



2016 Housing Units Built Montgomery County, Pennsylvania

The total number of units built in 2016 increased by **16%**

Housing construction in Montgomery County continued to trend upwards in 2016, reaching a level not seen since the beginning of the recession. The total number of units built in 2016 increased by 16% over the prior year. Both single-family detached and multifamily construction grew since last year, while single-family attached declined from 606 units to 503. Multifamily units dominated new construction last year, which continues the trend toward higher density developments in the county. Since at least 1980, there was only one other year (2007) that surpassed 2016 in the number of multifamily units built. In addition, just over 73% of units built in the county last year were classified as attached or multifamily, the highest percentage in the county's history.



The Luxor Apartments - Norristown

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 2016 represents approximately \$294 million of taxable property value. This is not necessarily market value, but rather assessed value which directly correlates to what is taxable.

New Housing Units Built, 2011 - 2016

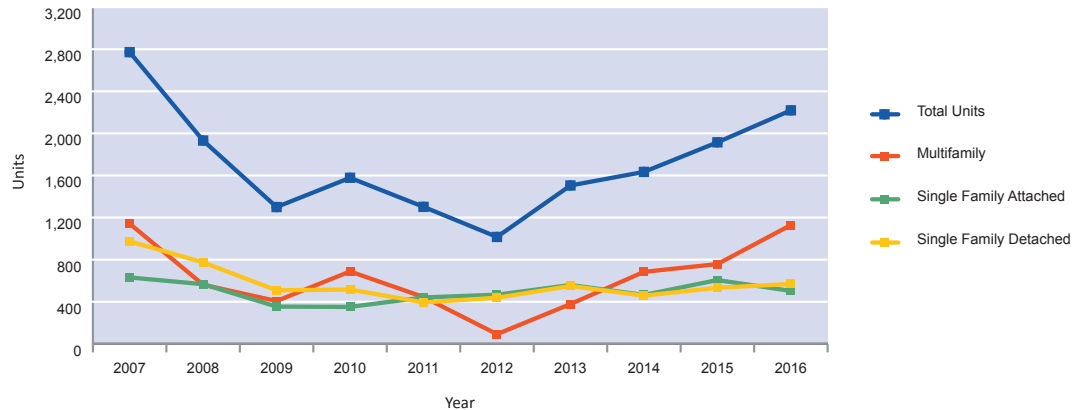
	Single-Family Detached	Single-Family Attached	Multifamily	Mobile Homes	Total Units
2011	394	441	445	22	1,302
2012	438	467	92	19	1,016
2013	548	541	378	18	1,485
2014	458	464	685	27	1,634
2015	533	606	758	18	1,915
2016	569	503	1,129	18	2,219
Percent Change 2015-2016	7%	-17%	49%	0%	16%

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.



The characteristics of new single-family detached homes built in 2016 reversed a trend over the past decade of declining lot size. In 2016, the median lot size had increased to a level not seen since 2005 – the height of the pre-recession housing boom. While lot size has just started to increase, the square footage of new single family detached homes has been steadily rising the last three years. The square footage of new detached homes is still generally smaller than it had been during the housing bubble, but during the subsequent recession the median square footage of homes started to decrease.

New Housing Units Built, 2007 - 2016



The steady increase in multifamily construction is indicative of a hot apartment market

Market Trends

The most defining trend of this current housing cycle is the rise in multifamily housing construction. While not a totally new trend, the increase in number of units completed over the last three years reflects the hot apartment market. The number of multifamily units built since the recession is a much higher percentage of the total units built previously. In the 1990's and early 2000's, there may have been spikes in the amount of multifamily units produced, but the number of single-family detached units produced was on average three times higher than in recent years. This shift in priority as it relates to housing types indicates that widespread demographic changes are having an effect on household formation and by extension the type of housing necessary. As millennials and the generation coming up after it form families and households later than generations before them, this will likely have a long term effect on the housing necessary to accommodate this new demographic reality.

