

New American Community Survey 5-Year Estimates Released

HARRISBURG - The U.S. Census Bureau today released its annual installment of new demographic and socio-economic data for every community in United States – the 2019-2023 American Community Survey (ACS) 5-Year Estimates. These estimates provide data for all Pennsylvania counties, municipalities, and other geographic areas regardless of population size. The newest estimates can be compared with previous non-overlapping releases (e.g., the 2014-2018 ACS 5-Year Estimates) to explore change over time.

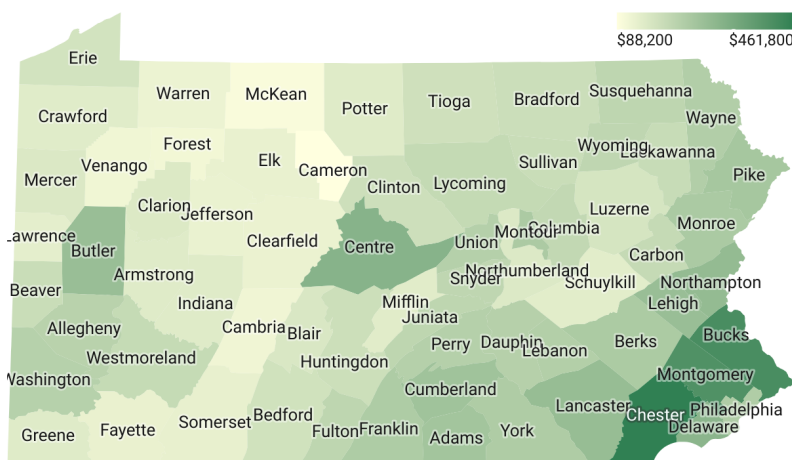
Housing Highlights

The 2019-2023 American Community Survey (ACS) 5-Year estimates show that more people owned homes than rented across all 67 counties in Pennsylvania. The number of owner-occupied housing units increased by 4.7%, from nearly 3.5 million (2014-2018) to 3.6 million (2019-2023), according to newly released U.S. Census Bureau data.

Additionally, home values increased by 13.4% from a median of \$212,000 (2014-2018, inflation-adjusted) to \$240,500 (2019-2023). As of 2019-2023, the counties with the largest housing values included Chester (\$461,800), Bucks (\$421,700), Montgomery (\$409,900), Centre (\$308,100), and Delaware (\$302,400). The counties with the lowest housing values were in Cameron (\$88,200), McKean (\$98,700), and Forest (\$111,900).

Median Home Value (PA = \$240,500) [\[Interactive Link\]](#)

Median home value in 2023 dollars by county.



Map: PA State Data Center • Source: U.S. Census Bureau • Created with Datawrapper

The rise in both homeownership and home values also came with an increase in the number of owner-occupied households without a mortgage, increasing by 9.5% (nearly 130,000 units), from 39.6% of owned homes (2014-2018) to 41.4% (2019-2023).

Median selected monthly owner costs declined from \$1,794 (2014-2018) to \$1,722 (2019-2023) for homeowners with a mortgage. Costs for homeowners without a mortgage also declined from \$646 (2014-2018) to \$630 (2019-2023), while median rental costs increased from \$1,114 (2014-2018) to \$1,162 (2019-2023). The share of income spent on housing costs has differed between renters and owners, with renters traditionally paying a larger share of their income toward housing.

The percentage of owner-occupied households with a mortgage paying 30% or more of their income for housing costs declined from 26.0% (2014-2018) to 23.6% (2019-2023). The percentage of renter-occupied households paying 30% or more of their income for housing costs declined from 48.4% (2014-2018) to 47.6% (2019-2023). Households that spend more than 30% of their income on housing costs are considered "cost burdened" by the Department of Housing and Urban Development (HUD).

Additional Highlights

The state's median household income for the 2019-2023 ACS 5-year period was \$76,081, an increase of 5.1% from \$72,362 (2014-2018, inflation-adjusted). The poverty rate for families in the state declined from 8.7% (2014-2018) to 8.1% (2019-2023). The rate for families with children also declined during the period from 14.7% (2014-2018) to 13.2% (2019-2023).

Additional Releases & Resources

The Census Bureau is set to release ACS 5-year Public Use Microdata Sample (PUMS) files and Variance Replicate Estimates on January 23, 2025.

To view the complete release schedule, visit the [2023 ACS data release schedule](#). For more information on ACS topics, visit [Subjects Included in the Survey](#). To access the full set of statistics released today, visit data.census.gov.

Statistics from sample surveys are subject to sampling and nonsampling error. All comparisons in the highlights have been tested and found to be statistically significant at the 90% confidence level, unless otherwise noted. Consult the tables on data.census.gov for specific margins of error. For more information on using margins of error, visit the [Code Lists, Definitions, and Accuracy](#) page.

Year-to-year changes in survey design can affect results. For more information on changes affecting the 2023 statistics, refer to our [user notes](#).

Source: U.S. Census Bureau. American Community Survey 5-Year Estimates, 2019-2023 & 2014-2018.

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.

Questions? Contact the Pennsylvania State Data Center at via email: pasdc@psu.edu