



Research Brief

The Commonwealth's Official Source for Population and Economic Statistics

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Growth of Pennsylvania Housing Units in 2009

PENN STATE HARRISBURG – New estimates released recently by the Census Bureau for states and counties 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 5,518,556 in 2009, ranking the Commonwealth 5th among all states in number of housing units. Since 2000, the number of housing units in Pennsylvania has increased by 262,792, a 5.1 percent increase. The Commonwealth ranks 46th among the states in percent increase between 2000 and 2009. In terms of percent, Pennsylvania housing has grown more slowly than the nation over the last nine years (12.1 percent nationwide).

Pennsylvania Counties

None of Pennsylvania's counties ranked among the top 100 nationally in percent growth of housing units between 2008-2009 or 2000-2009. Chester County (+22,832) led all Pennsylvania counties in the number of housing units gained since 2000, followed by York (+20,127) and Montgomery (+18,576) Counties. Philadelphia County (-382 units) was the only Pennsylvania county to show a net loss of housing units since 2000. Seventeen counties, however, showed housing unit losses between 2008 and 2009.

**Table 1. Pennsylvania Housing Units,
Top 5 Counties, 2000-2009**

	April 1, 2000 (Estimate Base)	July 1, 2009	Numeric Change, Estimate Base to July 1, 2009	Percent Change, Estimate Base to July 1, 2009
Pennsylvania	5,249,764	5,518,556	268,792	5.1
Pike County	34,681	41,096	6,415	18.5
Monroe County	67,583	79,667	12,084	17.9
Chester County	163,773	186,605	22,832	13.9
Franklin County	53,802	61,291	7,489	13.9
York County	156,722	176,849	20,127	12.8

Pike (18.5 percent increase) and Monroe (17.9 percent increase) Counties showed the largest percent change from 2000 to 2009 (See Table 1). Between 2008 and 2009, however, Cumberland and Franklin grew the fastest, each increasing by 1.0 percent (see Table 2).

The counties that saw the largest increase in housing units were largely concentrated in the eastern and south-central portions of the state, while most of the counties that saw housing unit decline were in the western portion. The exception to this trend was Butler County, located in the western portion of the state, which had the largest percent increase in housing in Western Pennsylvania last year (0.5 percent increase).

**Table 2. Pennsylvania Housing Units,
Top 5 Counties, 2008-2009**

	July 1, 2008	July 1, 2009	Numeric Change, July 1, 2008 to July 1, 2009	Percent Change, July 1, 2008 to July 1, 2009
Pennsylvania	5,507,502	5,518,556	11,054	0.2
Cumberland County	95,684	96,643	959	1.0
Franklin County	60,699	61,291	592	1.0
Pike County	40,777	41,096	319	0.8
Chester County	185,322	186,605	1,283	0.7
York County	175,877	176,849	972	0.6

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
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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.