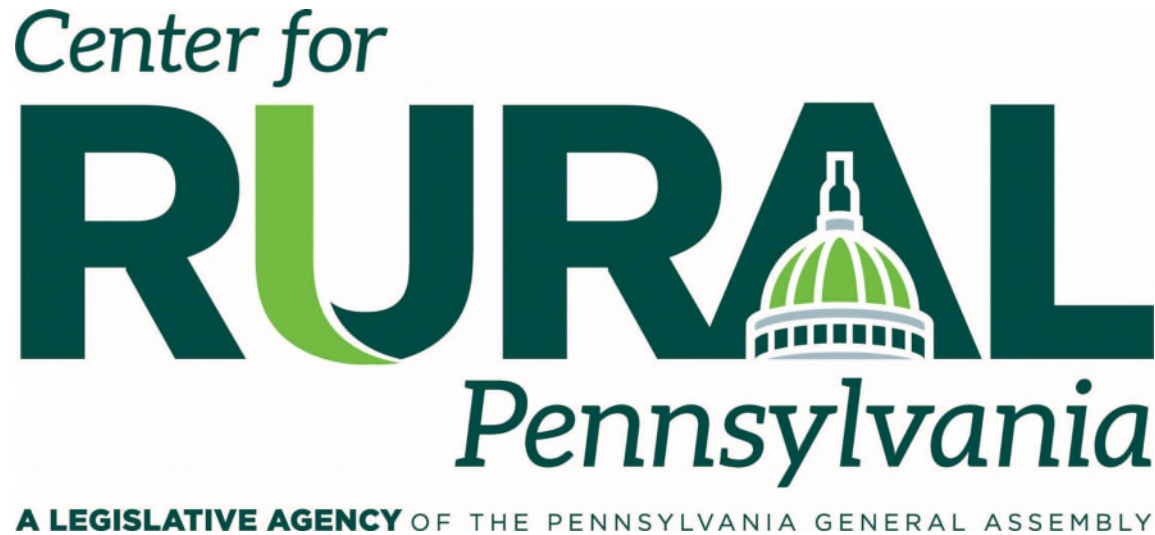




Pennsylvania Demographics and Housing

May 2, 2024

Dr. Kyle C. Kopko | Michaela Miller

Executive Director | Center for Rural Pennsylvania

www.rural.pa.gov



Center for Rural Pennsylvania

- Legislative research agency of the Pennsylvania General Assembly
 - *(Act 16, 1987 & Act 12, 2009)*

Mandates

- Administer grants to conduct research on rural conditions.
- Maintain a database on rural conditions and needs.

Recent Legislative Hearings:

Youth Mental Health, Broadband Access, Opioid Addiction and Overdose, Utility-Scale Solar Development, and more...

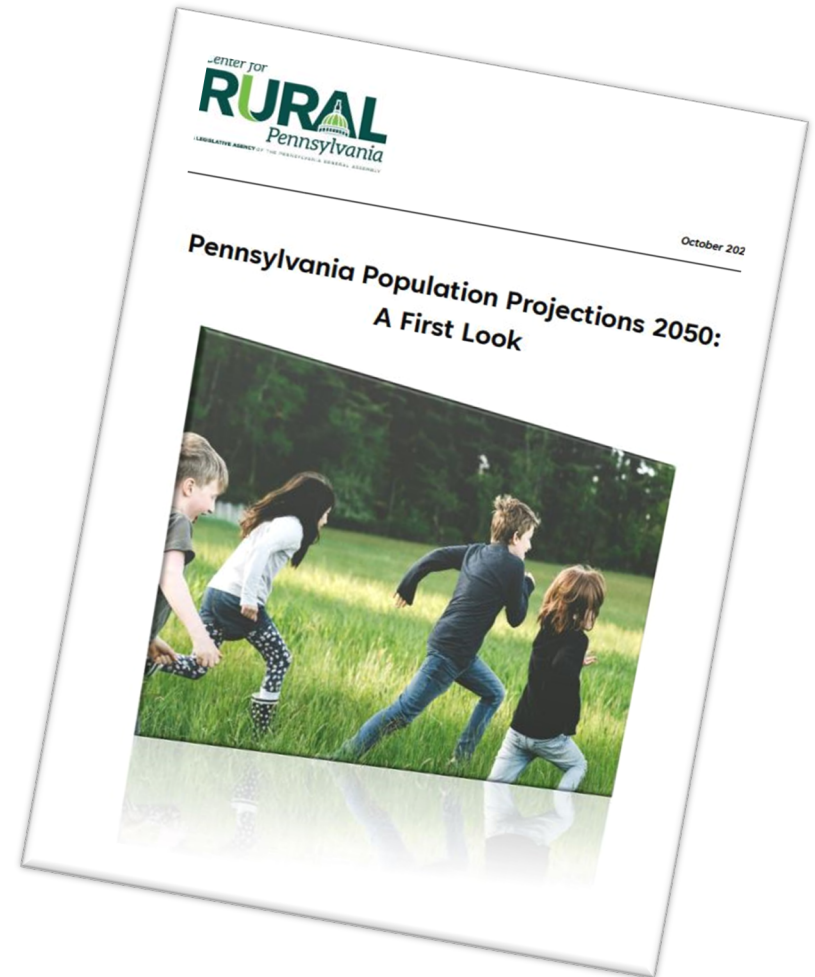
Current & Forthcoming Center Reports

Currently on Website

- Pennsylvania Population Projections 2050: A First Look
- Pandemic-Associated Cyber Charter Enrollments and the Impacts on Rural School Districts in Pennsylvania
- Community and Economic Impact of the Pennsylvania Wilds
- Reversing Population Decline in Rural Pennsylvania
- Student mental health report
- Transfer of wealth in Pennsylvania

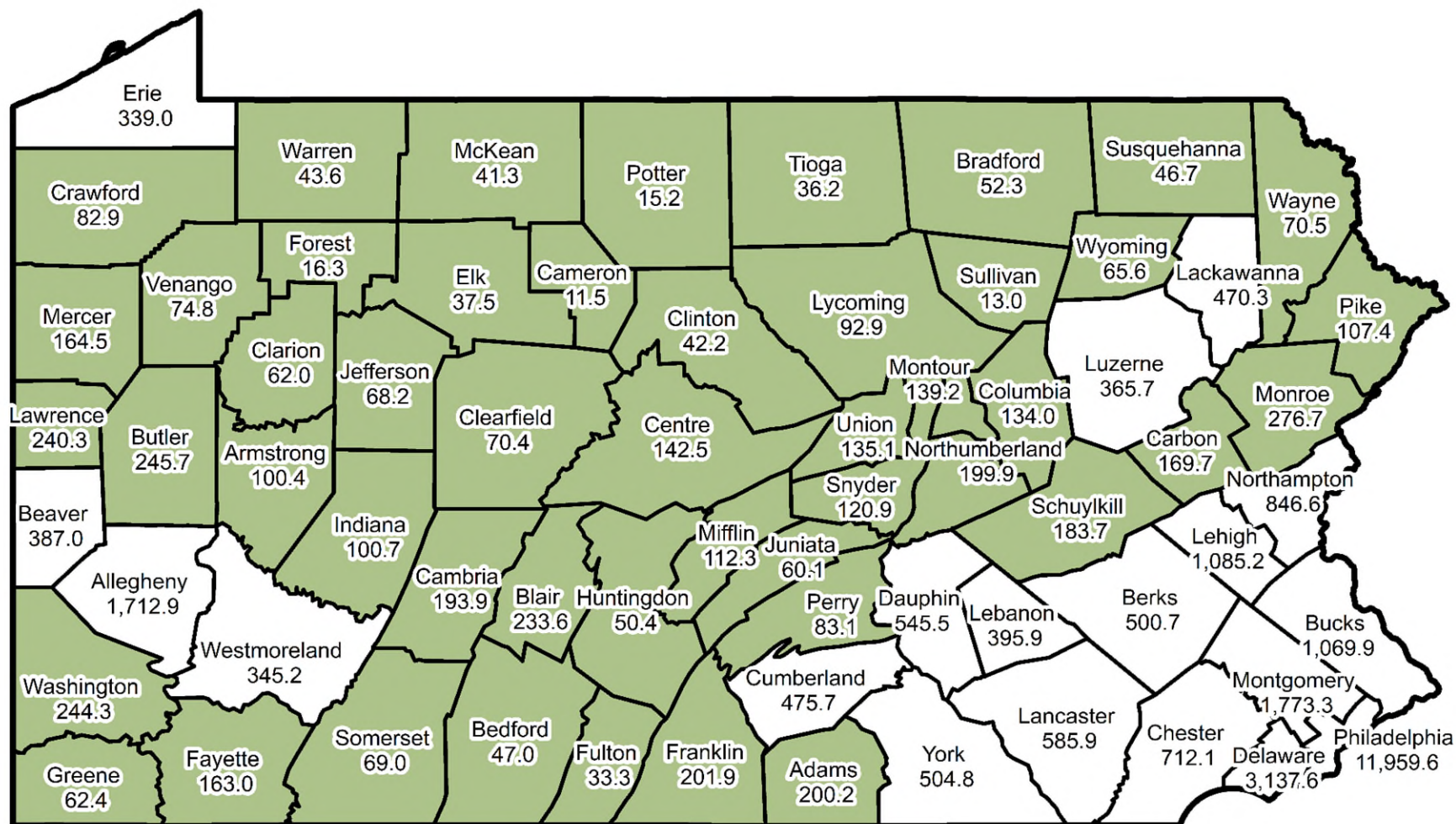
Spring/Summer 2024

- Caring for Pennsylvanians with dementia
- Solar Development on Farmland
- Public libraries and small business growth
- And more!



Pennsylvania Rural and Urban Counties, 2020

Data source: U.S. Census Bureau



Statewide Population Density = 291 Persons per Square Land Mile, 2020

- 19 Urban Counties - Population Density At or Above Statewide Rate
- 48 Rural Counties - Population Density Below Statewide Rate

Five Demographic Trends Shaping Pennsylvania's Housing Market



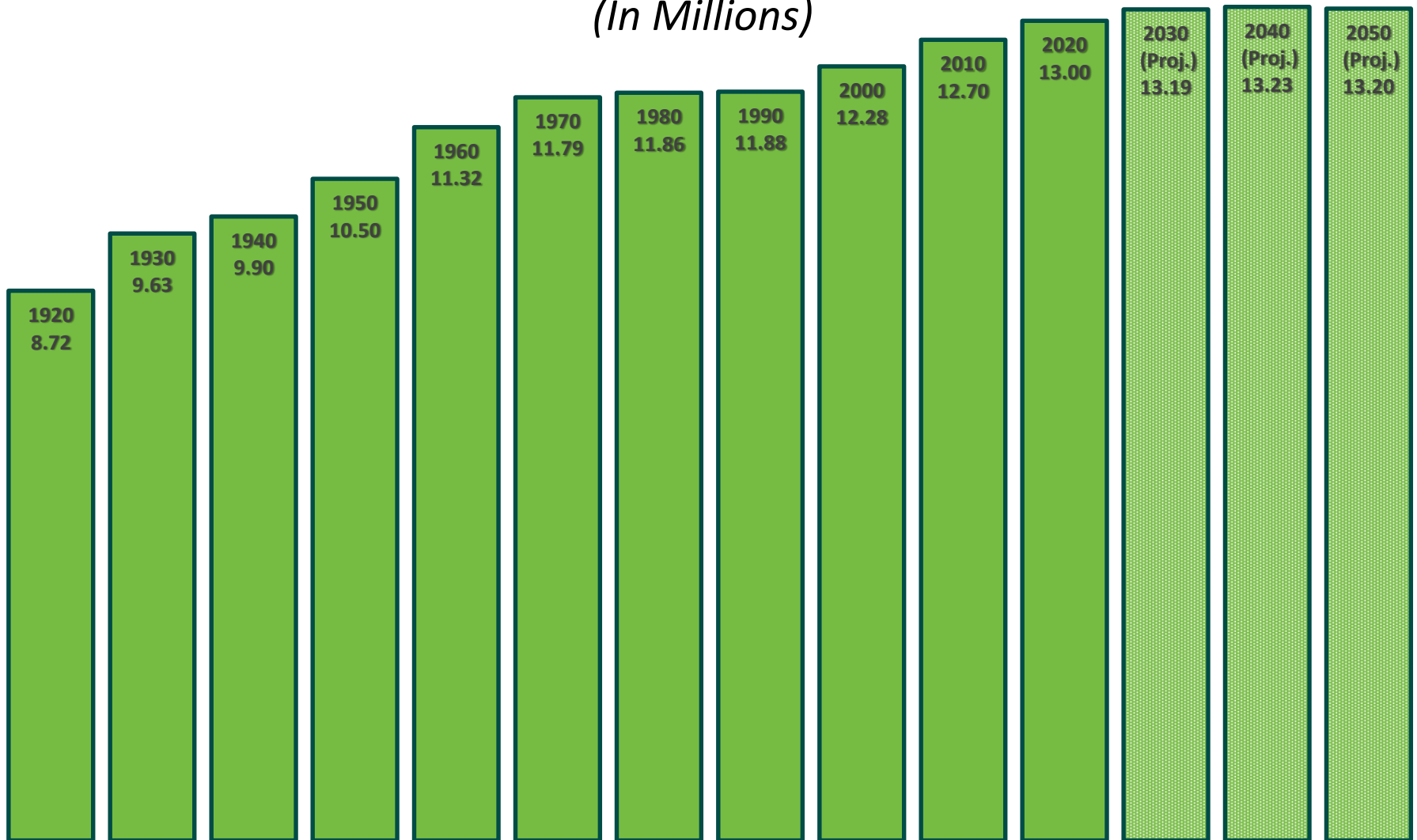
5

1. Slow population growth
2. Population shift to the Southeast
3. Aging and more diverse population
4. Inability to grow naturally
5. Changing household size



