10.2%
Cambria County	66,299	66,255	65,796	44	0.1%	503	0.8%
Cameron County	4,592	4,601	4,592	-9	-0.2%	0	0.0%
Carbon County	32,924	32,419	30,492	505	1.6%	2,432	8.0%
Centre County	58,071	57,530	53,161	541	0.9%	4,910	9.2%
Chester County	183,635	181,488	163,773	2,147	1.2%	19,862	12.1%
Clarion County	19,973	19,953	19,426	20	0.1%	547	2.8%
Clearfield County	38,768	38,706	37,855	62	0.2%	913	2.4%
Clinton County	18,839	18,799	18,165	40	0.2%	674	3.7%
Columbia County	28,863	28,801	27,732	62	0.2%	1,131	4.1%
Crawford County	43,471	43,419	42,416	52	0.1%	1,055	2.5%
Cumberland County	94,351	93,475	86,951	876	0.9%	7,400	8.5%
Dauphin County	116,442	115,889	111,133	553	0.5%	5,309	4.8%
Delaware County	220,848	220,461	216,978	387	0.2%	3,870	1.8%
Elk County	18,364	18,341	18,116	23	0.1%	248	1.4%
Erie County	117,950	117,563	114,322	387	0.3%	3,628	3.2%
Fayette County	67,066	67,165	66,490	-99	-0.1%	576	0.9%
Forest County	8,867	8,885	8,701	-18	-0.2%	166	1.9%
Franklin County	59,653	58,929	53,801	724	1.2%	5,852	10.9%
Fulton County	7,283	7,234	6,790	49	0.7%	493	7.3%
Greene County	17,163	17,145	16,678	18	0.1%	485	2.9%
Huntingdon County	21,969	21,927	21,058	42	0.2%	911	4.3%
Indiana County	38,355	38,220	37,250	135	0.4%	1,105	3.0%

**Table 1. Annual Estimates of Housing Units for Counties in Pennsylvania:
April 1, 2000 to July 1, 2007, continued**

Area	Housing Unit Estimates			July 1, 2006 to July 1, 2007 Numeric Change	July 1, 2006 to July 1, 2007 Percent Change	Estimates Base to July 1, 2007 Numeric Change	Estimates Base to July 1, 2007 Percent Change
	July 1, 2007	July 1, 2006	April 1, 2000 Estimates Base				
Jefferson County	22,851	22,819	22,104	32	0.1%	747	3.4%
Juniata County	10,456	10,416	10,031	40	0.4%	425	4.2%
Lackawanna County	97,141	96,903	95,362	238	0.2%	1,779	1.9%
Lancaster County	193,826	192,358	179,990	1,468	0.8%	13,836	7.7%
Lawrence County	40,413	40,421	39,635	-8	0.0%	778	2.0%
Lebanon County	53,402	52,994	49,320	408	0.8%	4,082	8.3%
Lehigh County	137,677	136,599	128,910	1,078	0.8%	8,767	6.8%
Luzerne County	147,783	147,327	144,688	456	0.3%	3,095	2.1%
Lycoming County	53,885	53,742	52,465	143	0.3%	1,420	2.7%
McKean County	21,718	21,734	21,644	-16	-0.1%	74	0.3%
Mercer County	51,509	51,412	49,859	97	0.2%	1,650	3.3%
Mifflin County	21,233	21,216	20,745	17	0.1%	488	2.4%
Monroe County	78,471	77,175	67,581	1,296	1.7%	10,890	16.1%
Montgomery County	313,676	311,728	297,434	1,948	0.6%	16,242	5.5%
Montour County	7,982	7,949	7,628	33	0.4%	354	4.6%
Northampton County	117,134	115,809	106,711	1,325	1.1%	10,423	9.8%
Northumberland County	43,778	43,749	43,164	29	0.1%	614	1.4%
Perry County	19,766	19,718	18,943	48	0.2%	823	4.3%
Philadelphia County	660,661	660,385	661,958	276	0.0%	-1,297	-0.2%
Pike County	40,082	39,175	34,681	907	2.3%	5,401	15.6%
Potter County	12,650	12,647	12,159	3	0.0%	491	4.0%
Schuylkill County	69,746	69,492	67,804	254	0.4%	1,942	2.9%
Snyder County	15,617	15,528	14,890	89	0.6%	727	4.9%
Somerset County	38,034	38,034	37,163	0	0.0%	871	2.3%
Sullivan County	6,256	6,225	6,017	31	0.5%	239	4.0%
Susquehanna County	22,539	22,499	21,829	40	0.2%	710	3.3%
Tioga County	20,687	20,641	19,893	46	0.2%	794	4.0%
Union County	15,521	15,439	14,684	82	0.5%	837	5.7%
Venango County	27,307	27,301	26,904	6	0.0%	403	1.5%
Warren County	23,378	23,370	23,058	8	0.0%	320	1.4%
Washington County	92,078	91,609	87,267	469	0.5%	4,811	5.5%
Wayne County	32,901	32,575	30,593	326	1.0%	2,308	7.5%
Westmoreland County	166,058	165,569	161,058	489	0.3%	5,000	3.1%
Wyoming County	13,270	13,229	12,713	41	0.3%	557	4.4%
York County	174,062	171,590	156,720	2,472	1.4%	17,342	11.1%

Source: U.S. Census Bureau, Population Estimates Division, August 21, 2008.