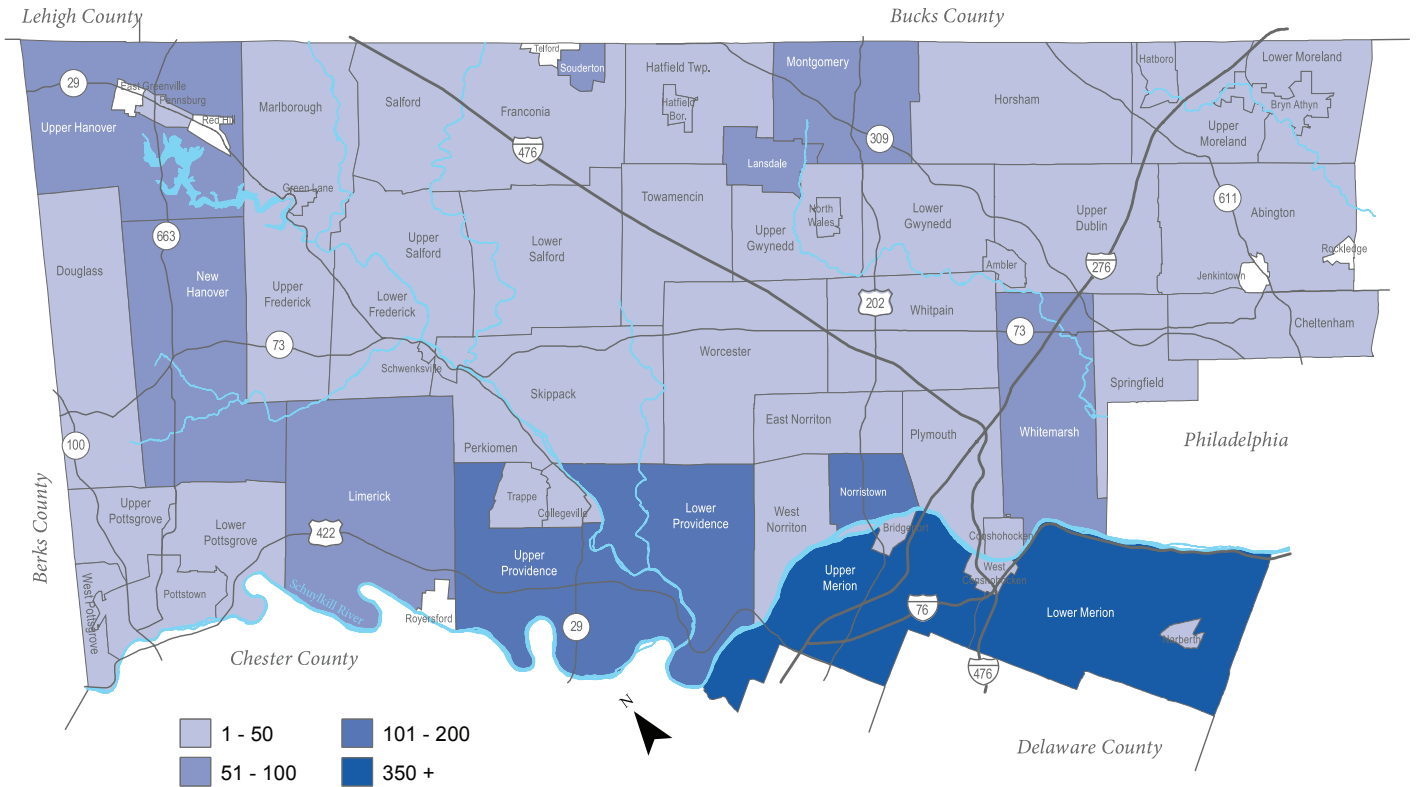


Indigo 301 Apartments – Village at Valley Forge

Single-family detached units are not being built in the numbers they once were due to several factors. First, the majority of housing produced for previous generations in Montgomery County was single-family detached, and readily available land is now harder to find for this housing type. Also, as stated above, family households are forming later in life and at a lesser rate, reducing the demand for single-family detached units. The