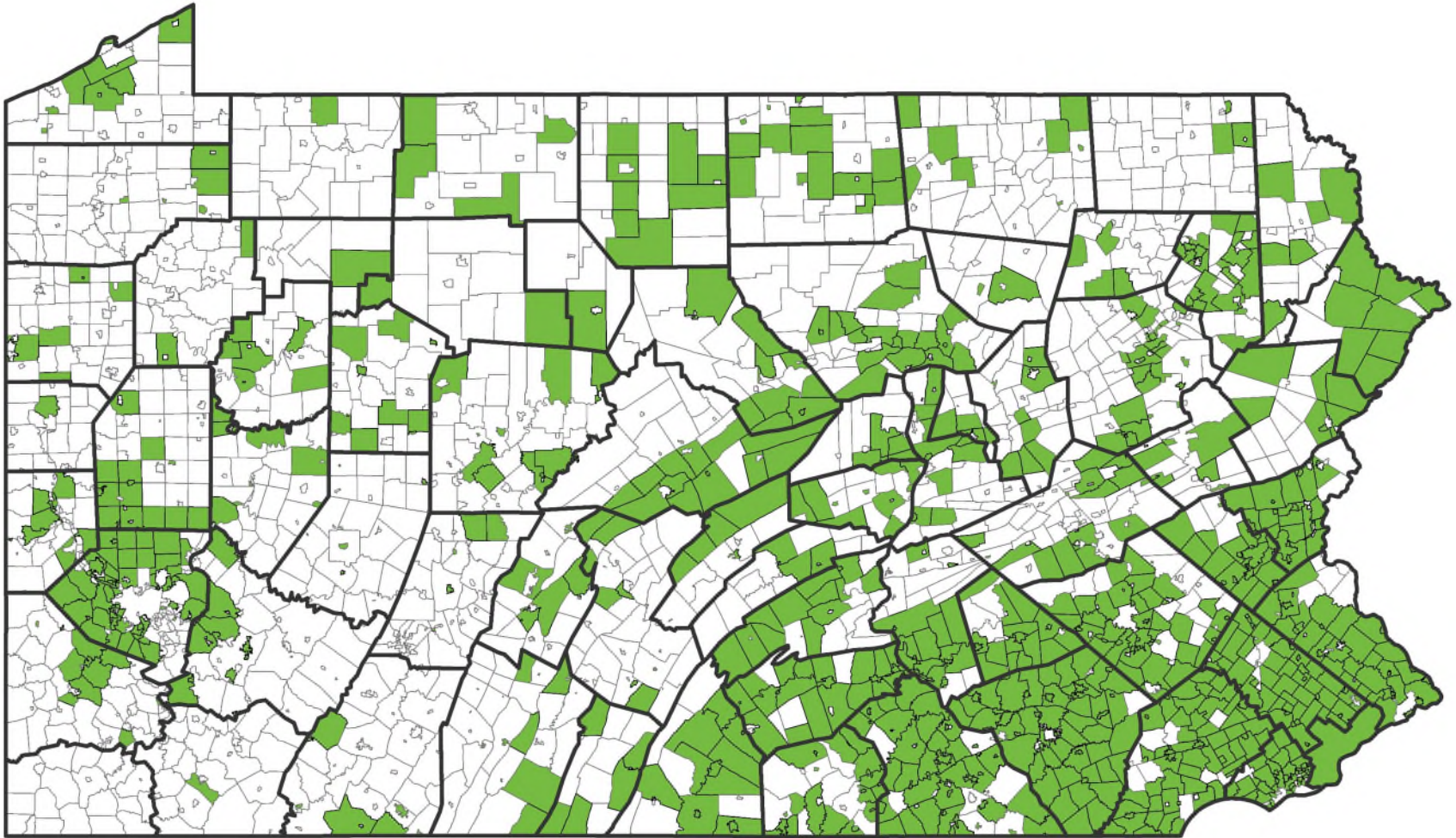
Slow Population Change

Stagnant Population Change, 1920 to 2050 *(projected)* *(In Millions)*



Data sources: U.S. Census Bureau and the Pennsylvania State Data Center.

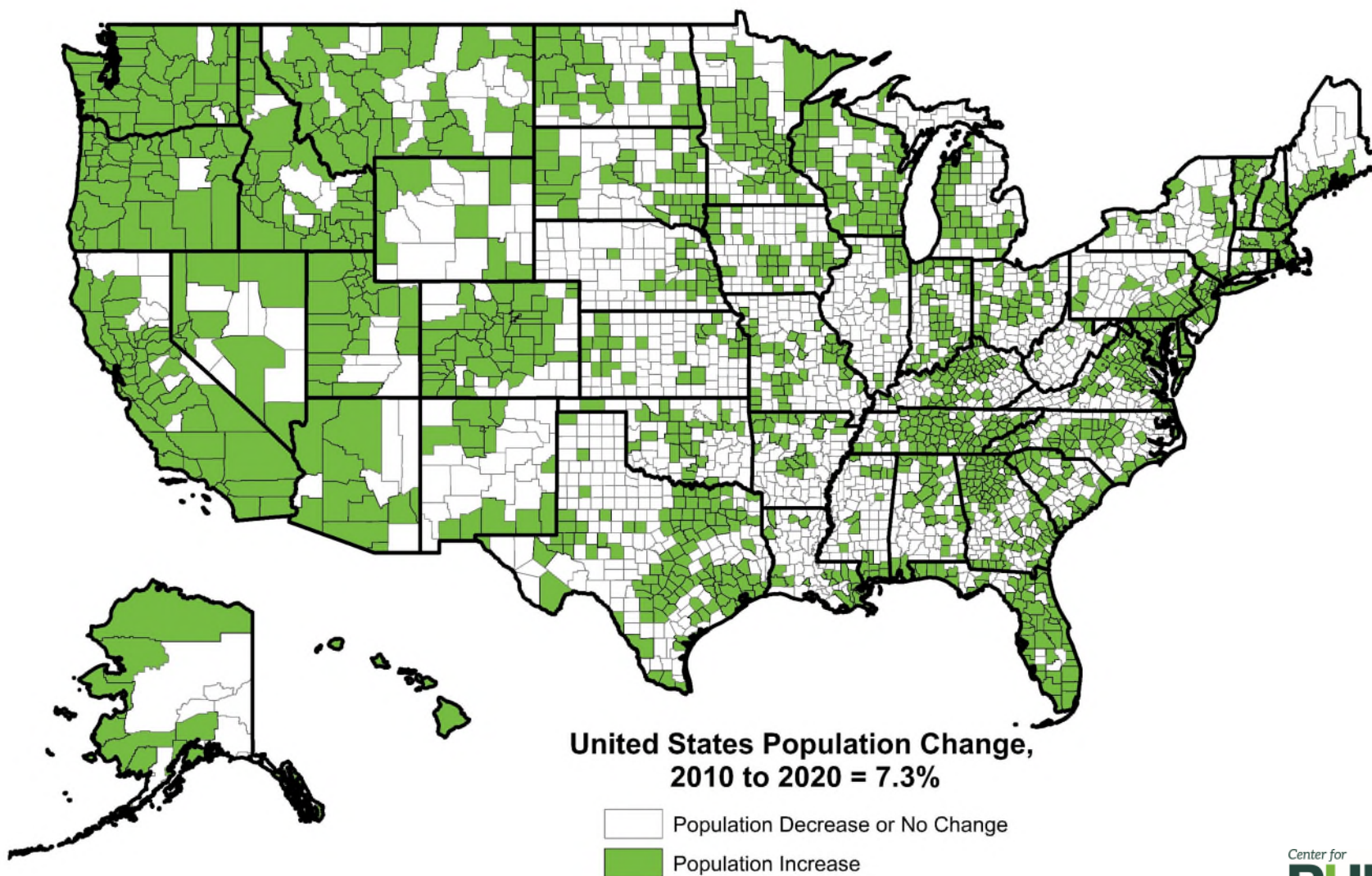
Population Change by Municipality, 2010 to 2020



Pennsylvania Population Change, 2010-2020 = 2.4%

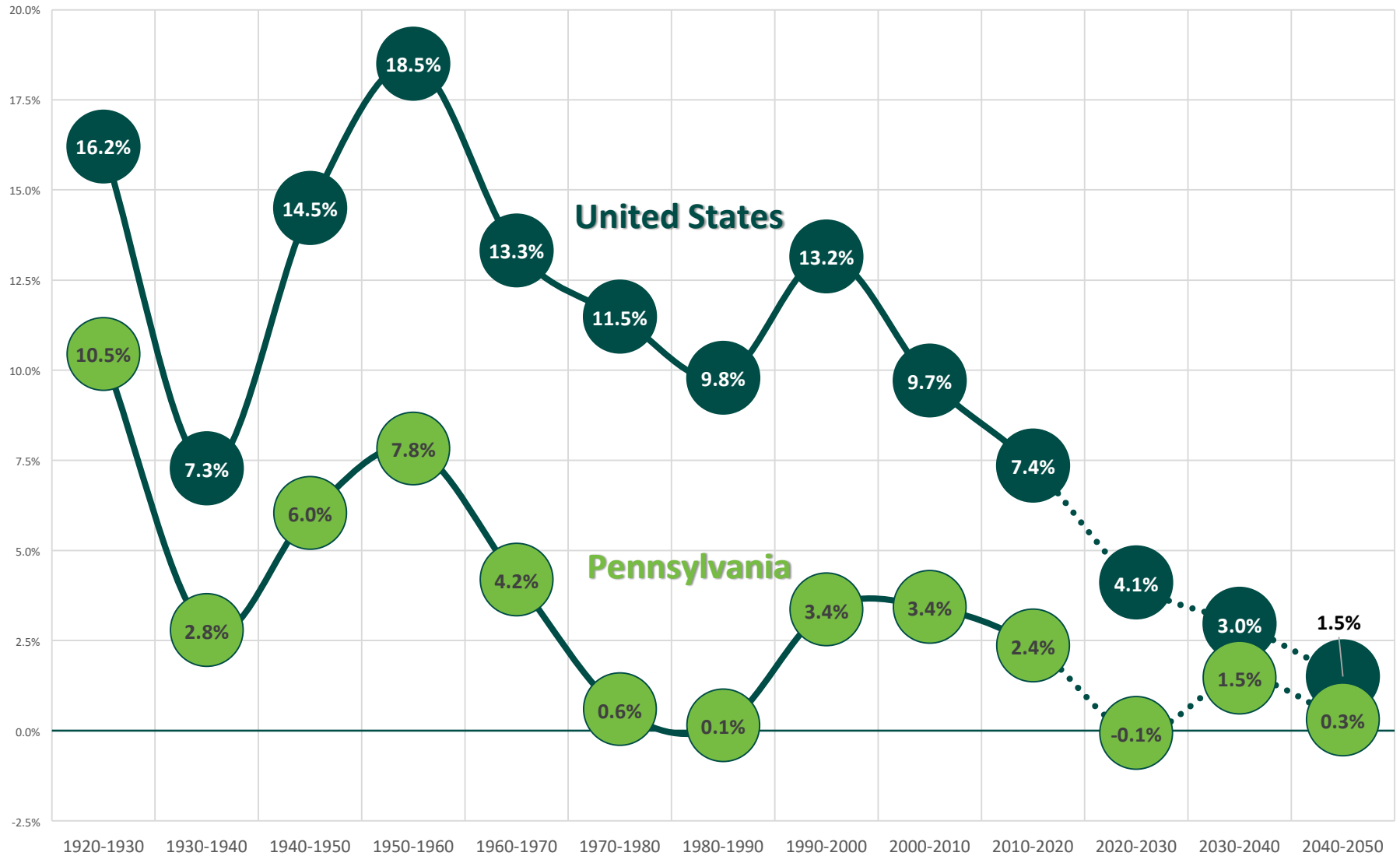
-  Population Decrease or No Change
-  Population Increase

Population Change by County, 2010 to 2020



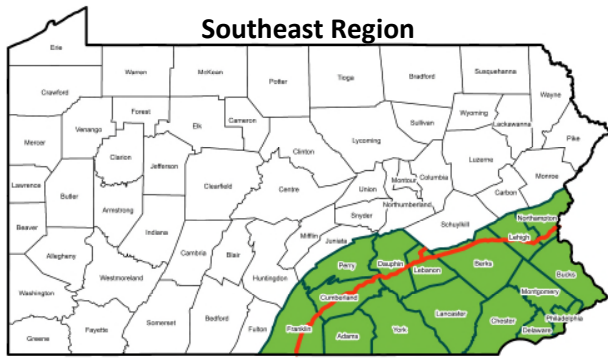
Data source: U.S. Census Bureau.

Rate of Change in Population by Decade, 1920 to 2050 (projected)





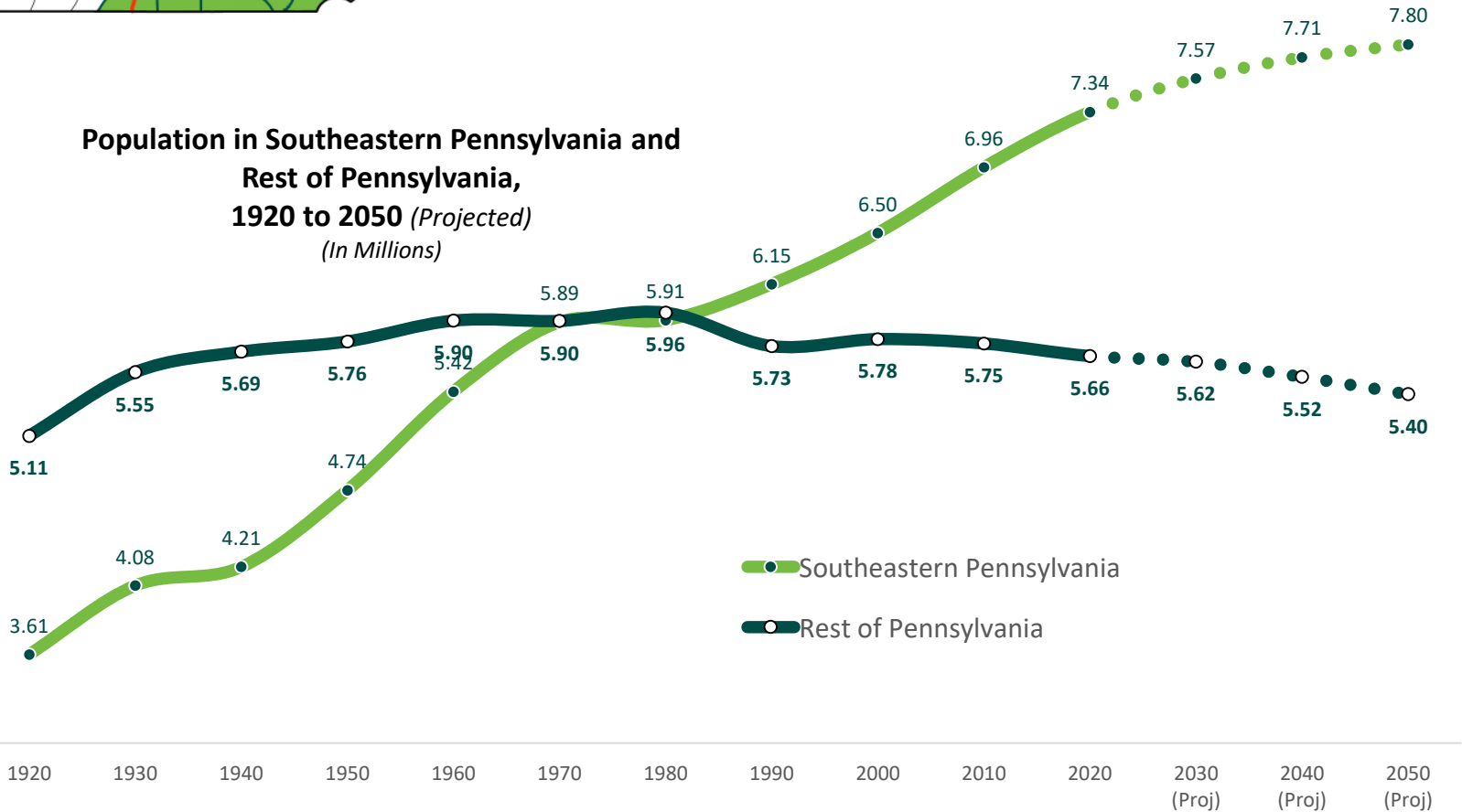
Population Shift to the Southeast



Pennsylvania's Population Shifting Towards the Southeast

Data sources: U.S. Census Bureau and the Pennsylvania State Data Center.

