A Demographic Exploration of Frederick County Population and Housing Updates

Welcome to the August, 2006 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/Demographics/Demographics.htm

Since the population boom during the 1980's, Frederick County has continued to grow at a fast pace. As of July 1, 2006 the current population of Frederick County was 228,365. This is a 2% increase or 5,329 more residents within the last year. Since the 2000 US Census, Frederick County has increased its' population by 33,088 people or 17%. The annual average increase in population, since the Census, is a little over 4,700 more people. (see Figure 1.)

Frederick County Population Estimates 2000 - 2006		
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%)

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 7,958 people or 15% (See Figure 2). In 2000, Frederick City claimed 27.0% of the County's residents. As of July 1st, 2006, only 26.6% of the County's residents live in Frederick City.

Frederick City Population Estimates 2000 - 2006		
Date	**Population Estimate**	**Increase**
April 1st, 2000 (US Census)	52,767	N/A
July 1st, 2001	55,444	2,677 (5.1%)
July 1st, 2002	56,228	784 (1.4%)
July 1st, 2003	56,802	574 (1.0%)
July 1st, 2004	57,888	1,086 (1.9%)
July 1st, 2005	59,070	1,182 (2.0%)
July 1st, 2006	60,725	1,655 (2.8%)

Figure 2.

The slowest growth for Frederick City was during 2002, when only 574 new residents called Frederick City home. Just as Frederick County grew the most during 2001, so did Frederick City. From July 1st, 2002 to July 1st, 2006 Frederick City averaged about 899 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 17%. Since July 2002, there has been an annual increase in housing units of 1,390 new homes per year. The increase of 720 new housing units in the County from Jan to July 2006, was the third lowest increase since the Census. 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).

Housing Unit Totals Frederick County and Frederick City 2000 - 2006				
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%)

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 25,631 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.