2016 Housing Units Built by Municipality, All Types



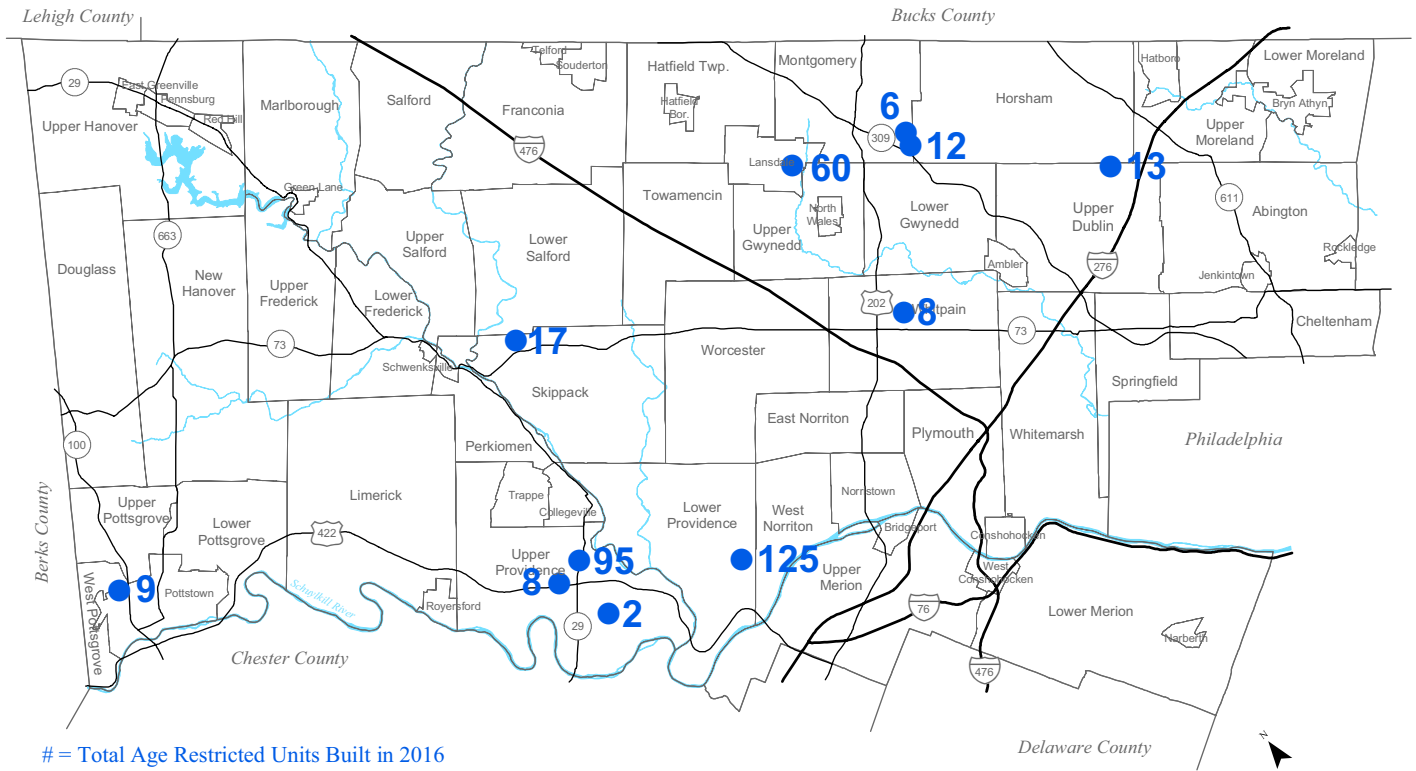
cost of new construction also prices out many young families. Finally, municipalities are allowing for more multifamily and mixed-use housing types as a result of market demand, especially in mature suburbs close to employment centers. The current market places higher value on mixed-uses, shopping, transit connectivity, and neighborhood character – things many mature suburbs and town centers have as a result of the period they were built. As municipalities provide more opportunities for multifamily growth, the number of single-family detached housing starts has naturally declined. Overall, demographic and consumer preference changes have a profound effect on real estate market realities.

Most Housing Units Built in 2016, All Types

1. Upper Merion	377	6. Lansdale	86
2. Lower Merion	353	7. New Hanover	75
3. Norristown	157	8. Souderton	70
4. Upper Providence	144	9. Montgomery	66
5. Lower Providence	134	10. Upper Hanover	68



Age Restricted Units Built in 2016



Age-Restricted Units Built in 2016, by Housing Type

Housing Type	Units	Percent of Type
Single-Family Detached (SFD)	40	11.3%
Single-Family Attached (SFA)	27	7.6%
Multifamily (MF)	280	78.9%
Mobile Home (MH)	8	2.3%
Total	355	100.0%