Population in Southeastern Pennsylvania and Rest of Pennsylvania, 1920 to 2050 (Projected)
(In Millions)

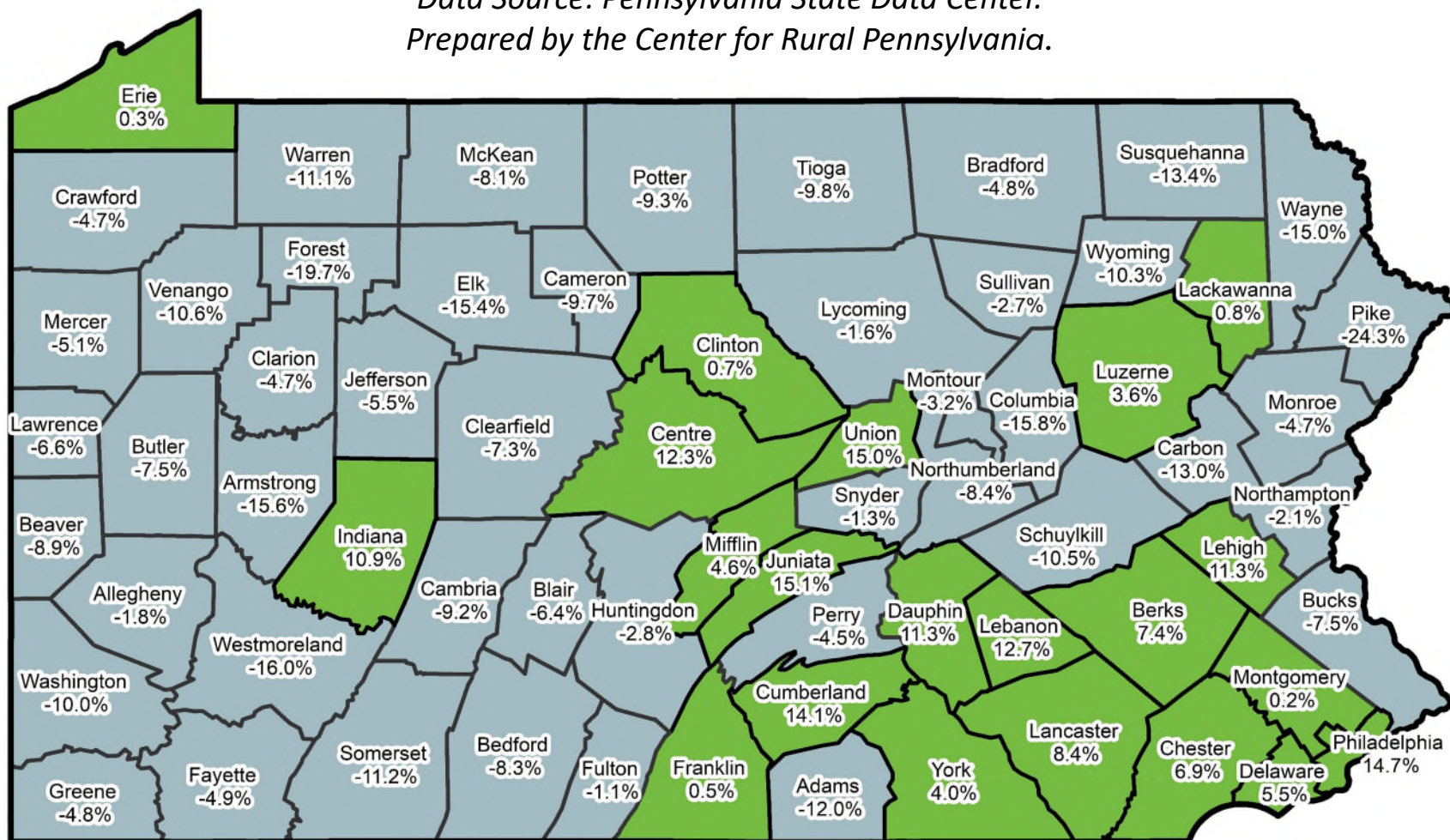




**Older and More Diverse
Population**

Projected Population Change, 2020 to 2050

*Data Source: Pennsylvania State Data Center.
Prepared by the Center for Rural Pennsylvania.*



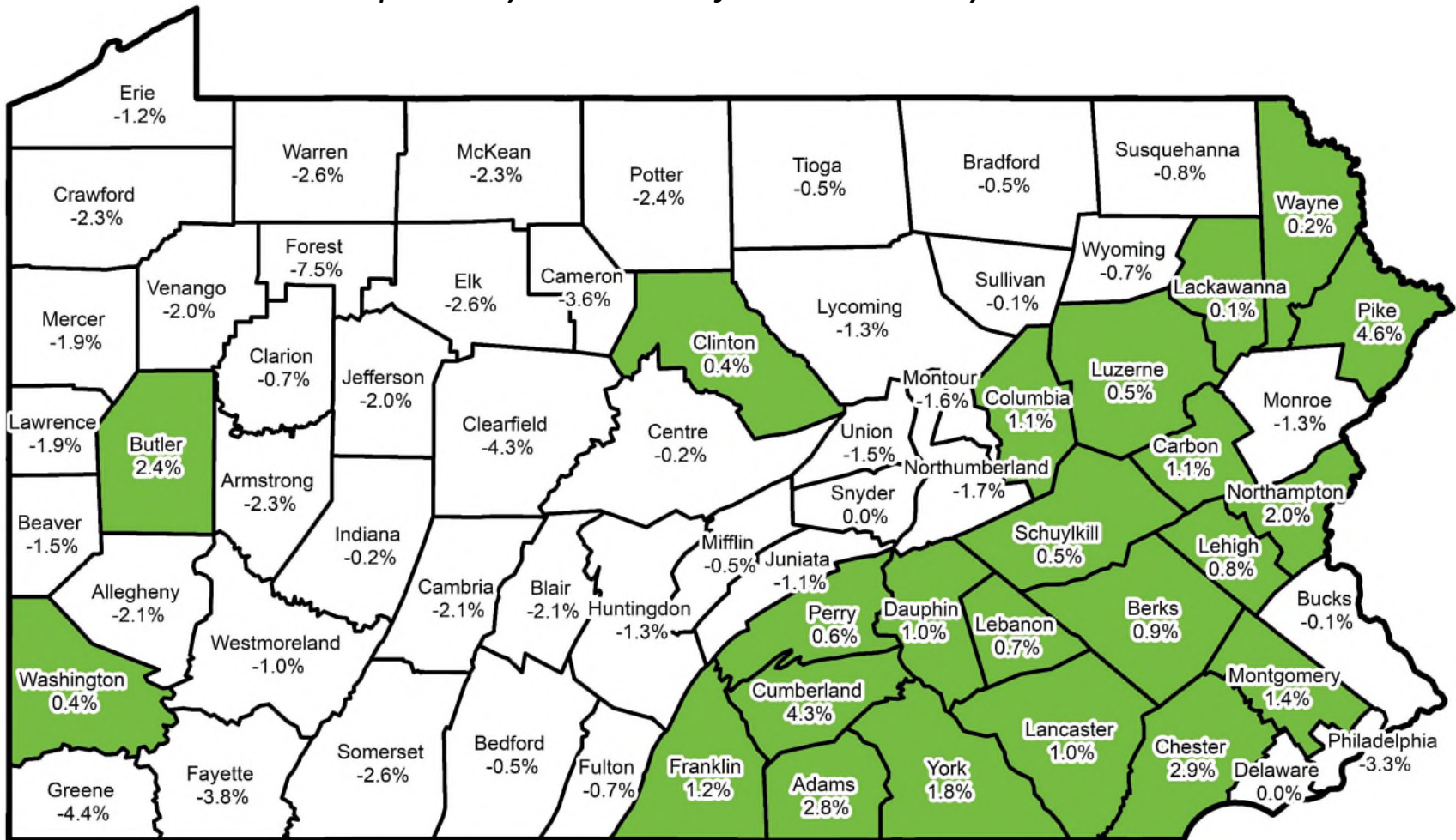
Statewide Population Change, 2020 to 2050 (Proj.) = 1.6%

- Population Decrease or No Change
- Population Increase

Population Change by County, 2020 to 2023

Data source: U.S. Census Bureau.

Prepared by the Center for Rural Pennsylvania.

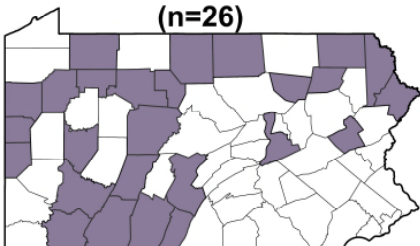


Pennsylvania Population Change, 2020-2023 = -0.3%

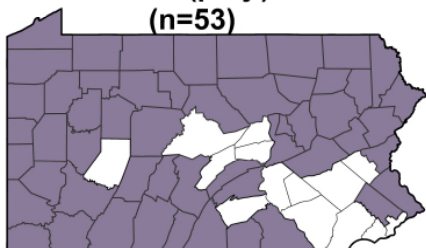
Population Decrease or No Change Population Increase

Shaded counties have
more people 65+ than
people <20 years old

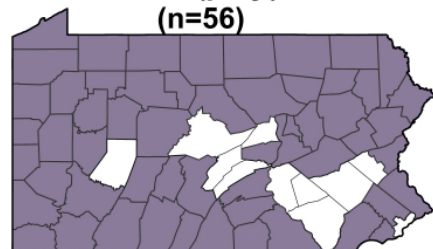
2020
(n=26)



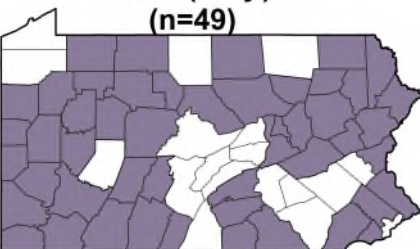
2030 (proj.)
(n=53)



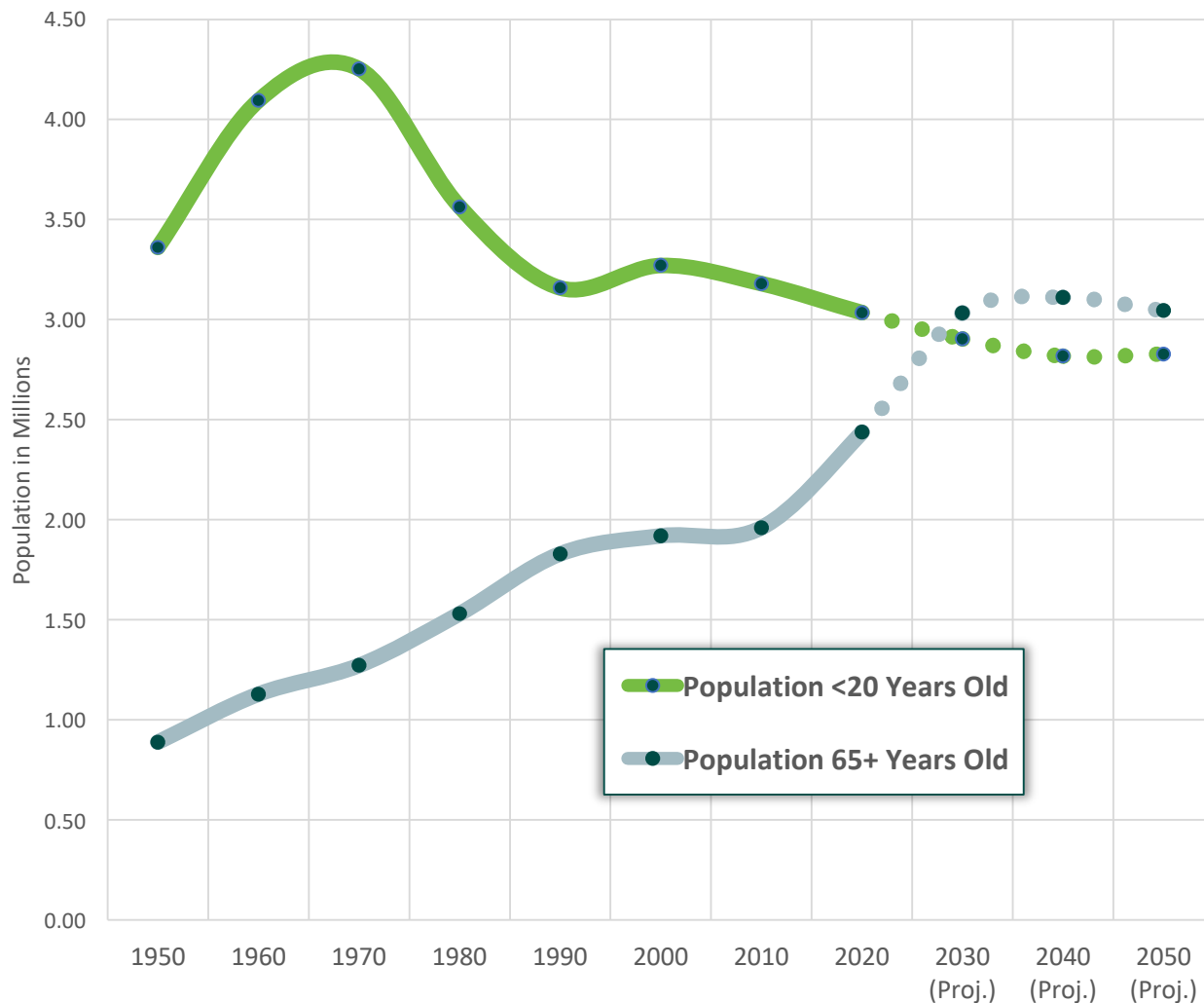
2040 (proj.)
(n=56)



