A Demographic Exploration of Frederick County
Population and Housing Unit Estimates

Welcome to the February, 2005 edition of "A Demographic Exploration of Frederick County." Instead of focusing on the responses given in the 2000 US Census, this month's exploration of demographic statistics will use data collected by the Frederick County Planning Division to explore population and housing unit estimates. For further information on this and other topics of demographics and planning statistics, please visit http://www.co.frederick.md.us/planning/Demographics/DemographicsHome.html

This month's article will focus on population and housing unit estimates for Frederick County. The population and housing unit estimates for the County are based on housing unit permits issued, vacancy rates, and average household size. The current Frederick County population estimate is 220,743. Since the 2000 US Census, Frederick County has increased its' population by 25,466 people or 13%. The Planning Division complies population estimates every 6 months (see Figure 1.)

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%)

Figure 1.

The largest increase in population, since 2000, occurred during 2001, when 5,293 more people joined the residents of Frederick County. The lowest increase in population was during the 2004 calendar year, when only 4,023 more people became residents; about 560 people less than the 4 year average of around 4,500 people per year.

Frederick City contains the most 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 5,753 people or 11% (See Figure 2). In

2000, Frederick City claimed 27.0% of the County's residents. As of January 1st, 2005, only 26.5% of the County's residents live in Frederick City.

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 (0.0%)
January 1st, 2004	57,419	1,183 (2.1%)
January 1st, 2005	58,520	1,101 (1.9%)

Figure 2.

The slowest growth for Frederick City was during the 2002 calendar year when only 95 new residents called Frederick City home. Just as Frederick County grew the most during the 2001 calendar year, so did Frederick City. From January 1st, 2001 to January 1st, 2005 Frederick City average about 950 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 11% (see Figure 3). Since 2001, there has been an annual increase in housing units of just fewer than 1,800 new homes per year.

Date	Number of Housing Units (Based on Permits Issued)	Increase
April 1st, 2000 (US Census)	73,017	N/A
July 1st, 2000	73,625	608
January 1st, 2001	75,562	1,937
July 1st, 2001	76,454	892
January 1st, 2002	77,634	1,180
July 1st, 2002	78,593	959
January 1st, 2003	79,239	646
July 1st, 2003	80,203	964

January 1st, 2004	81,163	960
July 1st, 2004	81,984	821
January 1st, 2005	82,733	749

Figure 3.

Between July and December 2000, Frederick County had the most significant number of new housing unit permits issued since the 2000 US Census. Since this time, the number of housing unit permits issued has fluctuated between 649 and 1,180. The 5-year average of new housing units is 2,035. This is a relatively high number due to the 2000 and 2001 housing boom. Since 2001, Frederick County has not obtained this 2,035 new homes 5-year average.

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 24,619 housing units, 29.7% of the County total. Most of the new homes in Frederick City are happening to the North and West of Downtown (see Figure 4.)

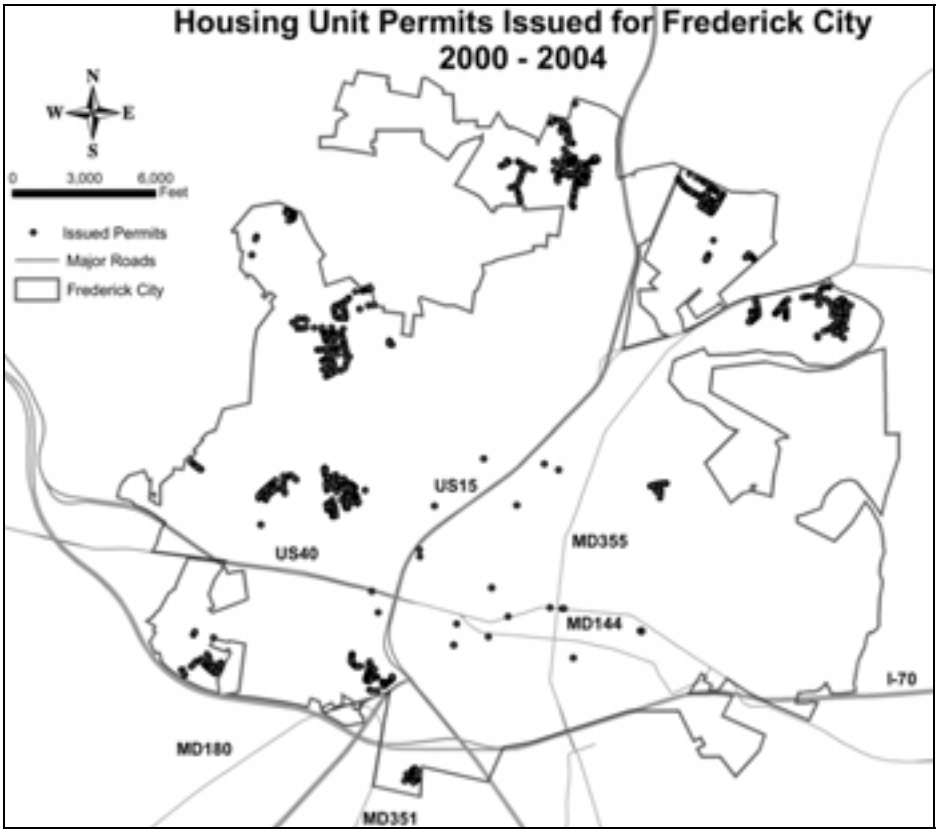

Figure 4.

Housing units and population are closely tied in the methodology used by the Frederick County Planning Division to determine current estimates. Within the past five years development has been slightly decreasing. 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. The average new housing units may drop to around 1,800 per year with a slower increase of population to around 4,000 people annually.