



Montgomery County Data: Housing



2015 Housing Units Built

Montgomery County, Pennsylvania



Parc - Plymouth Township



Reserve at Wyngate - Cheltenham Township

Housing construction in Montgomery County has reached a level not seen since the beginning of the recession. The total number of units built in 2015 increased by 15% over the prior year. All three of the major housing type categories saw increases in units produced, but single-family attached housing increased by the largest percentage. The category that produced the most units in 2015 was multifamily, which continues a trend toward higher density apartments. In addition, just over 72% of units built in the county last year were classified as attached or multifamily, the highest percentage in the county's history.

New residential construction is good for the county. It provides more housing choices and increases opportunities to redevelop areas that may be in need of a reinvention. It also brings economic growth through more jobs, consumer spending, and tax revenue. New residential construction in 2015 represents approximately \$287 million of taxable property value. This is not necessarily market value but rather assessed value which directly correlates to what is taxable.

The characteristics of new single-family detached homes built in 2015 continue to show a trend of smaller lot sizes compared to ten years ago, but the actual size of homes in terms of living space has increased to a level not seen since 2006. The square footage of new detached homes is still generally smaller than it had been during the housing bubble prior to the recession. However, as the economy improves it seems housing size may continue to increase as well.

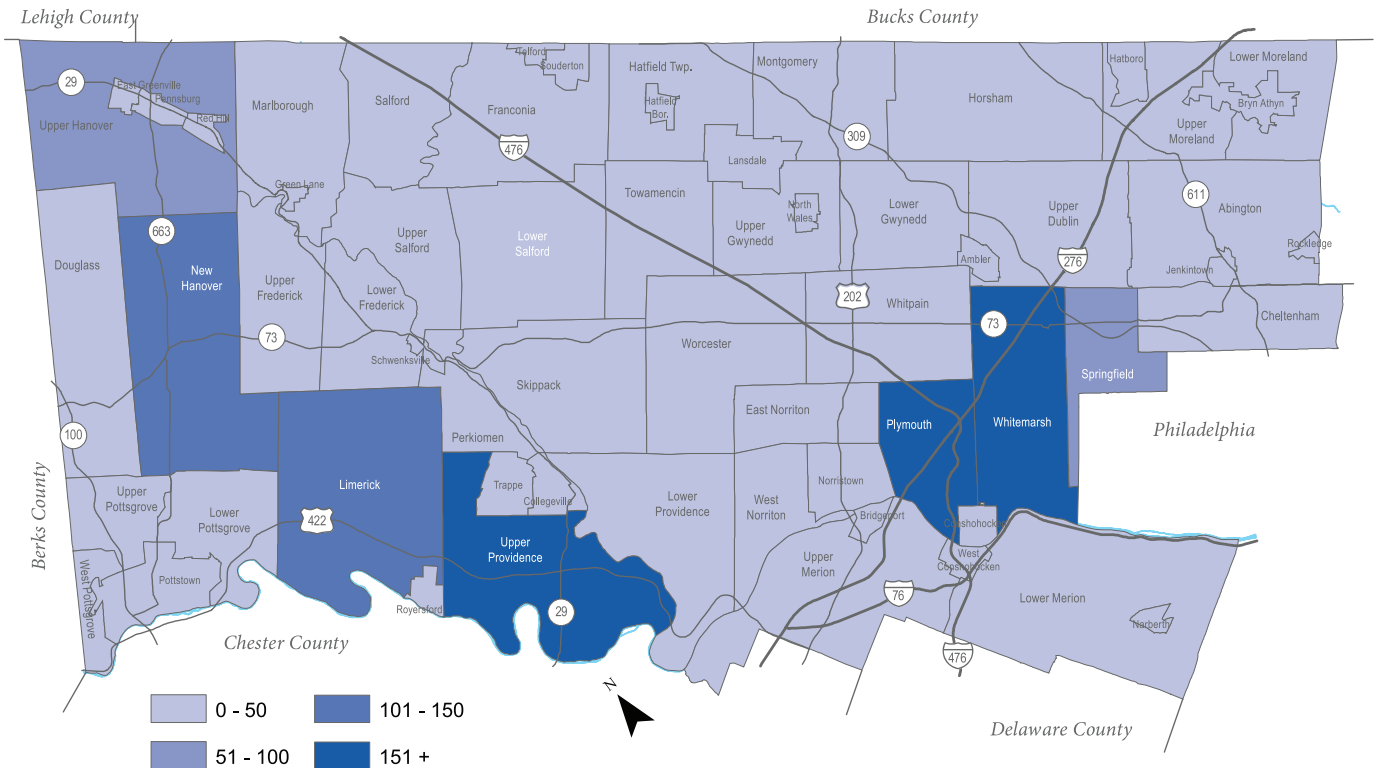
New Housing Units Built, 2011 - 2015

	Single-Family Detached	Single-Family Attached	Multifamily	Mobile Homes	Total Units
2011	394	441	445	22	1,302
2012	438	467	92	19	1,016
2013	550	559	378	18	1,505
2014	446	454	681	24	1,605
2015	495	567	758	18	1,838
Percent Change 2014-2015	11%	25%	11%	-25%	15%

All data comes from the Montgomery County Board of Assessment Appeals (BOA). The BOA does not indicate that a unit has been built until that unit has been fitted out and sold or put on the market for rent. Therefore, a unit may have been constructed, but it may not appear in our data until the subsequent year. All data for previous years presented in this report has been updated to reflect actual totals.



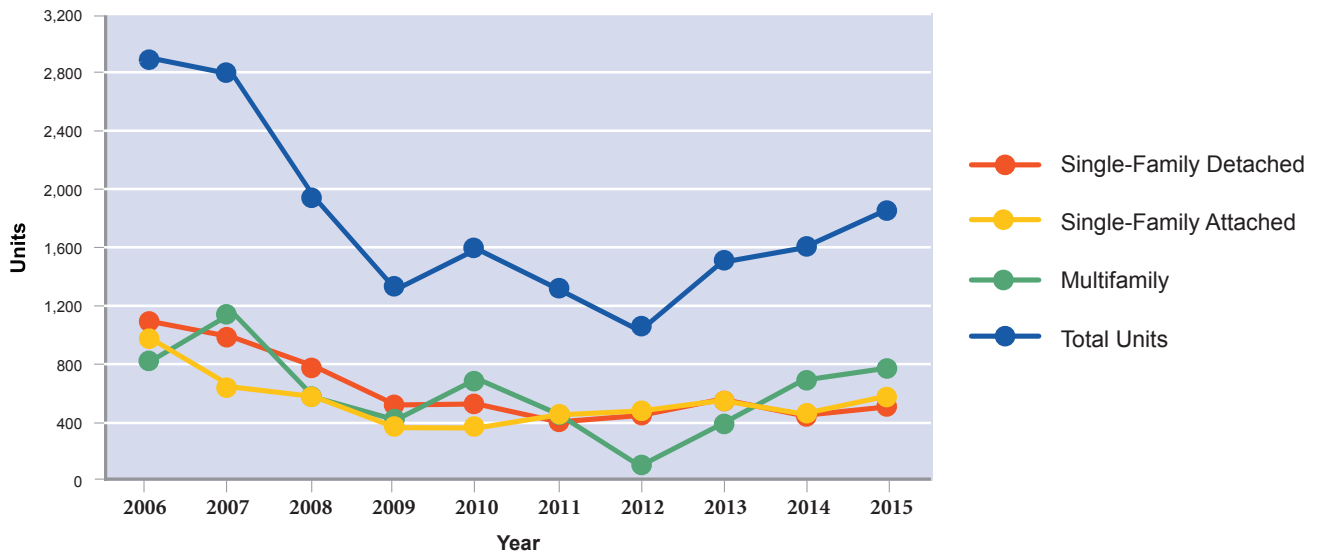
2015 Housing Units Built by Municipality, All Types



Most Housing Units Built in 2015, All Types

1. Plymouth	404	6. Upper Hanover	67
2. Upper Providence	266	7. Springfield	66
3. Whitemarsh	155	8. Towamencin	47
4. Limerick	115	9. Skippack	46
5. New Hanover	103	10. Douglass	42