Median Lot and Unit Size for Single-Family Detached Homes

Year	Median Lot Size (Square Feet)	Median Living Area (Square Feet)
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
2016	18,697	3,155

Municipal Totals, 2010 - 2016

Municipality	2010 Census	2010 - 2016					Current Overall Total		Current Year - 2016				
	Housing Units	SFD	SFA	MF	MH	Total	Units	2011-2016 % Change	SFD	SFA	MF	MH	Total
Abington	22,369	70	2	61	0	133	22,502	0.6%	11	0	0	0	11
Ambler	2,767	12	45	3	0	60	2,827	2.2%	2	3	0	0	5
Bridgeport	2,161	1	20	0	0	21	2,182	1.0%	1	0	0	0	1
Bryn Athyn	453	11	0	0	0	11	464	2.4%	3	0	0	0	3
Cheltenham	15,409	2	147	139	0	288	15,697	1.9%	0	37	0	0	37
Collegeville	1,427	21	4	0	0	25	1,452	1.8%	3	0	0	0	3
Conshohocken	4,686	17	100	450	0	567	5,253	12.1%	5	9	0	0	14
Douglass	3,740	149	0	0	0	149	3,889	4.0%	38	0	0	0	38
East Greenville	1,173	0	0	0	0	0	1,173	0.0%	0	0	0	0	0
East Norriton	6,020	48	145	9	0	202	6,222	3.4%	2	0	0	0	2
Franconia	4,801	75	0	0	0	75	4,876	1.6%	33	0	0	0	33
Green Lane	219	0	0	0	0	0	219	0.0%	0	0	0	0	0
Hatboro	3,319	4	3	318	0	325	3,644	9.8%	1	0	0	0	1
Hatfield Borough	1,333	2	14	0	0	16	1,349	1.2%	1	6	0	0	7
Hatfield Township	7,083	50	20	60	18	148	7,231	2.1%	14	18	0	1	33
Horsham	10,053	126	8	0	1	135	10,188	1.3%	29	0	0	0	29
Jenkintown	2,128	0	2	8	0	10	2,138	0.5%	0	0	0	0	0
Lansdale	7,157	10	113	100	0	223	7,380	3.1%	3	23	60	0	86
Limerick	7,199	277	24	74	1	376	7,575	5.2%	61	0	0	1	62
Lower Frederick	1,908	12	0	0	0	12	1,920	0.6%	1	0	0	0	1
Lower Gwynedd	4,906	71	0	0	0	71	4,977	1.4%	10	0	0	0	10
Lower Merion	24,095	153	93	362	0	608	24,703	2.5%	22	10	321	0	353
Lower Moreland	4,775	58	1	91	0	150	4,925	3.1%	1	0	0	0	1
Lower Pottsgrove	4,651	23	2	0	6	31	4,682	0.7%	0	0	0	1	1
Lower Providence	9,227	63	24	125	12	224	9,451	2.4%	9	0	125	0	134
Lower Salford	5,664	131	11	125	0	267	5,931	4.7%	7	0	0	0	7
Marlborough	1,361	75	0	0	0	75	1,436	5.5%	10	0	0	0	10
