A Demographic Exploration of Frederick County Population and Housing Updates

Welcome to the February, 2006 edition of "A Demographic Exploration of Frederick County." Since the year 2005 has come to a close, this month we will discuss 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/Demographics/Demographics.htm

Since the population boom during the 1980's, Frederick County has continued to grow at a fast pace. As of January 1, 2006 the current population of Frederick County was 226,476. This is a 3% increase or 5,733 more residents within the last year. Since the 2000 US Census, Frederick County has increased its' population by 31,199 people or 16%. The annual average increase in population, since the Census, is a little over 4,400 more people. (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%)
July 1st, 2005	223,036	2,293 (1.0%)
January 1st, 2006	226,476	3,440 (1.5%)

Figure 1.

2005 marks the greatest increase in population for Frederick County since the 2000 US Census. During 2005, 5,733 new residents called Frederick County home; almost 2,000 more people then the 5-year average of 3,754. The lowest increase in population was during the 2004 calendar year, when only 4,023 more people became residents.

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 7,290 people or 12% (See Figure 2). In 2000, Frederick City claimed 27.0% of the County's residents. As of January 1st, 2006, 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%)
January 1st, 2006	60,057	1,537 (2.6%)

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, 2002 to January 1st, 2006 Frederick City averaged about 783 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 16%. Since 2002, there has been an annual increase in housing units of 1,433 new homes per year. 1,313 new housing units in the County during the second half of 2005 was the 2nd largest increase in housing units since 2000. 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 593 and 1,889(see Figure 3).

Date	Number of Housing Units (Based on Permits Issued)	Increase
April 1st, 2000 (US Census)	73,017	N/A
July 1st, 2000	73,610	593
January 1st, 2001	75,499	1,889
July 1st, 2001	76,369	870
January 1st, 2002	77,520	1,151
July 1st, 2002	78,455	935
January 1st, 2003	79,085	630
July 1st, 2003	80,025	940
January 1st, 2004	80,961	936
July 1st, 2004	81,761	800
January 1st, 2005	82,491	730
July 1st, 2005	83,372	881
January 1st, 2006	84,685	1,313

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 25,399 housing units, 30% 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. Most of the permits issued in the County during the last half of 2005 occurred because of the revitalization of Carroll Creek in Frederick City. Most of the permits issued during this time were multi-families. This trend most likely will not continue into next year.