New Housing Units Built, 2006 - 2015



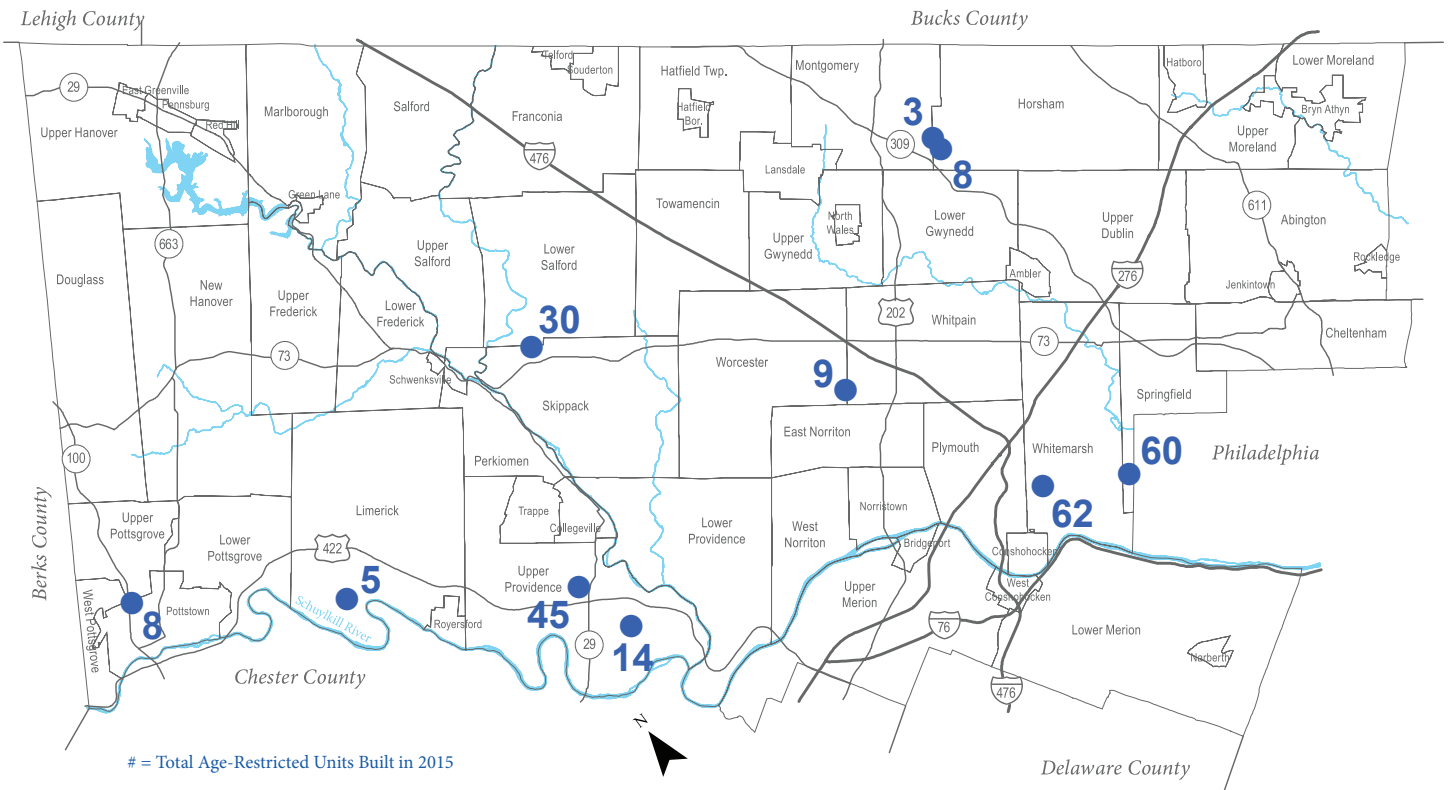
Municipal Totals, 2010 - 2015

Municipality	2010 Census	2010 - 2015					Current Overall Total		Current Year - 2015				
	Total	SFD	SFA	MF	MH	Total	Units*	2011 - 2015 % Change	SFD	SFA	MF	MH	Total
Abington	22,369	53	2	61	0	116	22,479	0.5%	6	0	0	0	6
Ambler	2,767	10	42	3	0	55	2,818	1.8%	3	1	0	0	4
Bridgeport	2,161	0	20	0	0	20	2,181	0.9%	0	0	0	0	0
Bryn Athyn	453	6	0	0	0	6	459	1.3%	0	0	0	0	0
Cheltenham	15,409	2	109	139	0	250	15,603	1.3%	0	39	0	0	39
Collegetown	1,427	18	4	0	0	22	1,445	1.3%	2	2	0	0	4
Conshohocken	4,686	10	78	450	0	538	5,183	10.6%	3	38	0	0	41
Douglass	3,740	111	0	0	0	111	3,809	1.8%	42	0	0	0	42
East Greenville	1,173	0	0	0	0	0	1,173	0.0%	0	0	0	0	0
East Norriton	6,020	46	145	9	0	200	6,218	3.3%	2	0	0	0	2
Franconia	4,801	42	0	0	0	42	4,841	0.8%	2	0	0	0	2
Green Lane	219	0	0	0	0	0	219	0.0%	0	0	0	0	0
Hatboro	3,319	3	3	314	0	320	3,634	9.5%	1	0	0	0	1
Hatfield Borough	1,333	1	7	0	0	8	1,336	0.2%	0	5	0	0	5
Hatfield Township	7,083	36	2	60	17	115	7,191	1.5%	5	0	0	2	7
Horsham	10,053	97	8	0	1	106	10,131	0.8%	28	0	0	0	28
Jenkintown	2,128	0	2	8	0	10	2,138	0.5%	0	0	0	0	0
Lansdale	7,157	7	90	40	0	137	7,259	1.4%	2	33	0	0	35