Montgomery	9,467	115	356	8	51	530	9,997	5.6%	22	29	8	7	66
Narberth	1,981	9	7	0	0	16	1,997	0.8%	2	4	0	0	6
New Hanover	3,919	449	250	0	1	700	4,619	17.9%	44	31	0	0	75
Norristown	13,420	2	50	169	0	221	13,641	1.6%	0	0	157	0	157
North Wales	1,348	7	2	0	0	9	1,357	0.7%	0	2	0	0	2
Pennsburg	1,317	3	6	0	0	9	1,326	0.7%	1	0	0	0	1
Perkiomen	3,107	13	1	0	1	15	3,122	0.5%	3	0	0	0	3
Plymouth	7,020	32	72	398	0	502	7,522	7.2%	4	0	0	0	4
Pottstown	10,320	6	181	0	0	187	10,507	1.8%	0	26	0	0	26
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	96	139	0	0	235	1,158	25.5%	32	0	0	0	32
Schwenksville	697	4	0	0	0	4	701	0.6%	0	0	0	0	0
Skippack	3,945	233	19	61	0	313	4,258	7.9%	19	0	0	0	19
Souderton	2,756	6	98	0	0	104	2,860	3.8%	1	69	0	0	70
Springfield	7,821	14	93	0	0	107	7,928	1.4%	1	18	0	0	19
Telford	1,056	2	0	0	0	2	1,058	0.2%	0	0	0	0	0
Towamencin	7,546	31	164	180	2	377	7,923	5.0%	6	40	0	0	46
Trappe	1,407	13	6	32	0	51	1,458	3.6%	7	2	0	0	9
Upper Dublin	9,649	48	23	192	0	263	9,912	2.7%	21	2	0	0	23
Upper Frederick	1,450	11	21	0	0	32	1,482	2.2%	2	19	0	0	21
Upper Gwynedd	6,487	39	100	38	0	177	6,664	2.7%	5	3	0	0	8
Upper Hanover	2,424	161	228	0	0	389	2,813	16.0%	34	34	0	0	68
Upper Merion	12,800	25	15	363	0	403	13,203	3.1%	5	9	363	0	377
Upper Moreland	10,572	22	28	51	0	101	10,673	1.0%	1	0	0	0	1
Upper Pottsgrove	1,950	18	86	0	0	104	2,054	5.3%	2	18	0	0	20
Upper Providence	7,549	347	241	251	0	839	8,388	11.1%	27	22	95	0	144
Upper Salford	1,199	32	0	0	0	32	1,231	2.7%	4	0	0	0	4
West Conshohocken	658	0	35	0	0	35	693	5.3%	0	4	0	0	4
West Norriton	7,845	10	21	0	0	31	7,876	0.4%	1	5	0	0	6
West Pottsgrove	1,613	6	0	0	0	6	1,619	0.4%	1	0	0	0	1
Whitemarsh	7,105	36	101	507	0	644	7,749	9.1%	7	47	0	0	54
Whitpain	7,937	90	67	0	52	209	8,146	2.6%	28	13	0	8	49
Worcester	3,774	113	173	0	0	286	4,060	7.6%	22	0	0	0	22
Totals	325,735	3,458	3,391	4,175	145	11,169	336,904	3.4%	569	503	1,129	18	2,219