2050 (Proj.)
(n=49)

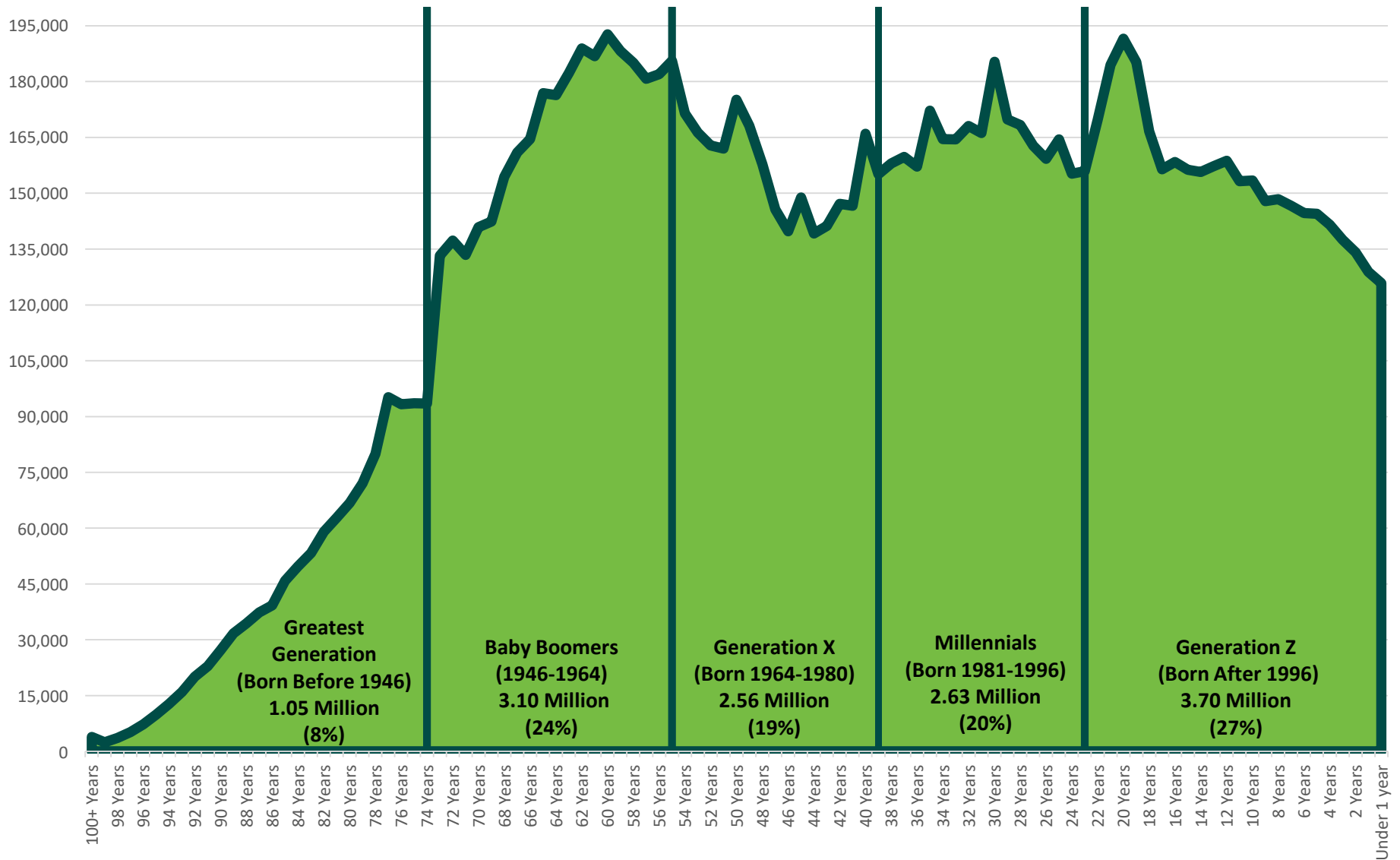


Number of Youth and Senior Citizens in Pennsylvania, 1950 to 2050 (Projected)

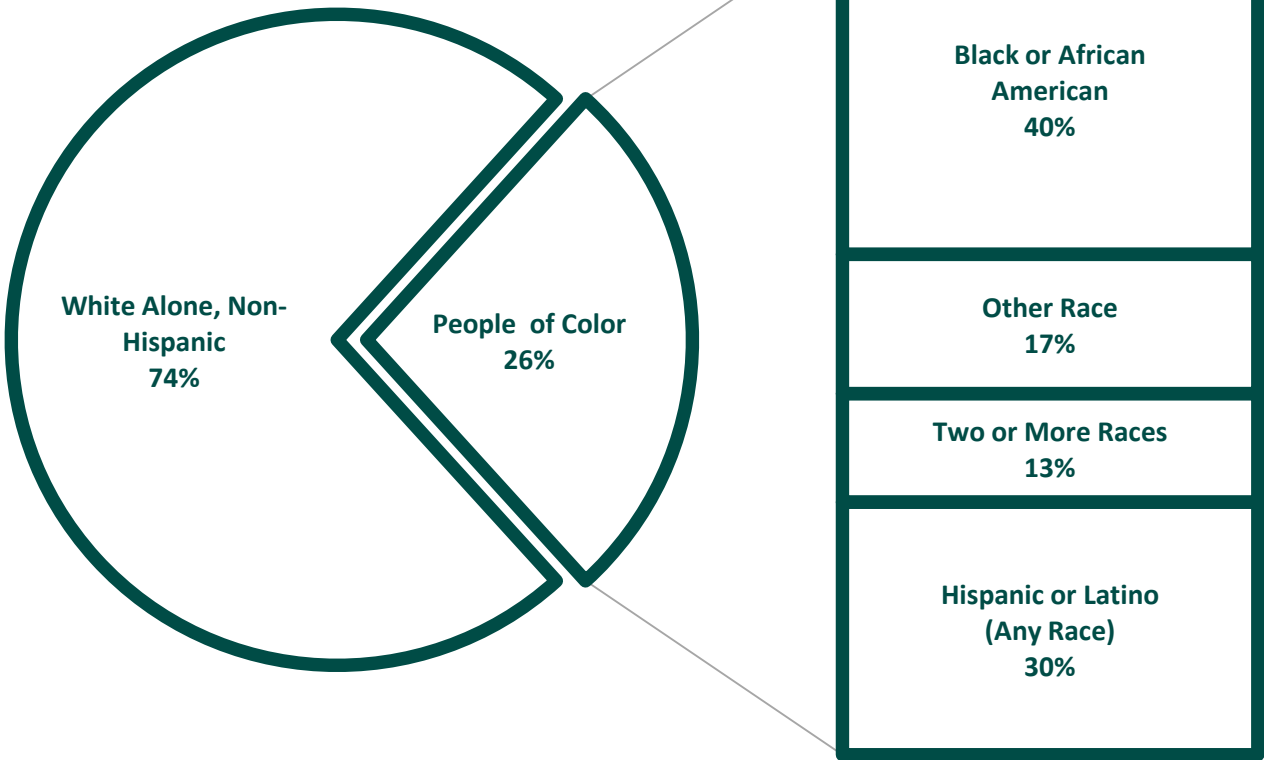


Generational Cohorts in Pennsylvania, 2020

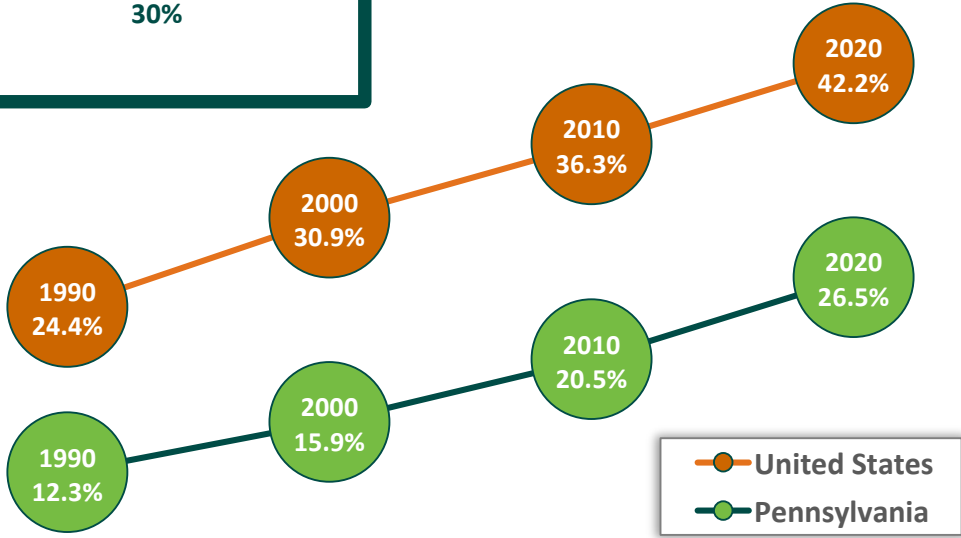
Generation Defined Pew Research. Data source: 2020 Census, U.S. Census Bureau.



Pennsylvania Population by Race and Ethnicity, 2020

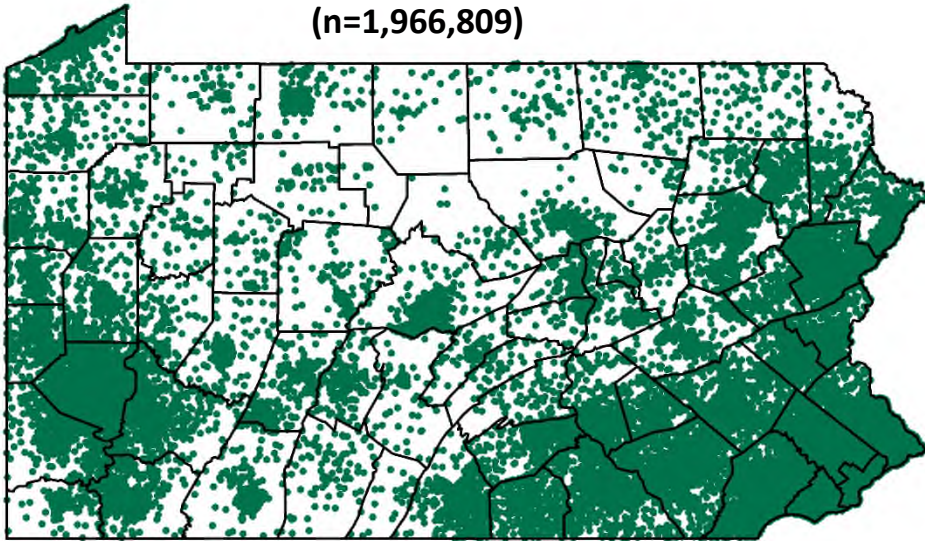


Population as Percent of
People of Color,
United States and
Pennsylvania
1990-2020



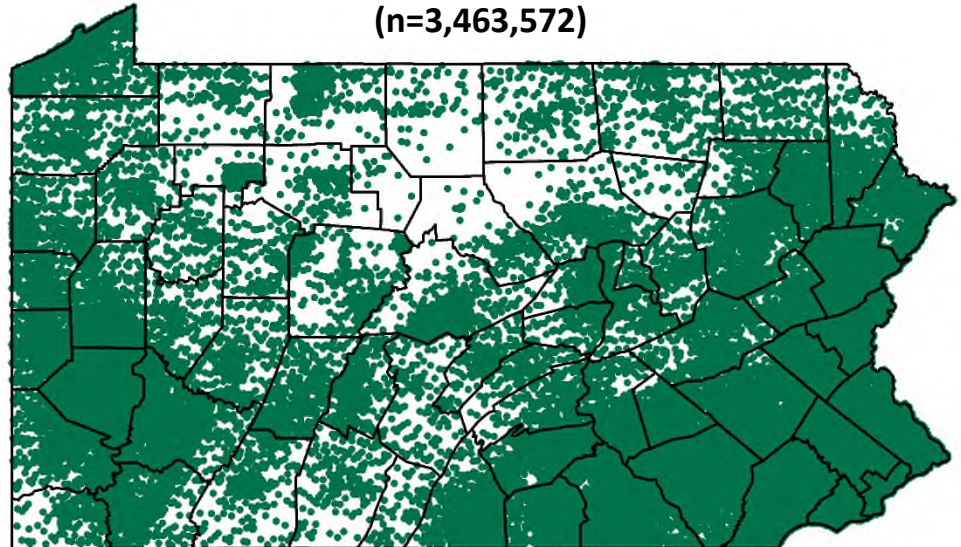
Number of People of Color by Municipality, 2000 and 2020

Number of People of Color, 2000
(n=1,966,809)



1 Dot = 10 People

Number of People of Color, 2020
(n=3,463,572)



People of color include all people who are not non-Hispanic whites. Data sources: 2000 Census, and 2020 Census, U.S. Census Bureau.