Limerick	7,199	216	24	74	0	314	7,398	2.8%	36	5	74	0	115
Lower Frederick	1,908	11	0	0	0	11	1,914	0.3%	4	0	0	0	4
Lower Gwynedd	4,906	60	0	0	0	60	4,960	1.1%	5	0	0	0	5
Lower Merion	24,095	117	83	41	0	241	24,296	0.8%	25	6	8	0	39
Lower Moreland	4,775	56	0	91	0	147	4,918	3.0%	4	0	0	0	4
Lower Pottsgrove	4,651	22	2	0	5	29	4,678	0.6%	1	0	0	1	2
Lower Providence	9,227	51	24	0	11	86	9,301	0.8%	9	0	0	0	9
Lower Salford	5,664	124	11	125	0	260	5,904	4.2%	20	0	0	0	20
Marlborough	1,361	64	0	0	0	64	1,419	4.3%	5	0	0	0	5
Montgomery	9,467	93	327	0	43	463	9,904	4.6%	21	1	0	4	26
Narberth	1,981	7	3	0	0	10	1,988	0.4%	3	0	0	0	3
New Hanover	3,919	400	219	0	1	620	4,435	13.2%	74	29	0	0	103
Norristown	13,420	2	48	12	0	62	13,453	0.2%	0	29	0	0	29
North Wales	1,348	7	0	0	0	7	1,352	0.3%	3	0	0	0	3
Pennsburg	1,317	2	6	0	0	8	1,325	0.6%	0	0	0	0	0
Perkiomen	3,107	9	1	0	1	11	3,117	0.3%	1	0	0	0	1
Plymouth	7,020	27	72	398	0	497	7,113	1.3%	5	1	398	0	404
Pottstown	10,320	6	154	0	0	160	10,442	1.2%	0	37	0	0	37
Red Hill	1,141	1	0	0	0	1	1,142	0.1%	0	0	0	0	0
Rockledge	1,097	0	0	0	0	0	1,097	0.0%	0	0	0	0	0
Royersford	2,351	3	30	0	0	33	2,384	1.4%	0	0	0	0	0
Salford	923	64	139	0	0	203	1,118	21.1%	8	0	0	0	8
Schwenksville	697	4	0	0	0	4	701	0.6%	0	0	0	0	0
