A Demographic Exploration of Frederick County Population and Housing Updates

Welcome to the February, 2007 edition of "A Demographic Exploration of Frederick County." This month we will discuss the biannual release of the population and housing unit updates. The information provided is based on data tracked and reported by the Frederick County Division of Planning. For further information on the demographics and other statistics of Frederick County, please visit http://www.co.frederick.md.us/planning

Since the population boom during the 1980's, Frederick County has continued to grow at a fast pace. As of January 1, 2007 the current population of Frederick County was 229,756. Within the last 6 months Frederick County experienced the slowest rate of growth since the 2000 Census. There was only an increase of 0.6% or 1,391 residents in Frederick County from July 2006 to January 2007. Since the 2000 US Census, Frederick County has increased its' population by 34,479 people or 18%. The annual average increase in population, since the Census, is a little over 4,300 more people. (see Figure 1.)

Frederick County Population Estimates 2000 - 2007		
Date	**Population Estimate**	**Increase**
April 1st, 2000 (US Census)	195,277	N/A
July 1st, 2000	197,465	2,188 (1.1%)
January 1st, 2001	202,415	4,950 (2.5%)
July 1st, 2001	204,691	2,276 (1.1%)
January 1st, 2002	207,708	3,017 (1.5%)
July 1st, 2002	210,156	2,448 (1.2%)
January 1st, 2003	211,807	1,651 (0.8%)
July 1st, 2003	214,269	2,462 (1.2%)
January 1st, 2004	216,720	2,451 (1.1%)
July 1st, 2004	218,830	2,110 (1.0%)
January 1st, 2005	220,743	1,913 (0.9%)
July 1st, 2005	223,036	2,293 (1.0%)
January 1st, 2006	226,476	3,440 (1.5%)
July 1st, 2006	228,365	1,889 (0.8%)
January 1st, 2007	229,756	1,391 (0.6%)

Figure 1.

2006 marks the slowest increase in population for Frederick County since the 2000 US Census. During 2006, 3,280 new residents called Frederick County home; more than 1,000 less people then the 5-year average of 4,410. Prior to 2006 the lowest increase in population occurred during the 2004 calendar year, when only 4,023 more people became residents.

Frederick City contains the highest concentration of the County's residents, than any other incorporated municipality in the County. Since the 2000 US Census, when the population totaled 52,767, the City has grown by 8,311 people or 16% (See Figure 2). In 2000, Frederick City claimed 27.0% of the County's residents. As of January 1st, 2007, only 26.6% of the County's residents live in Frederick City.

Frederick City Population Estimates 2000 - 2007		
Date	**Population Estimate**	**Increase**
April 1st, 2000 (US Census)	52,767	N/A
January 1st, 2001	54,733	1,966 (3.7%)
January 1st, 2002	56,141	1,408 (2.6%)
January 1st, 2003	56,236	95 (0.2%)
January 1st, 2004	57,419	1,183 (2.1%)
January 1st, 2005	58,520	1,101 (1.9%)
January 1st, 2006	60,057	1,537 (2.6%)
January 1st, 2007	61,078	1,021 (1.7%)

Figure 2.

The slowest growth for Frederick City was during 2002, when only 95 new residents called Frederick City home. 2006 was the second slowest rate of growth within Frederick City since the 2000 Census, only 1,021 new residents. From January 1st, 2003 to January 1st, 2007 Frederick City averaged about 987 new residents per year.

The population estimates produced by the Planning Division are directly related to the number of housing unit permits issued. Since the 2000 US Census, Frederick County has increased the number of housing units by 18%. Since January 2003, there has been an annual increase in housing units of 1,370 new homes per year. The increase of 530 new housing units in the County from July 2006 to January 2007, was the lowest increase since the 2000 Census. (see Figure 3).

Housing Unit Totals Frederick County and Frederick City 2000 - 2007				
Date	**Frederick County Housing Units**	**Increase**	**Frederick City Housing Units**	**Increase**
April 1st, 2000 (US Census)	73,017	N/A	22,106	N/A
July 1st, 2000	73,610	593 (0.8%)	22,320	214 (1.0%)
Jan 1st, 2001	75,499	1,889 (2.6%)	23,011	691 (3.1%)
July 1st, 2001	76,369	870 (1.1%)	23,322	311 (1.4%)
Jan 1st, 2002	77,520	1,151 (1.5%)	23,627	305 (1.3%)
July 1st, 2002	78,455	935 (1.2%)	23,665	38 (0.2%)
Jan 1st, 2003	79,085	630 (0.8%)	23,668	3 (0.0%)
July 1st, 2003	80,025	940 (1.2%)	23,915	247 (1.0%)
Jan 1st, 2004	80,961	936 (1.2%)	24,185	270 (1.1%)
July 1st, 2004	81,761	800 (1.0%)	24,390	205 (0.8%)
Jan 1st, 2005	82,491	730 (0.9%)	24,667	277 (1.1%)
July 1st, 2005	83,372	881 (1.1%)	24,907	240 (1.0%)
Jan 1st, 2006	84,685	1,313 (1.6%)	25,399	492 (2.0%)
July 1st, 2006	85,407	722 (0.9%)	25,631	232 (0.9%)
Jan 1st, 2007	85,937	530 (0.6%)	25,785	154 (0.6%)

Figure 3.

As with population, Frederick City claims a large amount of the County's total housing units. According to the 2000 US Census, Frederick City contained 30.3% of the total County housing units. Currently, Frederick City is estimated to have 25,785 housing units, 30.0% of the County total.

Housing units and population are closely tied in the methodology used by the Frederick County Planning Division to determine current estimates. The future trend of Frederick County will mostly like be a decreasing in the fast paced development that occurred throughout the early part of 2000; however, this decline will not be significant.