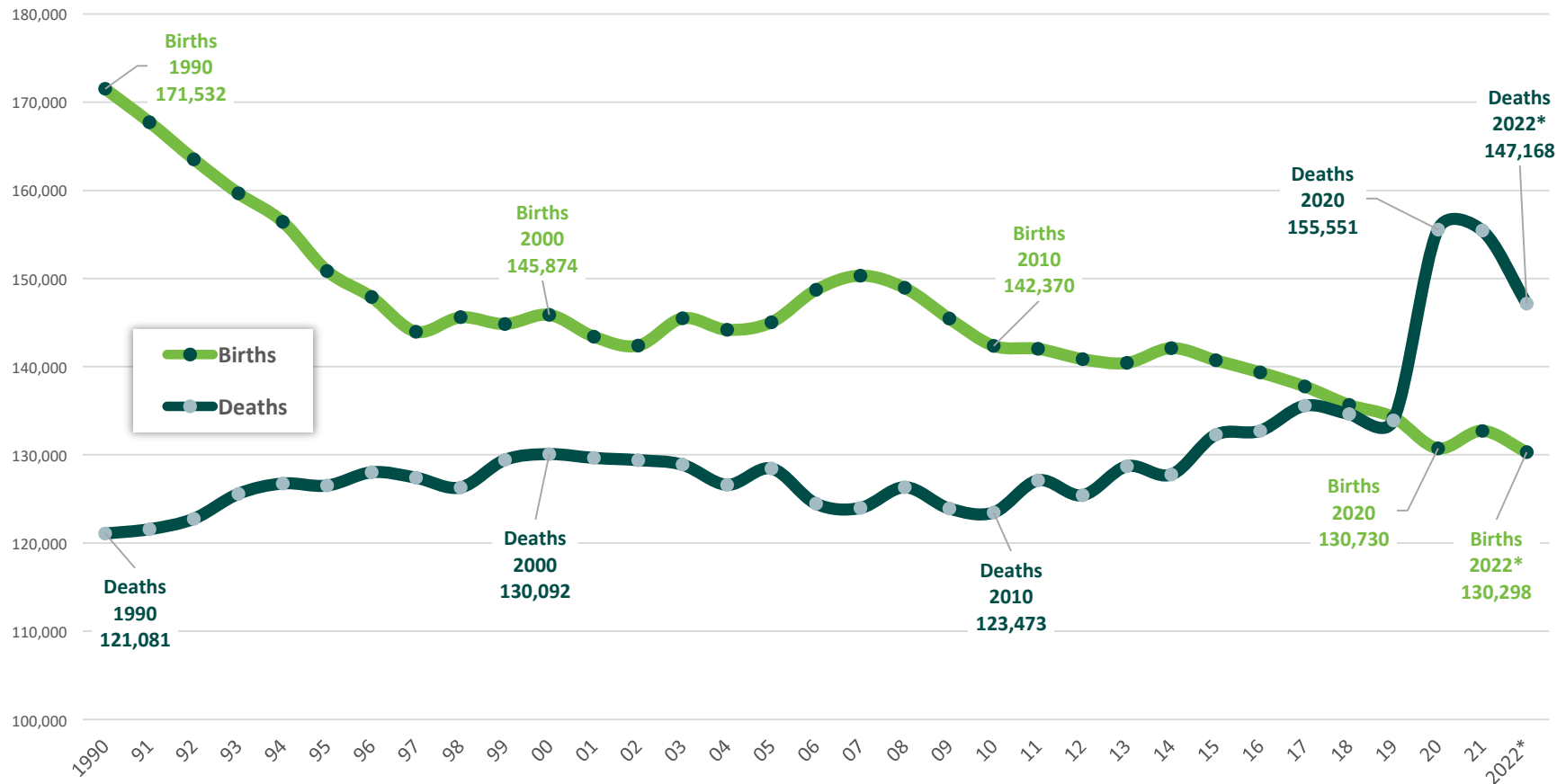


**Unlikely to Grow on Our
Own**

Number of Births and Deaths in Pennsylvania, 1990 to 2020

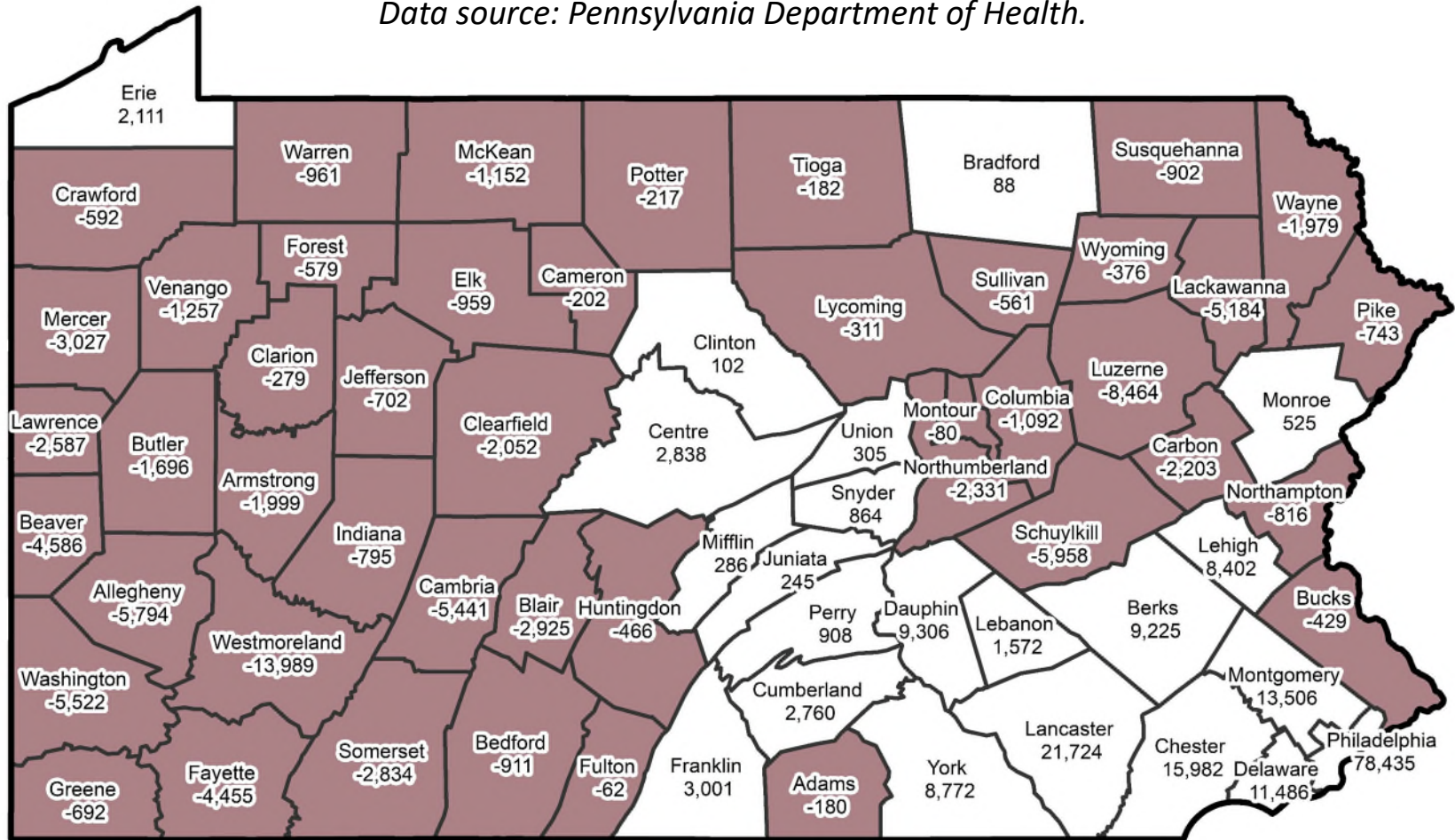
**Preliminary births and deaths.*

Data source: Pennsylvania Department of Health.



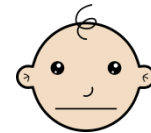
Natural Population Change (Births Minus Deaths) by County, 2010 to 2019

Data source: Pennsylvania Department of Health.



- More Deaths than Births (Neg. Natural Change)
- More Births than Deaths (Pos. Natural Change)

Total Fertility Rates in Pennsylvania and United States

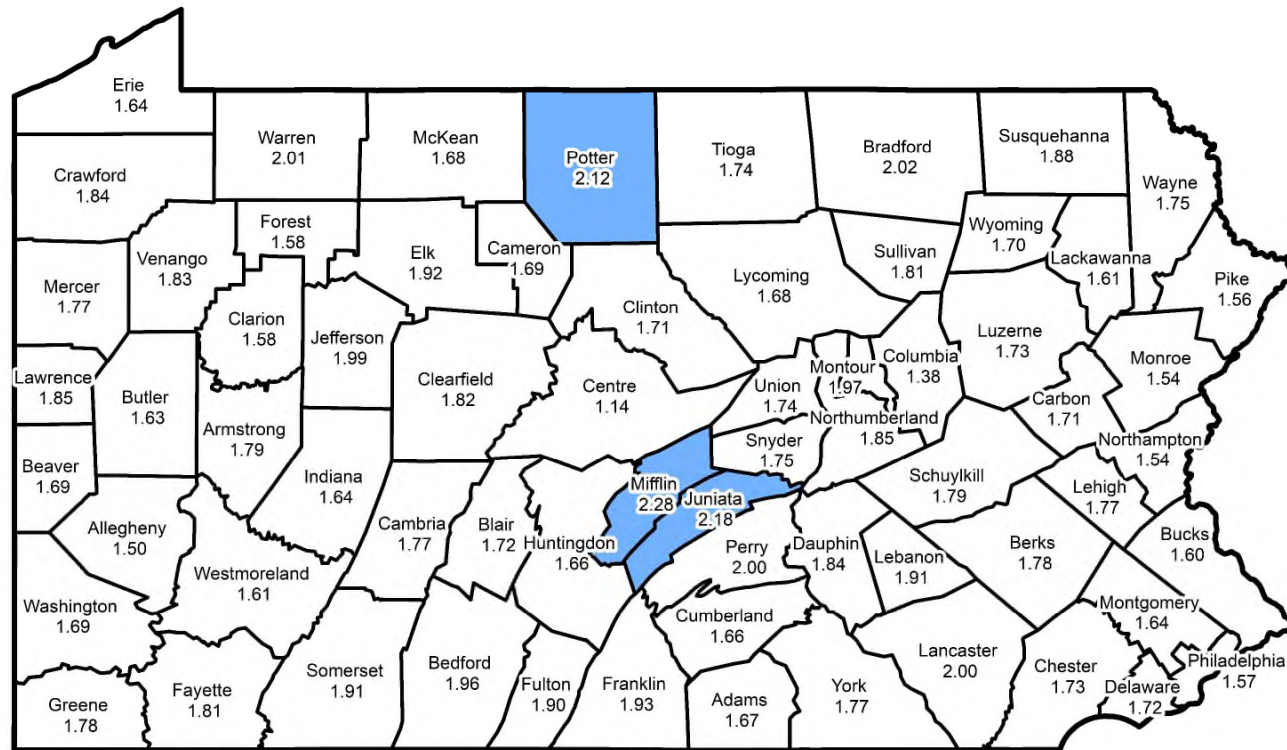


Total Fertility Rates for United States, 2020

Total Fertility Rates for Pennsylvania, 2016-20

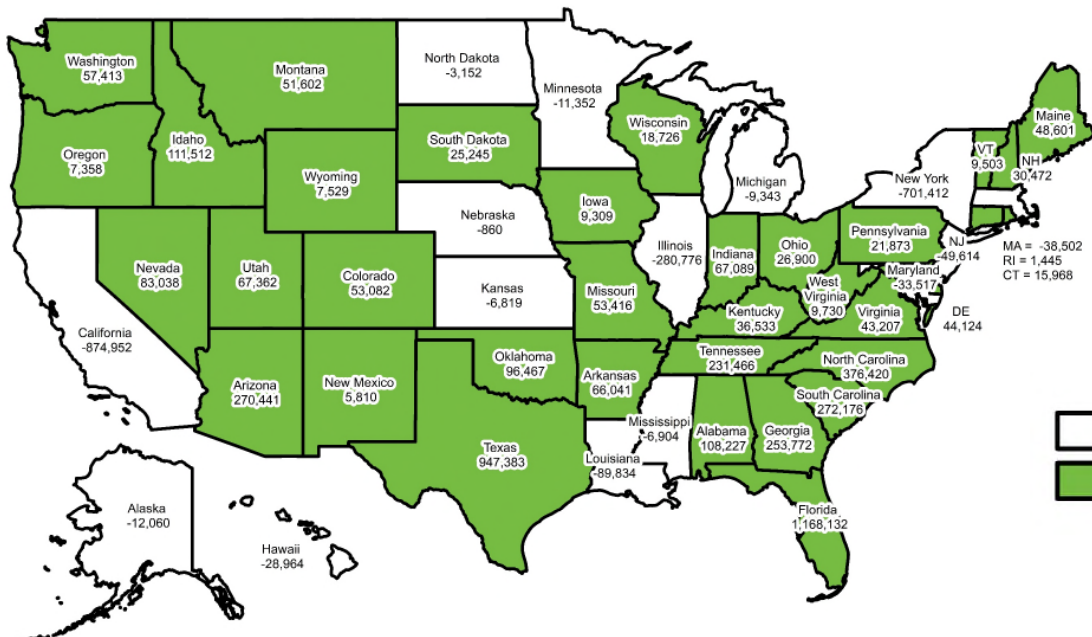
Total Fertility Rate Replacement Level = 2.10+

- Below Replacement Level
- At or Above Replacement Level



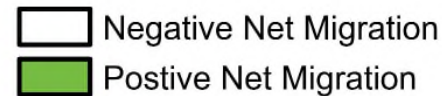
According to the CDC, the total fertility rate (TFR) estimates the number of births that a hypothetical group of women would have over their lifetimes, based on age-specific birth rates in a given year. Replacement level for the TFR is the level at which a given generation can exactly replace itself (generally considered to be 2.1 births per woman). Data sources: Pennsylvania Department of Health and the U.S. Centers for Disease Control and Prevention (CDC).