Skippack	3,945	212	19	61	0	292	4,191	6.2%	46	0	0	0	46
Souderton	2,756	5	26	0	0	31	2,775	0.7%	1	9	0	0	10
Springfield	7,821	12	74	0	0	86	7,841	0.3%	1	65	0	0	66
Telford	1,056	2	0	0	0	2	1,058	0.2%	0	0	0	0	0
Towamencin	7,546	25	123	180	2	330	7,827	3.7%	4	43	0	0	47
Trappe	1,407	6	4	32	0	42	1,449	3.0%	0	0	0	0	0
Upper Dublin	9,649	27	21	192	0	240	9,877	2.4%	8	4	0	0	12
Upper Frederick	1,450	9	2	0	0	11	1,461	0.8%	0	0	0	0	0
Upper Gwynedd	6,487	33	97	38	0	168	6,634	2.3%	6	15	0	0	21
Upper Hanover	2,424	125	192	0	0	317	2,673	10.3%	34	33	0	0	67
Upper Merion	12,800	20	6	0	0	26	12,824	0.2%	0	2	0	0	2
Upper Moreland	10,572	21	28	51	0	100	10,668	0.9%	4	0	0	0	4
Upper Pottsgrove	1,950	16	68	0	0	84	2,005	2.8%	0	29	0	0	29
Upper Providence	7,549	319	211	156	0	686	7,969	5.6%	21	89	156	0	266
Upper Salford	1,199	28	0	0	0	28	1,221	1.8%	6	0	0	0	6
West Conshohocken	658	0	31	0	0	31	689	4.7%	0	0	0	0	0
West Norriton	7,845	8	16	0	0	24	7,866	0.3%	2	1	0	0	3
West Pottsgrove	1,613	5	0	0	0	5	1,617	0.2%	1	0	0	0	1
Whitemarsh	7,105	28	51	507	0	586	7,535	6.1%	7	26	122	0	155
Whitpain	7,937	61	42	0	43	146	8,042	1.3%	9	16	0	11	36
Worcester	3,774	89	173	0	0	262	4,002	6.0%	25	9	0	0	34
Total	325,735	2,839	2,839	3,042	124	8,844	332,700	2.1%	495	567	758	18	1,838

