

# A Demographic Exploration of Frederick County Homeownership

Welcome to the March, 2006 edition of “A Demographic Exploration of Frederick County.” This month the demographic profile of Homeownership will be explored. All of the data presented will be directly from the responses given in the 2000 US Census. 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 1970, the homeownership rates in Frederick County have been steadily increasing. Along with the population boom between 1970 and 1980, Frederick County also saw a homeownership boom. During this decade there was a 64% increase in homeownership. The second greatest increase was the 43% homeownership increase between 1990 and 2000 (see Figure 1.)

<b>Frederick County Homeownership 1970 - 2000</b>			
Year	Number of Owner Occupied Households	Number of Increase in Owner Occupied Households	Percentage Increase in Owner Occupied Households
1970	16,322	N/A	N/A
1980	26,818	10,496	64%
1990	37,227	10,409	39%
2000	53,138	15,911	43%

Figure 1.

Even with the population that keeps steadily increasing in Frederick, the ratio of the population living in homeowner occupied households has been decreasing. In 1970, there were 3.29 persons per owner occupied household. This has decreased throughout the decades with 3.10 persons per owner occupied household in 1980, to 2.89 persons per owner occupied household in 1990, and only 2.83 persons per owner occupied household in 2000. This decrease in the ratio between people living in owner occupied households and an increase in population may be attributed to younger people owning homes and having fewer children. This can be demonstrated partly in the types of households present in the County. In 2000, 81% of the homeowners lived in family households and 16% lived in non-family households. Of the family households 88% of them were married-couples and only 44% were married couple families with children under the age of 18. Of the non-family homeowners, 82 % of them live alone and 49% of them are females living alone.

The age group with the most homeownership in Frederick County is very similar to most counties in Maryland. There are 11 counties in Maryland, Frederick being one of them, which have the largest number of homeowners between the ages of 35 and 44 years old. The other 13 counties in Maryland have the largest number of homeowners in the age group between 45 and 54 years old. Even with the greatest number of homeownership in the 35 to 44 age category, the highest ratio of homeownership

(renter/owners) is the 45 to 54 age group. Between the ages of 35 to 44, 1 in every 1.28 householders owned the home they occupied, between the ages of 45-54, 1 in every 1.19 householders owned their homes.

Few householders in the County own homes between the ages of 15 to 24 years old. Most of them rent. As the householder ages they become more likely to own their homes, until about 65 years of age. After 65 years old, the householders have a reverse trend; less homeownership, more renting. However, in the elderly householders the ratio of renting vs. owning never reaches the low numbers produced in the 15 to 24 or 24 to 34 age groups. (see Figure 2.)

<b>Home Ownership by Age - Frederick County 2000</b>			
Age of Householder	Number of Total Householders	Number of Homeowners	Ratio of Renters to Owners
15 to 24	2,139	585	3.66
25 to 34	12,180	7,508	1.62
35 to 44	18,930	14,735	1.28
45 to 54	17,696	13,501	1.19
55 to 64	9,389	7,831	1.20
65 to 74	6,253	5,051	1.38
75 to 84	4,142	3,174	1.30
85+	1,009	753	1.34

Figure 2.

Most homeowners in Frederick County are in the US Census designated racial category of White alone. 94% of the homeowners in the County are white. In regards to the percentage of homeowners in each race classification: 78% of the White householders own their homes, 74% of the householders that claimed 2 or more races own their own homes, 61% of Asian householders own their own homes, 55% of Black or African American householders own their own homes, 49% of American Indian/Alaskan Native householders own their own homes, 43% of householders that claimed some other race own their own homes, and 0% of Native Hawaiians/Other Pacific Islander householders own their own homes.

In 2000, 80% of the homeowners in Frederick County had a mortgage. Most of the homeowners with a mortgage (41%) spend \$1,000 to \$1,499 for selected monthly homeownership costs. The second highest amount spent with a mortgage is \$1,5000 to \$1,999 (23%) and the third is \$2,000 to \$2,499 (8%). Homeowners without a mortgage typically spend \$250 to \$299 on selected monthly owner costs. These ownership costs are well within the average throughout Maryland.

As to be expected the value that homeowners claim their house is worth, has been increasing since at least 1960. In 1960, homeowners claimed the median value of their house was \$10,000 in Frederick County. This was \$12,900 less than the median value claimed in Maryland. Even in 1980, Frederick County homeowners claimed their homes were valued at \$62,806; this is \$3,629 less than the state of Maryland. In 1990, Frederick County homes began to out value Maryland's by \$13,000. In 2000, Frederick County homes were valued at \$160,200 compared to Maryland's median value of \$146,000. The largest percentage increase of homeowner occupied homes occurred during 1970 to 1980,

when housing values jumped by 308% in the County. The smallest increase occurred during 1990 to 2000 when values only increased by 24% (see Figure 3.)

<b>Median Value of Owner Occupied Housing Units Frederick County 1960 - 2000</b>			
Year	Median Value	Dollar Increase	Percentage Increase
1960	\$10,000	N/A	N/A
1970	\$15,376	\$5,376	54%
1980	\$62,806	\$47,430	308%
1990	\$129,500	\$66,694	106%
2000	\$160,200	\$30,700	24%

Figure 3.

In all 12 incorporated municipalities in Frederick County, there is at least 55% homeownership. Emmitsburg and Frederick City have the least home ownership rate at 55% and 59% respectively. The highest homeownership rate is in Rosemont, where 90% of the householders own their own home.

In regards to homeownership costs, with a mortgage, Woodsboro seems to be the most expensive incorporated municipality in Frederick County. In Woodsboro, 89% of the homeowners with a mortgage spend more than \$1,000 a month on selected home ownership costs. Myersville is second with 88% of the homeowners spending more than \$1,000 per month and third is Mt. Airy where 85% of the homeowners spend this amount per month. In Emmitsburg, only 50% of the homeowners spend over \$1,000 per month and in Brunswick, only 60% of the homeowners do. This is a large gap between the amounts homeowners pay for selected monthly costs in municipalities throughout the County.

The median values in the incorporated municipalities have also risen throughout the years. In 2000, the top three municipalities with the highest median values of owner occupied homes were, 1. Myersville (\$190,600), 2. Middletown (\$189,300), and 3. Woodsboro (\$183,700). In 1990, the top three municipalities were 1. Rosemont (\$141,200), 2. Myersville (\$134,200), and 3. New Market (\$133,300). The lowest median values were in Emmitsburg (\$104,700) and Brunswick (\$106,800). Between 1990 and 2000, the municipality with the largest increase in housing values was Woodsboro. This town experienced a 70% increase in the median homeowner occupied house value.

Frederick County has had more homeownership throughout the years; however, the number of people in these homes has decreased. Most homeowners in Frederick County are between the ages of 45 and 54 years old, white, and live in married couple families. Most of the owner occupied households in the County have been increasing in median value and the homeowners typically have a mortgage and spend \$1,000 - \$1,499 per month on selected ownership costs.