Net-Migration by State, 2020 to 2023

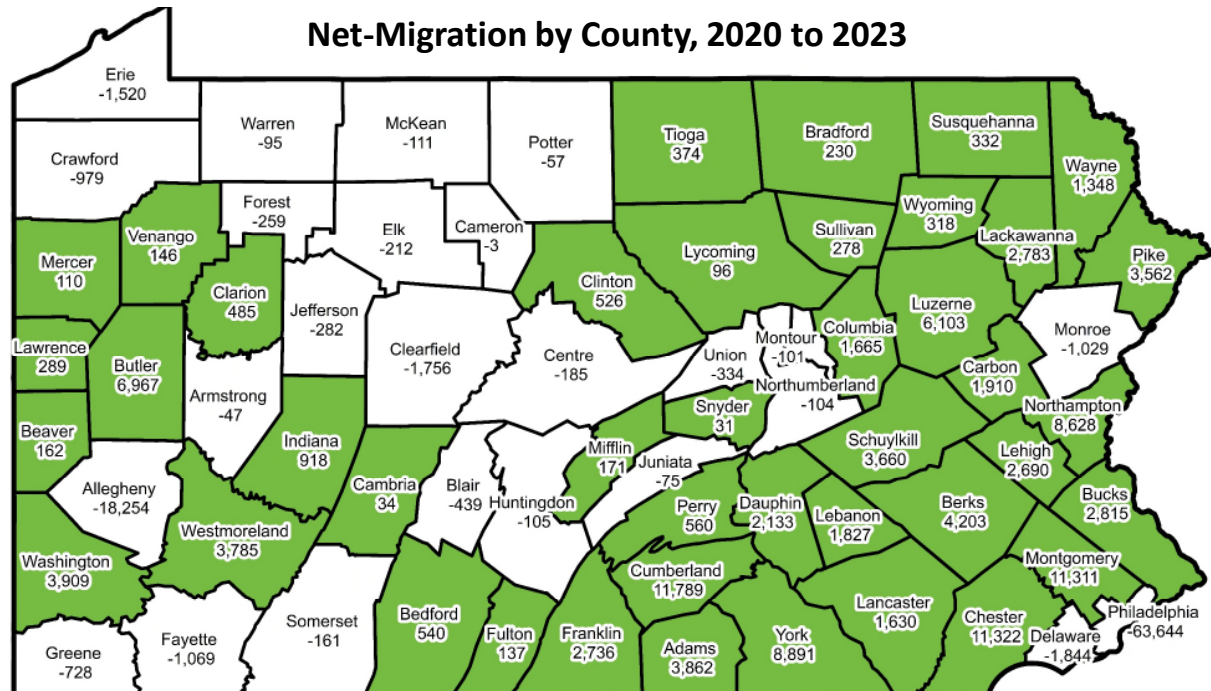


Net-Migration 2020 to 2023

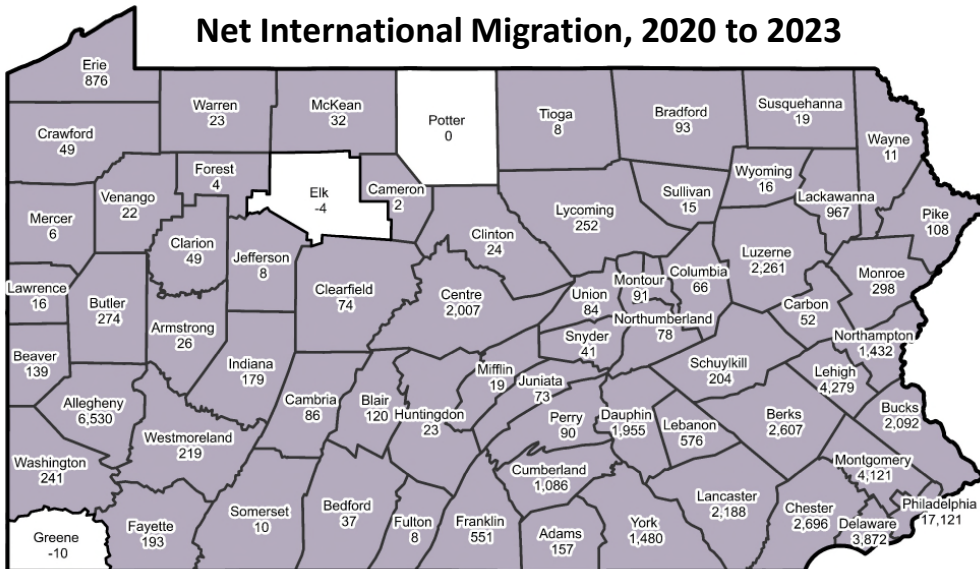
Data source: 2022, Population and Housing Estimates, U.S. Census Bureau



Net-Migration by County, 2020 to 2023

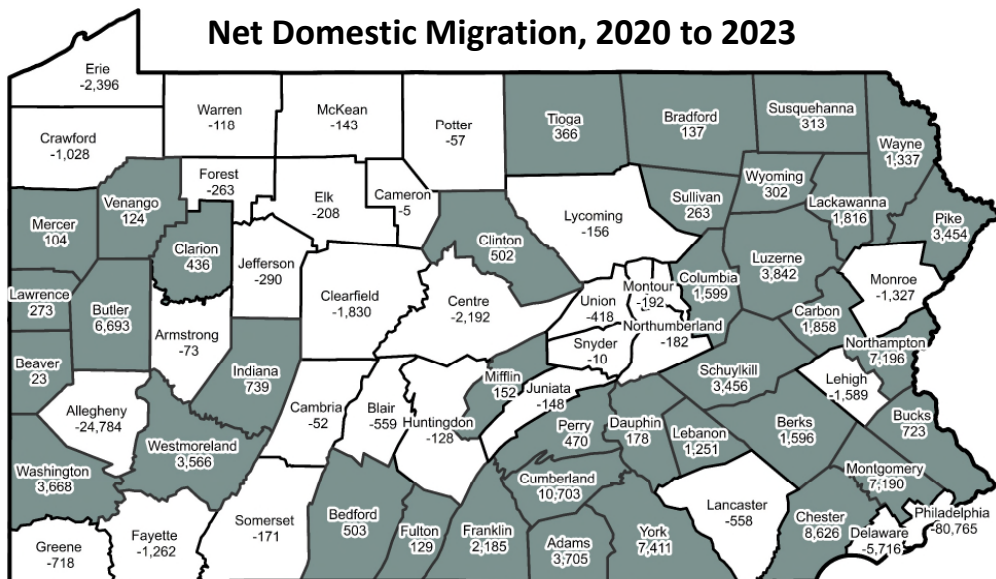


Net International Migration, 2020 to 2023



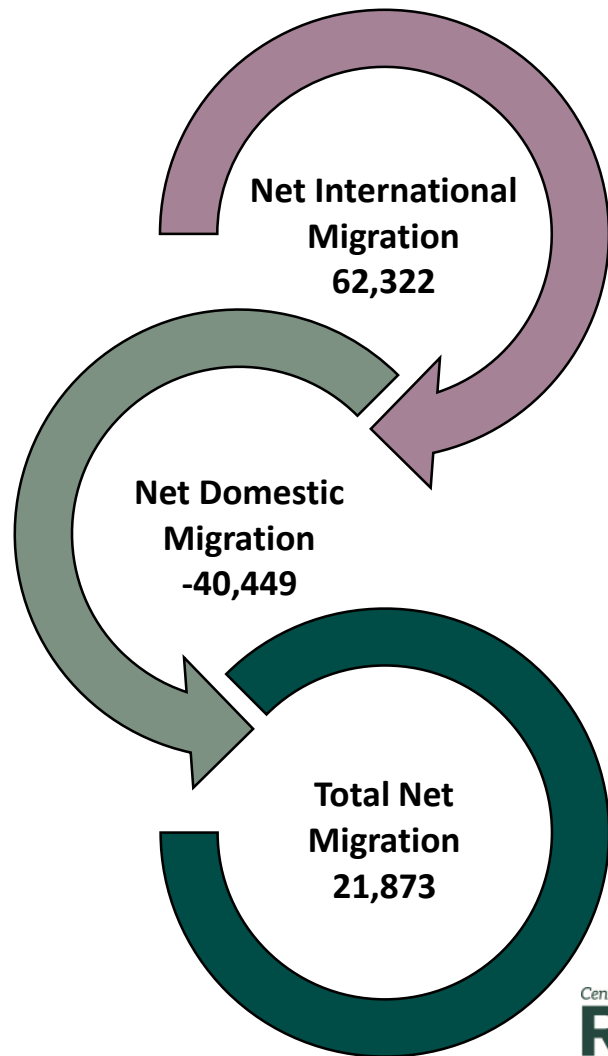
Shaded Counties Have Positive Net Migration

Net Domestic Migration, 2020 to 2023



Net International and Domestic Migration, 2020 to 2023

Data source: 2023, Population and Housing Estimates, U.S. Census Bureau.