Municipality	2010					2011					2012				
	SFD	SFA	MF	MH	Total	SFD	SFA	MF	MH	Total	SFD	SFA	MF	MH	Total
Abington	16	0	0	0	16	5	0	0	0	5	8	2	0	0	10
Ambler	0	33	0	0	33	2	5	3	0	10	1	0	0	0	1
Bridgeport	0	4	0	0	4	0	7	0	0	7	0	9	0	0	9
Bryn Athyn	2	0	0	0	2	1	0	0	0	1	0	0	0	0	0
Cheltenham	0	0	0	0	0	0	12	84	0	96	0	0	0	0	0
Collegeville	6	0	0	0	6	5	2	0	0	7	4	0	0	0	4
Conshohocken	1	15	380	0	396	1	0	67	0	68	1	2	3	0	6
Douglass	9	0	0	0	9	9	0	0	0	9	19	0	0	0	19
East Greenville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Norriton	20	41	0	0	61	10	53	6	0	69	2	30	3	0	35
Franconia	13	0	0	0	13	16	0	0	0	16	3	0	0	0	3
Green Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hatboro	0	0	178	0	178	0	3	33	0	36	0	0	23	0	23
Hatfield Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hatfield Township	1	0	0	3	4	4	2	0	1	7	19	0	0	4	23
Horsham	9	2	0	0	11	4	4	0	0	8	7	2	0	0	9
Jenkintown	0	0	0	0	0	0	2	8	0	10	0	0	0	0	0
Lansdale	2	0	24	0	26	1	0	4	0	5	0	30	0	0	30
Limerick	37	0	0	0	37	31	0	0	0	31	45	3	0	0	48
Lower Frederick	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
Lower Gwynedd	26	0	0	0	26	4	0	0	0	4	7	0	0	0	7
Lower Merion	14	8	7	0	29	21	6	0	0	27	21	23	1	0	45
Lower Moreland	17	0	62	0	79	15	0	27	0	42	8	0	2	0	10
Lower Pottsgrove	2	0	0	2	4	5	0	0	1	6	7	2	0	0	9
Lower Providence	14	16	0	3	33	9	8	0	2	19	7	0	0	3	10
Lower Salford	32	7	0	0	39	37	0	0	0	37	16	0	0	0	16
Marlborough	14	0	0	0	14	15	0	0	0	15	7	0	0	0	7
Montgomery	2	26	0	9	37	13	131	0	7	151	16	92	0	8	116
Narberth	1	0	0	0	1	3	0	0	0	3	0	0	0	0	0
New Hanover	102	52	0	0	154	46	41	0	0	87	47	46	0	1	94
Norristown	0	5	0	0	5	0	2	0	0	2	1	1	12	0	14
North Wales	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Pennsburg	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Perkiomen	1	0	0	0	1	0	0	0	1	1	0	1	0	0	1
Plymouth	5	11	0	0	16	4	1	0	0	5	3	5	0	0	8
Pottstown	1	23	0	0	24	0	2	0	0	2	0	32	0	0	32
Red Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rockledge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Royersford	0	30	0	0	30	1	0	0	0	1	0	0	0	0	0
Salford	0	0	0	0	0	3	24	0	0	27	14	40	0	0	54
Schwenksville	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
Skippack	25	0	5	0	30	20	9	31	0	60	20	0	0	0	20
Souderton	1	2	0	0	3	0	0	0	0	0	0	0	0	0	0
Springfield	3	0	0	0	3	2	0	0	0	2	6	0	0	0	6
Telford	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
Towamencin	8	0	0	0	8	3	0	0	1	4	7	0	0	1	8
Trappe	1	4	0	0	5	1	0	0	0	1	1	0	32	0	33
Upper Dublin	4	2	0	0	6	3	0	176	0	179	3	0	16	0	19
Upper Frederick	2	0	0	0	2	1	2	0	0	3	1	0	0	0	1
Upper Gwynedd	9	18	32	0	59	8	23	6	0	37	3	11	0	0	14
Upper Hanover	13	0	0	0	13	11	22	0	0	33	17	52	0	0	69
Upper Merion	3	2	0	0	5	3	0	0	0	3	6	2	0	0	8
Upper Moreland	3	0	0	0	3	5	0	0	0	5	4	8	0	0	12
Upper Pottsgrove	10	2	0	0	12	0	12	0	0	12	2	0	0	0	2
Upper Providence	39	2	0	0	41	31	0	0	0	31	79	30	0	0	109
Upper Salford	2	0	0	0	2	4	0	0	0	4	5	0	0	0	5
West Conshohocken	0	1	0	0	1	0	1	0	0	1	0	4	0	0	4
West Norriton	1	9	0	0	10	1	6	0	0	7	1	0	0	0	1
West Pottsgrove	1	0	0	0	1	2	0	0	0	2	0	0	0	0	0
Whitmarsh	5	14	0	0	19	1	11	0	0	12	6	0	0	0	6
Whitpain	12	0	0	6	18	16	12	0	9	37	5	12	0	2	19
Worcester	25	22	0	0	47	16	38	0	0	54	3	28	0	0	31
Total	516	351	688	23	1,578	394	441	445	22	1,302	438	467	92	19	1,016