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
Whitemarsh	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					2015				
	SFD	SFA	MF	MH	Total	SFD	SFA	MF	MH	Total	SFD	SFA	MF	MH	Total
Abington	14	0	0	0	14	5	0	61	0	66	11	0	0	0	11
Ambler	2	0	0	0	2	2	3	0	0	5	3	1	0	0	4
Bridgeport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bryn Athyn	1	0	0	0	1	2	0	0	0	2	2	0	0	0	2
Cheltenham	2	22	0	0	24	0	36	55	0	91	0	40	0	0	40
Collegeville	1	0	0	0	1	0	0	0	0	0	2	2	0	0	4
Conshohocken	2	5	0	0	7	2	18	0	0	20	5	51	0	0	56
Douglass	17	0	0	0	17	15	0	0	0	15	42	0	0	0	42
East Greenville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Norriton	11	21	0	0	32	1	0	0	0	1	2	0	0	0	2
Franconia	5	0	0	0	5	3	0	0	0	3	2	0	0	0	2
Green Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hatboro	0	0	50	0	50	2	0	34	0	36	1	0	0	0	1
Hatfield Borough	1	2	0	0	3	0	0	0	0	0	0	6	0	0	6
Hatfield Township	5	0	60	4	69	2	0	0	3	5	5	0	0	2	7
Horsham	18	0	0	0	18	31	0	0	1	32	28	0	0	0	28
Jenkintown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lansdale	1	27	12	0	40	1	0	0	0	1	2	33	0	0	35
Limerick	38	0	0	0	38	29	16	0	0	45	36	5	74	0	115
Lower Frederick	2	0	0	0	2	1	0	0	0	1	4	0	0	0	4
Lower Gwynedd	10	0	0	0	10	9	0	0	0	9	5	0	0	0	5
Lower Merion	20	26	0	0	46	19	14	25	0	58	36	6	8	0	50
Lower Moreland	4	0	0	0	4	8	0	0	0	8	5	1	0	0	6
Lower Pottsgrove	6	0	0	0	6	1	0	0	1	2	2	0	0	1	3
Lower Providence	7	0	0	0	7	6	0	0	4	10	11	0	0	0	11
Lower Salford	13	4	0	0	17	6	0	125	0	131	20	0	0	0	20
Marlborough	13	0	0	0	13	11	0	0	0	11	5	0	0	0	5
Montgomery	27	65	0	8	100	14	12	0	8	34	21	1	0	4	26
Narberth	0	0	0	0	0	0	3	0	0	3	3	0	0	0	3
New Hanover	48	29	0	0	77	85	22	0	0	107	77	29	0	0	106
Norristown	0	2	0	0	2	1	9	0	0	10	0	31	0	0	31
North Wales	1	0	0	0	1	2	0	0	0	2	3	0	0	0	3
Pennsburg	0	0	0	0	0	1	6	0	0	7	0	0	0	0	0
Perkiomen	5	0	0	0	5	2	0	0	0	2	2	0	0	0	2
Plymouth	4	38	0	0	42	6	16	0	0	22	6	1	398	0	405
Pottstown	2	46	0	0	48	3	15	0	0	18	0	37	0	0	37
Red Hill	1	0	0	0	1	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	1	0	0	0	1	1	0	0	0	1	0	0	0	0	0
Salford	32	51	0	0	83	7	24	0	0	31	8	0	0	0	8
Schwenksville	1	0	0	0	1	2	0	0	0	2	0	0	0	0	0
Skippack	56	1	25	0	82	46	9	0	0	55	47	0	0	0	47
Souderton	0	0	0	0	0	3	18	0	0	21	1	9	0	0	10
Springfield	0	0	0	0	0	0	10	0	0	10	2	65	0	0	67
Telford	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Towamencin	3	44	180	0	227	0	37	0	0	37	4	43	0	0	47
Trappe	2	0	0	0	2	1	0	0	0	1	0	0	0	0	0
Upper Dublin	1	10	0	0	11	8	5	0	0	13	8	4	0	0	12
Upper Frederick	1	0	0	0	1	4	0	0	0	4	0	0	0	0	0
Upper Gwynedd	5	22	0	0	27	2	8	0	0	10	7	15	0	0	22
Upper Hanover	29	30	0	0	59	21	56	0	0	77	36	34	0	0	70
Upper Merion	4	0	0	0	4	4	0	0	0	4	0	2	0	0	2
Upper Moreland	3	15	51	0	69	2	5	0	0	7	4	0	0	0	4
Upper Pottsgrove	2	5	0	0	7	2	20	0	0	22	0	29	0	0	29
Upper Providence	100	33	0	0	133	49	57	0	0	106	22	97	156	0	275
Upper Salford	7	0	0	0	7	4	0	0	0	4	6	0	0	0	6
West Conshohocken	0	21	0	0	21	0	4	0	0	4	0	0	0	0	0
West Norriton	1	0	0	0	1	2	0	0	0	2	3	1	0	0	4
West Pottsgrove	1	0	0	0	1	0	0	0	0	0	1	0	0	0	1
Whitemarsh	4	0	0	0	4	6	0	385	0	391	7	29	122	0	158
Whitpain	9	0	0	6	15	11	5	0	10	26	9	25	0	11	45
Worcester	7	40	0	0	47	13	36	0	0	49	27	9	0	0	36
Total	550	559	378	18	1,505	458	464	685	27	1,634	533	606	758	18	1,915

Consistency of 2016 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 2016 were constructed in Growth Areas. Only 4.5% of the units were built in Rural Resource Areas and 1% in Conservation Opportunity 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
Designated Growth Area Developed Land	209	134	1026	1380	62%
Development Potential	231	369	103	715	32%
Rural Resource Area Developed	10	0	0	10	0%
Rural Resource Area Undeveloped	93	0	0	93	4%
Existing Preserved Open Space	1	0	0	1	0%
Conservation Opportunity Areas	25	0	0	25	1%

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 only 35 of the new units (8%) 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)
Designated Growth Area Developed Land	18,428	3,045
Development Potential	12,916	2,979
Rural Resource Area Developed	89,080	3,050
Rural Resource Area Undeveloped	26,856	3,910
Conservation Opportunity Area	12,151	2,952



Glossary

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.

Single-Family Detached (SFD)

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

Single-Family Attached (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.

Multifamily (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.

Mobile Homes (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.