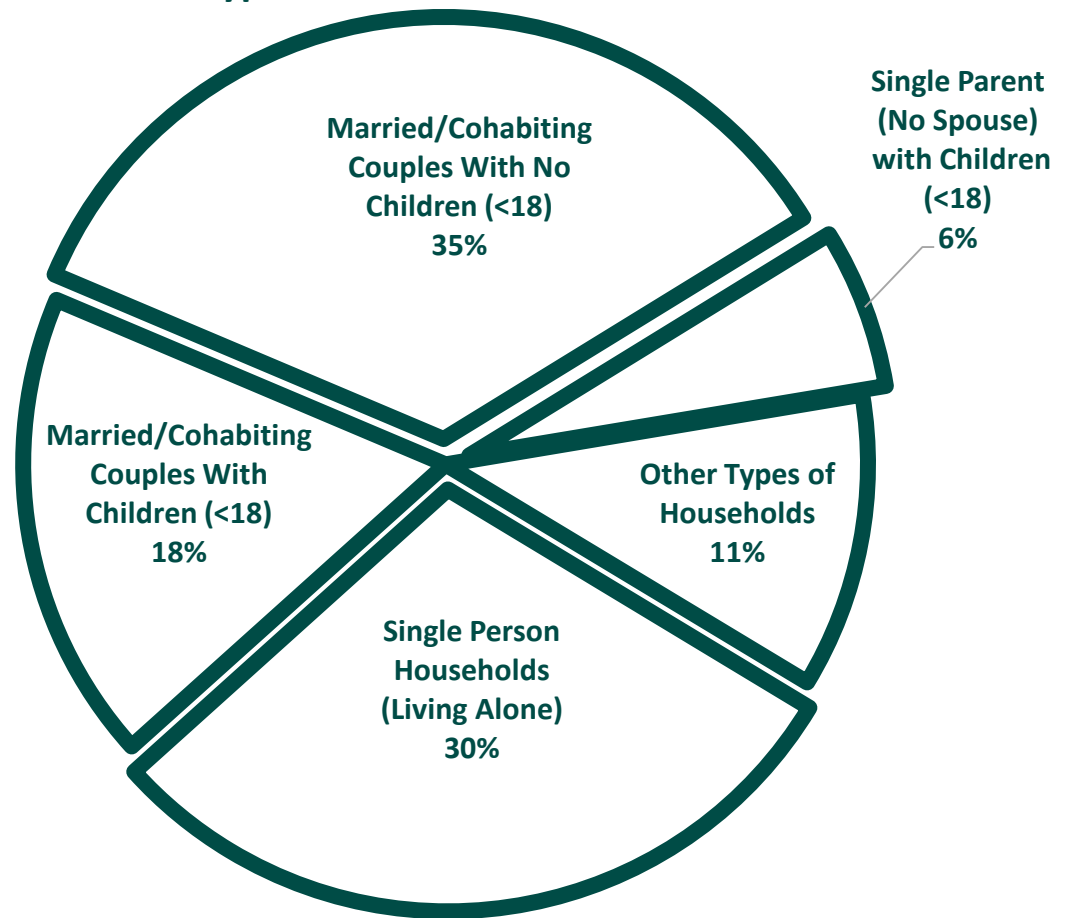




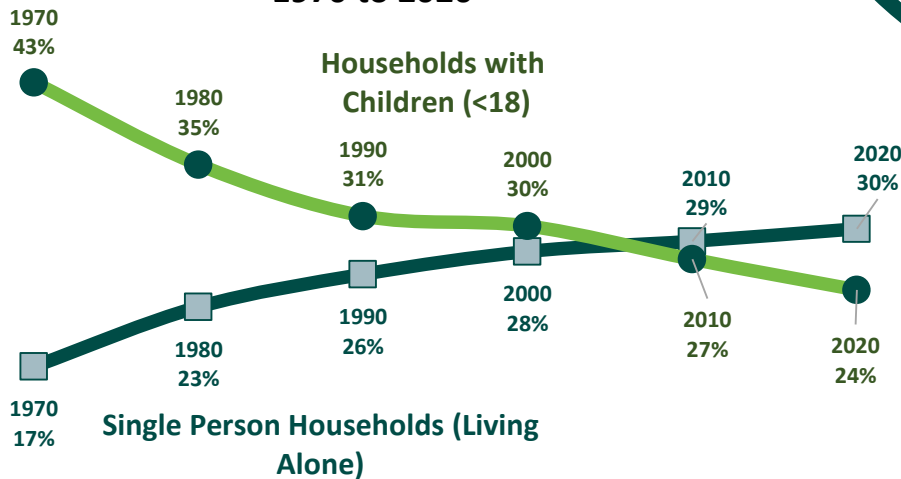
Changing Households

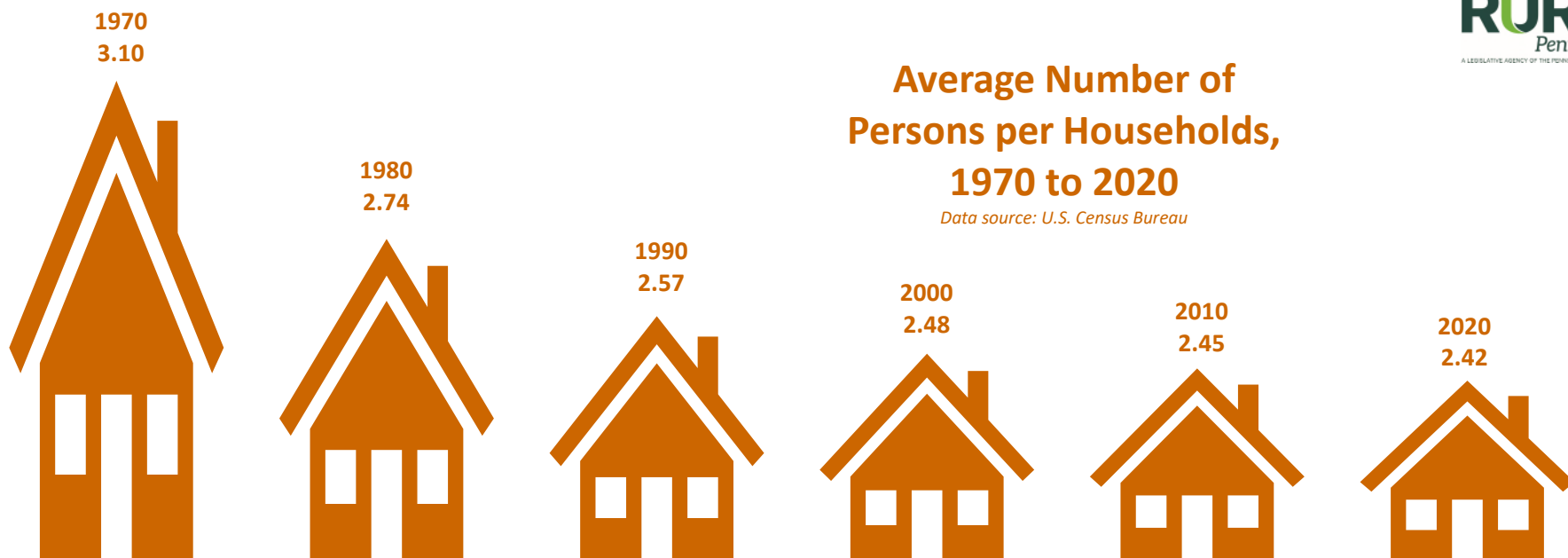
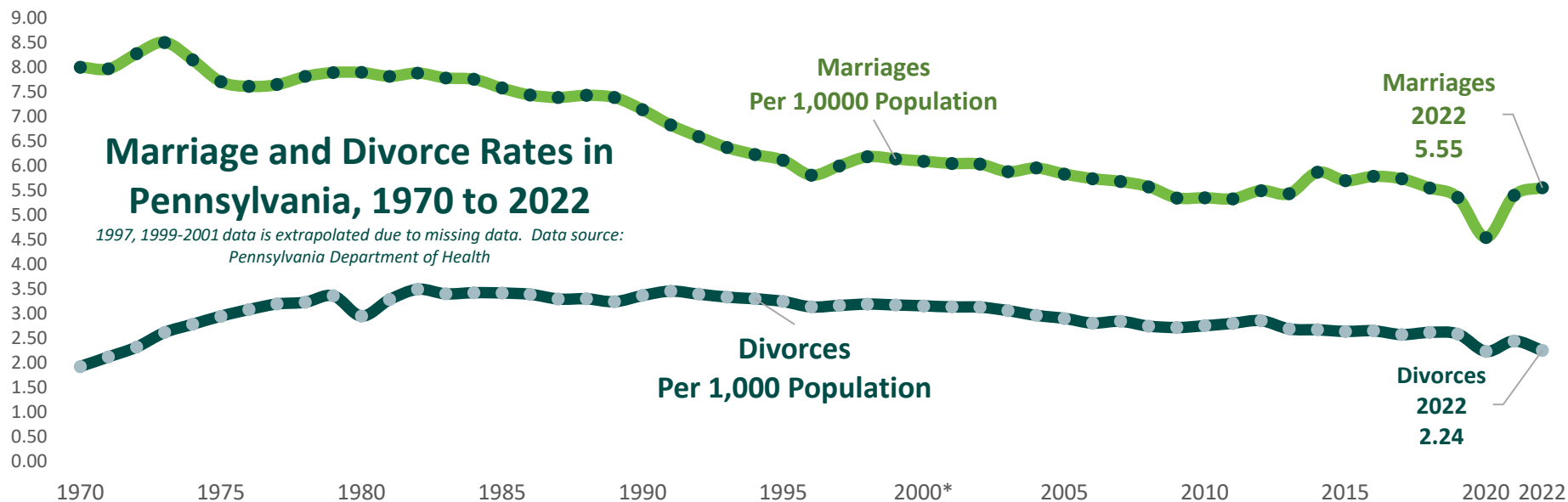
Pennsylvania Households are Becoming Less Kid Centric

Types of Households, 2020



Percent of Households with Own Children and Persons Living Alone, 1970 to 2020

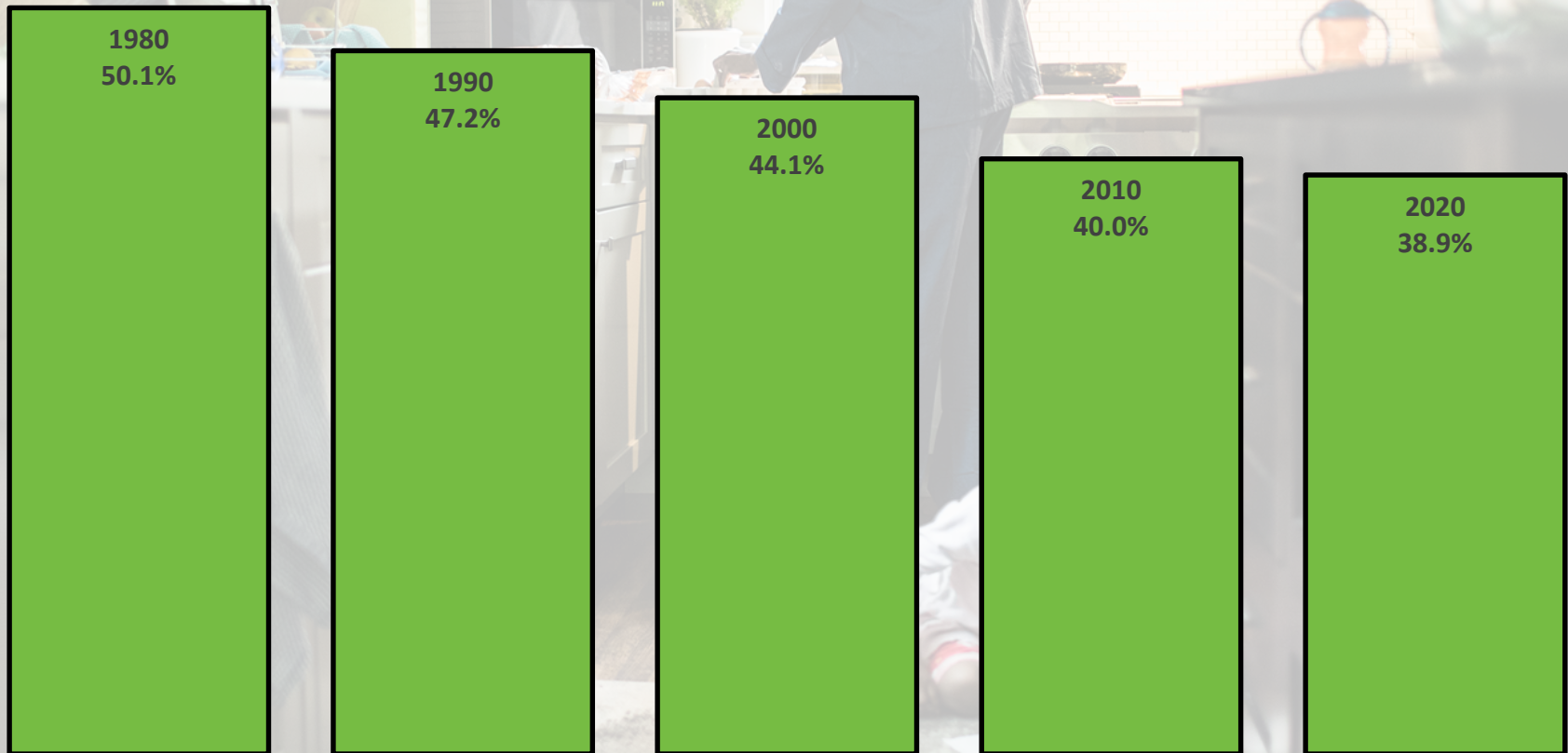




Housing Implications

#1: Fewer Youth Adults Becoming Homeowners

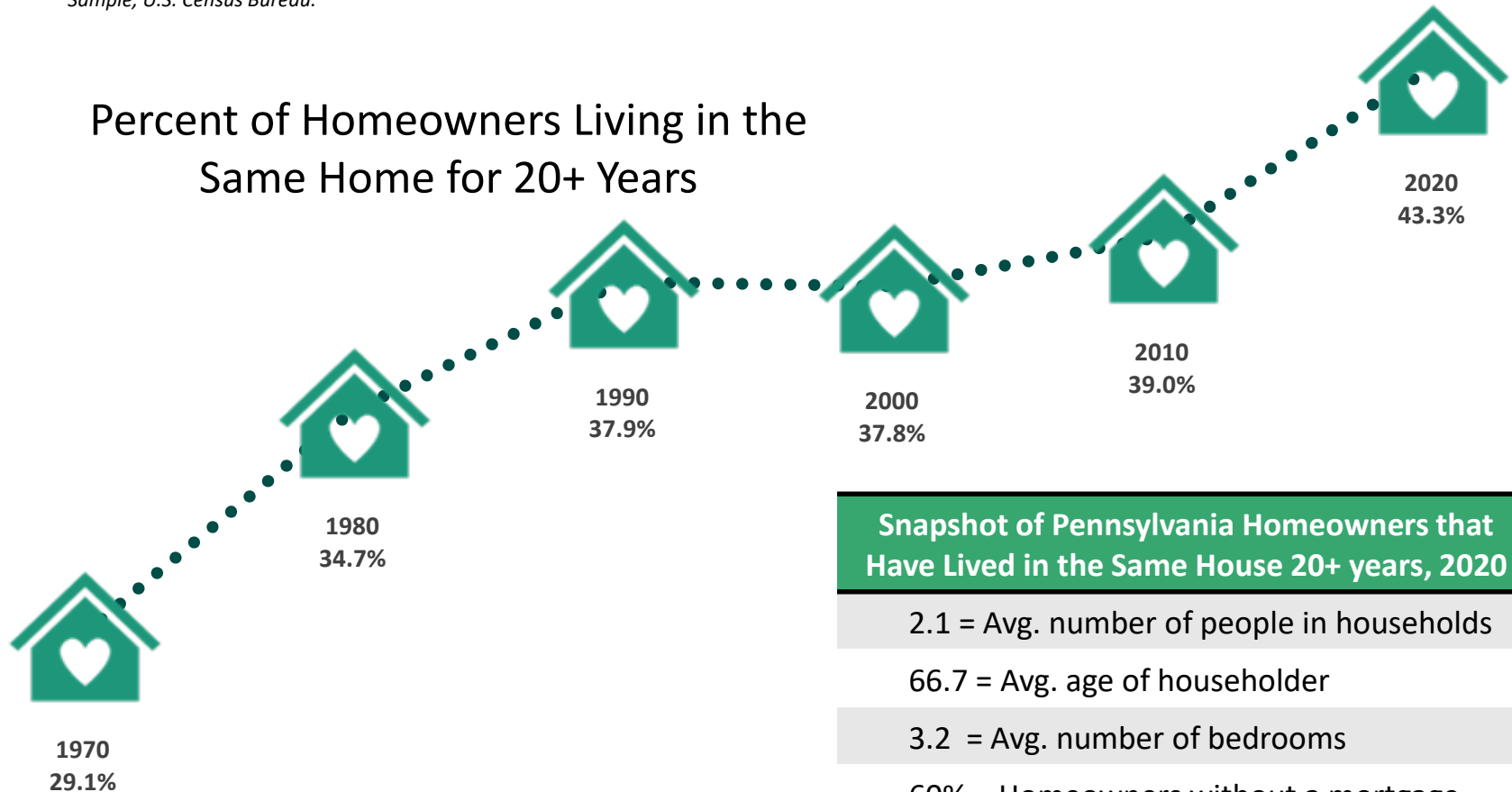
Percent Householders Under 35 Years Old that are Homeowners



#2 Homeowners Living in Their Homes Longer

Data sources: IPUMS NHGIS, University of Minnesota, www.nhgis.org and 2020, 5-year Average, American Community Survey, Public Use Microdata Sample, U.S. Census Bureau.