Municipality	2013					2014				
	SFD	SFA	MF	MH	Total	SFD	SFA	MF	MH	Total
Abington	14	0	0	0	14	4	0	61	0	65
Ambler	2	0	0	0	2	2	3	0	0	5
Bridgeport	0	0	0	0	0	0	0	0	0	0
Bryn Athyn	1	0	0	0	1	2	0	0	0	2
Cheltenham	2	22	0	0	24	0	36	55	0	91
Collegeville	1	0	0	0	1	0	0	0	0	0
Conshohocken	2	5	0	0	7	2	18	0	0	20
Douglass	17	0	0	0	17	15	0	0	0	15
East Greenville	0	0	0	0	0	0	0	0	0	0
East Norriton	11	21	0		32	1	0	0	0	1
Franconia	5	0	0	0	5	3	0	0	0	3
Green Lane	0	0	0	0	0	0	0	0	0	0
Hatboro	0	0	50	0	50	2	0	30	0	32
Hatfield Borough	1	2	0	0	3	0	0	0	0	0
Hatfield Township	5	0	60	4	69	2	0	0	3	5
Horsham	18	0	0	0	18	31	0	0	1	32
Jenkintown	0	0	0	0	0	0	0	0	0	0
Lansdale	1	27	12	0	40	1	0	0	0	1
Limerick	38	0	0	0	38	29	16	0	0	45
Lower Frederick	2	0	0	0	2	1	0	0	0	1
Lower Gwynedd	10	0	0	0	10	8	0	0	0	8
Lower Merion	20	26	0	0	46	16	14	25	0	55
Lower Moreland	4	0	0	0	4	8	0	0	0	8
Lower Pottsgrove	6	0	0	0	6	1	0	0	1	2
Lower Providence	7	0	0	0	7	5	0	0	3	8
Lower Salford	13	4	0	0	17	6	0	125	0	131
Marlborough	13	0	0	0	13	10	0	0	0	10
Montgomery	27	65	0	8	100	14	12	0	7	33
Narberth	0	0	0	0	0	0	3	0	0	3
New Hanover	48	29	0	0	77	83	22	0	0	105
Norristown	0	2	0	0	2	1	9	0	0	10
North Wales	1	0	0	0	1	2	0	0	0	2
Pennsburg	0	0	0	0	0	1	6	0	0	7
Perkiomen	5	0	0	0	5	2	0	0	0	2
Plymouth	4	38	0	0	42	6	16	0	0	22
Pottstown	2	46	0	0	48	3	14	0	0	17
Red Hill	1	0	0	0	1	0	0	0	0	0
Rockledge	0	0	0	0	0	0	0	0	0	0
Royersford	1	0	0	0	1	1	0	0	0	1
Salford	32	51	0	0	83	7	24	0	0	31
Schwenksville	1	0	0	0	1	2	0	0	0	2
Skippack	56	1	25	0	82	45	9	0	0	54
Souderton	0	0	0	0	0	3	15	0	0	18
Springfield	0	0	0	0	0	0	9	0	0	9
Telford	0	0	0	0	0	0	0	0	0	0
Towamencin	3	44	180	0	227	0	36	0	0	36
Trappe	2	0	0	0	2	1	0	0	0	1
Upper Dublin	1	10	0	0	11	8	5	0	0	13
Upper Frederick	1	0	0	0	1	4	0	0	0	4
Upper Gwynedd	5	22	0	0	27	2	8	0	0	10
Upper Hanover	29	30	0	0	59	21	55	0	0	76
Upper Merion	4	0	0	0	4	4	0	0	0	4
Upper Moreland	3	15	51	0	69	2	5	0	0	7
Upper Pottsgrove	2	5	0	0	7	2	20	0	0	22
Upper Providence	100	33	0	0	133	49	57	0	0	106
Upper Salford	7	0	0	0	7	4	0	0	0	4
West Conshohocken	0	21	0	0	21	0	4	0	0	4
West Norriton	1	0	0	0	1	2	0	0	0	2
West Pottsgrove	1	0	0	0	1	0	0	0	0	0
Whitmarsh	4	0	0	0	4	5	0	385	0	390
Whitpain	9	0	0	6	15	10	2	0	9	21
Worcester	7	40	0	0	47	13	36	0	0	49
Total	550	559	378	18	1,505	446	454	681	24	1,605

Age Restricted Units Built in 2015



Age-Restricted Units Built in 2015, by Housing Type

Housing Type	Units	Percent of Type
SFD	53	21.7%
SFA	69	28.3%
MF	122	50.0%
Total	244	100.0%

Median Lot and Unit Size for Single-Family Detached Homes

Year	Median Lot Size Square Feet	Median Living Area Square Feet
2006	18,000	3,261
2007	16,026	3,052
2008	15,333	3,045
2009	16,342	2,952
2010	15,997	2,821
2011	18,024	2,940
2012	15,204	2,971
2013	16,164	2,897
2014	15,000	2,947
2015	15,000	3,055

Consistency of 2015 Housing Unit Locations with County Comprehensive Plan

The planning commission tracks where the construction of new housing is located in relation to the county's Development Potential map, which is part of our adopted county comprehensive plan. The map classifies all land within the county according to one of three broad categories, Growth Areas, Rural Resource Areas, and Open Space Preservation Areas. Each has its own list of recommended land use policies. One of the goals of the plan is to guide new development, at sufficient densities, into the Growth Areas, which include both developed land and undeveloped land, usually adjacent to existing development and able to be served by public infrastructure, including sewers, water, and road improvements.

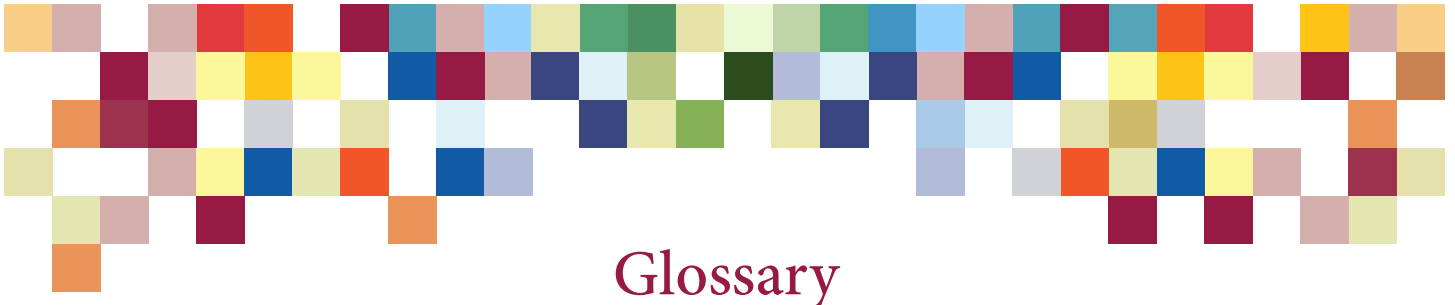
The plan also recommends that development should be minimized in areas identified as Rural Resource Areas, which should retain a rural character. When development does occur in these areas it should be at lower densities, utilize land preservation guidelines and be aimed at preserving open space and natural resources. The majority of homes built in 2015 were constructed in Growth Areas. Only 3% of the units were built in Rural Resource Areas. The county comprehensive plan recommends no more than 5% of new units be built in Rural Resource Areas and no units be built in Conservation Opportunity Areas.

HOUSING UNITS BUILT BY GROWTH AND PRESERVATION PLAN CATEGORY					
Category	Single-Family Detached	Single-Family Attached	Multifamily	Total	Percent of Total
Growth Areas – Developed Land	209	172	130	511	28%
Growth Areas – Developable Land	218	395	628	1,241	68%
Rural Resources Areas – Developed Land	20	0	0	20	1%
Rural Resources Areas – Developable Land	38	0	0	38	2%
Existing Preserved Open Space	2	0	0	2	0%
Conservation Opportunity Areas	8	0	0	8	0%

Note: Mobile homes were not included in this analysis

New single-family detached units in Growth Areas are recommended at densities that exceed one unit per acre. The median lot size for single-family detached homes in these areas was well above this density, with 44 of the new units (8.9%) constructed on larger lots. The chart below shows the median lot sizes and living areas for single-family detached units in each of the Development Potential categories.

SINGLE-FAMILY DETACHED HOUSING BY GROWTH AND PRESERVATION PLAN CATEGORY		
	Median Lot Size (Square Feet)	Median Living Area (Square Feet)
Growth Areas – Developed Land	15,000	3,165
Growth Areas – Developable Land	11,467	2,976
Rural Resources Areas – Developed Land	111,296	2,970
Rural Resources Areas – Developable Land	44,846	3,491
Conservation Opportunity Areas	99,395	2,636



Average

The arithmetic mean of a series of numbers. Equals the sum of all numbers divided by the count of numbers in a series.

Median

The median is the exact middle of a distribution of numbers. Fifty percent of the sample has higher values and fifty percent lower.

Age Restricted Units

Typically refers to housing developments where all residents are 55 years of age or older or developments where at least one person (per household) who is age 55 or older lives in at least 80% of the development's occupied units.

SFD

Single-Family Detached homes are stand-alone dwelling units not attached to any other dwelling unit.

SFA

Single-Family Attached homes include rowhomes, 3-4 unit homes, twins and townhouses, provided these units are attached to other units and are separated by one or more walls extending from ground to roof.

MF

Multifamily developments include many rental apartments and condominiums. They are usually comprised of buildings having two or more units with entrances that share a common hallway.

MH

Mobile Homes are produced in a factory and shipped to a site. Newer models are typically designed for permanent occupancy and are attached to a permanent foundation or other anchoring. Mobile Homes are not subject to local building codes but instead are subject to a less stringent federal code under the Department of Housing and Urban Development. Modular homes, though factory produced, conform to local building codes and are not included in this category.