Percent of Homeowners Living in the
Same Home for 20+ Years



Snapshot of Pennsylvania Homeowners that Have Lived in the Same House 20+ years, 2020

2.1 = Avg. number of people in households

66.7 = Avg. age of householder

3.2 = Avg. number of bedrooms

60% = Homeowners without a mortgage

\$64,0245 = Median household income

\$171,100 = Median home value

\$2,545 = Median property taxes

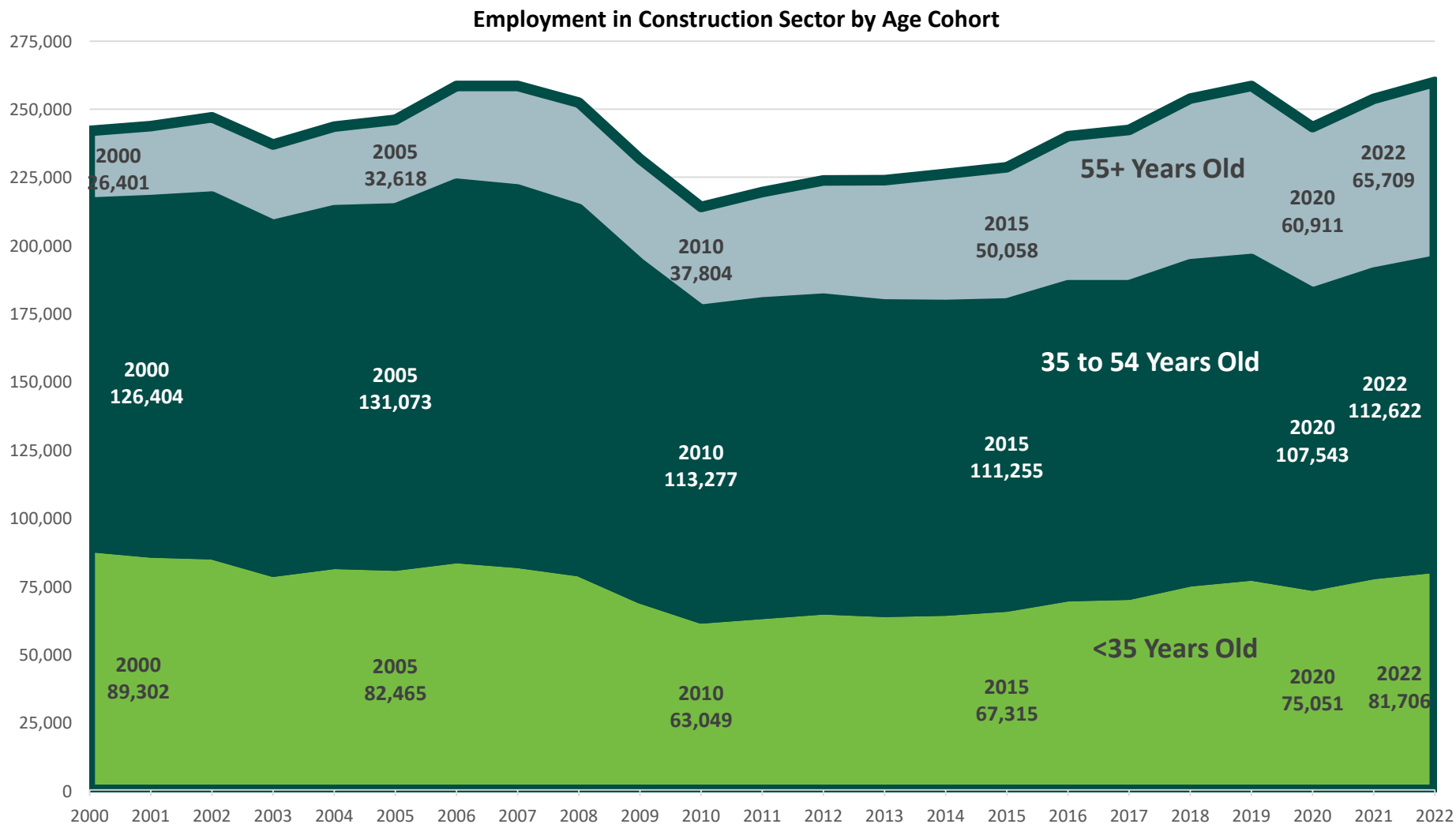
37% = Home built before 1950

#3: More Homes to be Built in Southeastern Pennsylvania Than the Rest of the State

Number of Housing Permits per 1,000 Residents, 1990 to 2022

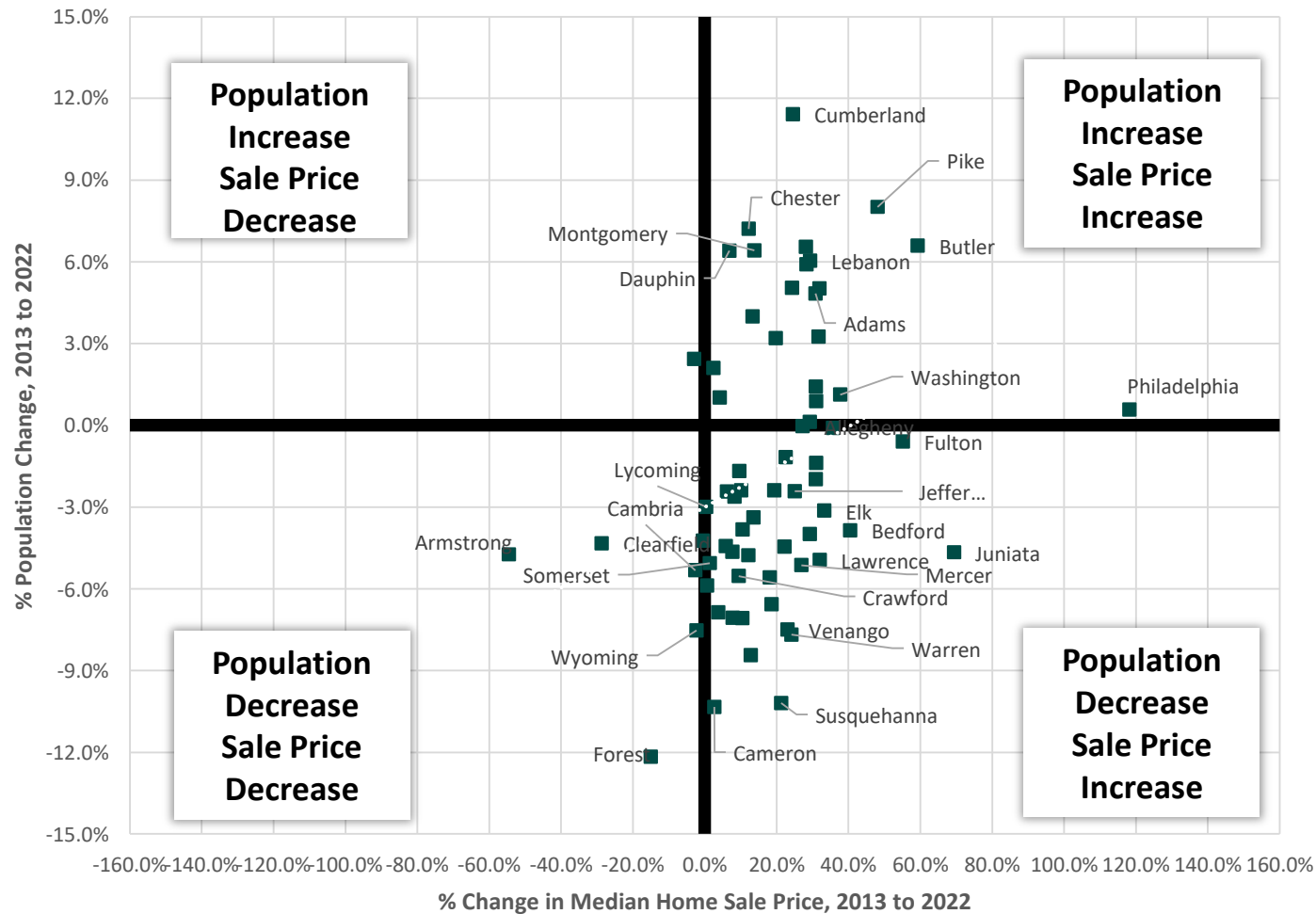


#4: Aging Construction Workforce, 2nd Quarter, 2000 to 2022



#5: As Population Increases, So Does Sale Price of Homes

Data adjusted for inflation using the CPI-U with 2022 = 100. Data sources: Pennsylvania State Tax Equalization Board and U.S. Census Bureau.

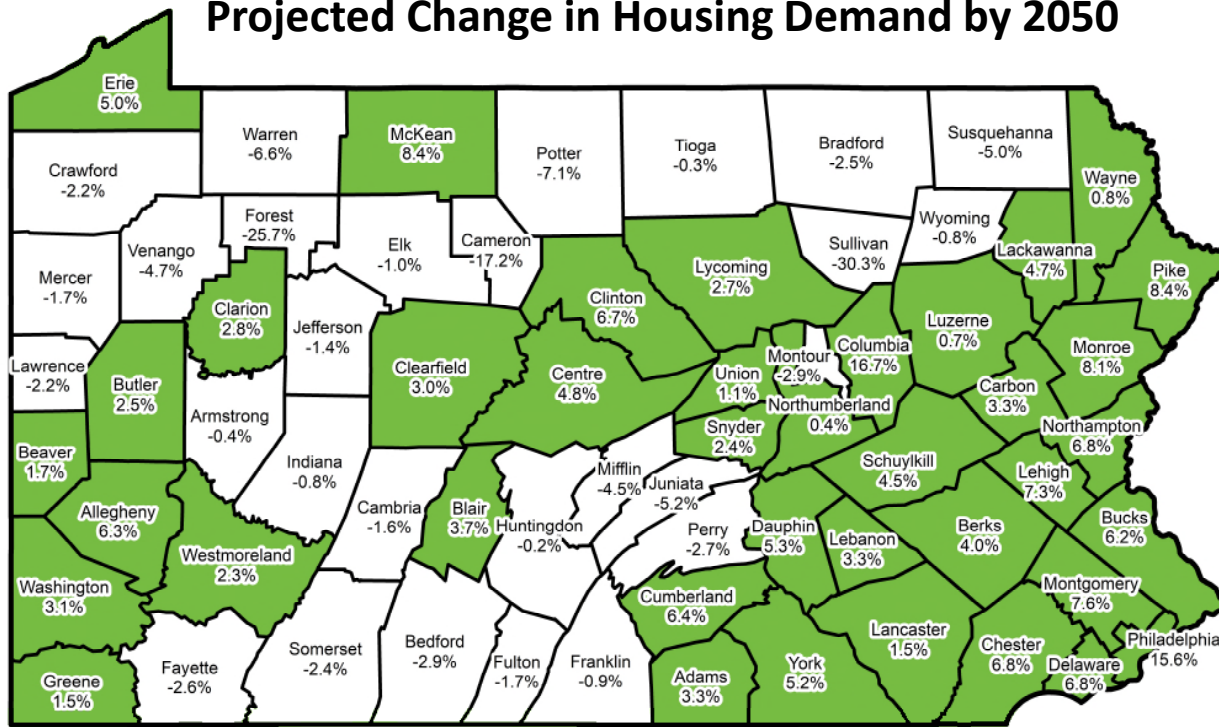


	Median Sale Price, 2013	Median Sale Price, 2022	% Change, 2013 to 2022
Counties with Population Decrease	\$140,450	\$160,000	13.9%
Counties with Population Increase	\$232,283	\$285,000	22.7%

Forecasted Demand for Housing

- Based on population projections through 2050.
- Used historical share of population living in households and projected number of persons per household to derive estimates.
- Primary variable was the population age <20.
- Caveat: Does not reflect potential future trends in housing market (e.g., prices, interest rates, consumer preferences, fluctuations in property values).

Projected Change in Housing Demand by 2050

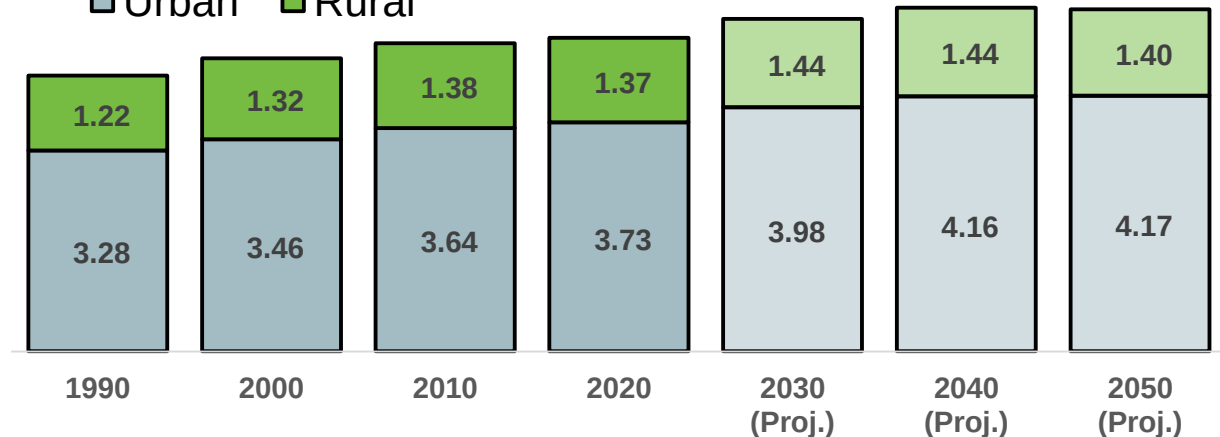


Total Statewide Projected Growth in Demand for Housing = 5.2%

Projected Decline in Demand for Housing
 Projected Increase in Demand for Housing

Number of Occupied Housing Units, 1990 to 2050 (Projection)
(Millions of Units)

Urban
 Rural



Data Source: Pennsylvania State
Date Center.

Housing Forecast: Center for Rural
Pennsylvania.



Forecasted Demand for Housing in Chester, McKean, and Somerset Counties

Projected Changes from 2020 to 2050

County	Classification	Proj. % Pop. Change	Persons per Household, 2020	Persons per Household, 2050 (Proj.)	Proj. % Change Total Housing Units
Chester	Urban	+7.0%	2.70	2.52	+6.8%
McKean	Rural	-8.2%	2.22	1.79	+8.4%
Somerset	Rural	-11.3%	2.35	2.23	-2.4%
Statewide	--	+1.6%	2.47	2.30	+5.2%

*Data Source: Pennsylvania State Data Center.
Housing Forecast: Center for Rural Pennsylvania.*

--Summary-- 5 Things to Remember



Pennsylvania is experiencing a period of population stagnation.



This is a long-term trend, and it is unlikely to change in the near term.



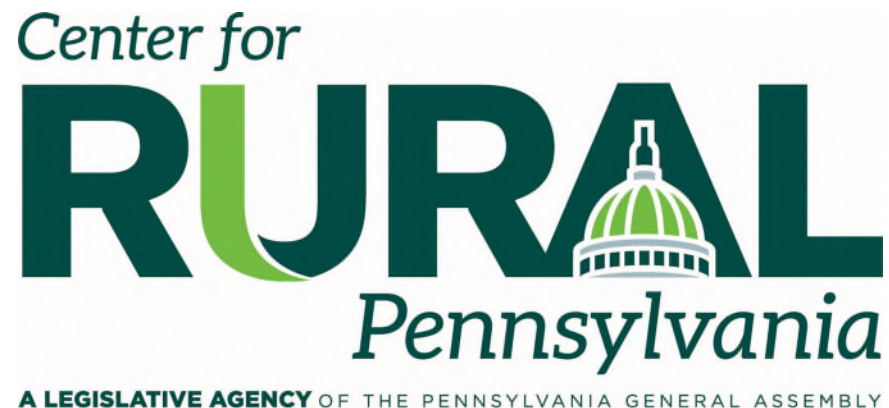
Pennsylvania's population is becoming older and more diverse.



Population decrease and aging population may cause housing demand to shift downwards in some counties.



Pennsylvania is not alone.



Thank You

Center for Rural Pennsylvania
(717) 787-9555