



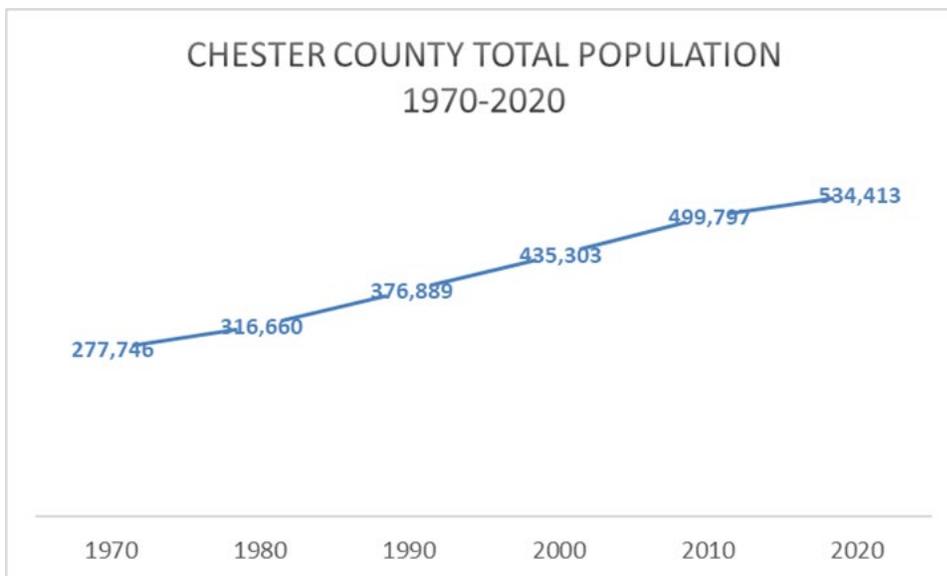
HOUSING NEED IN CHESTER COUNTY

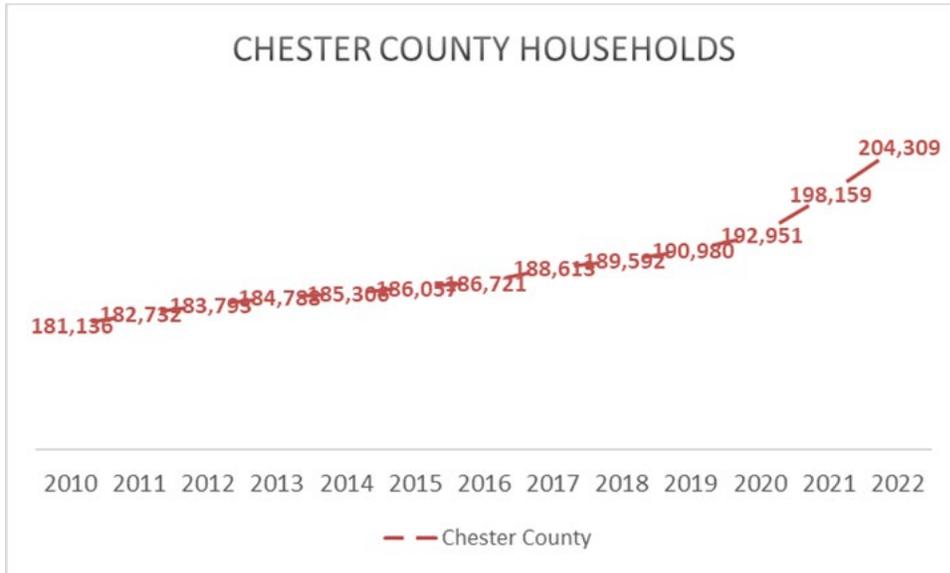
BRIEFING

Provided by the Chester County Planning Commission

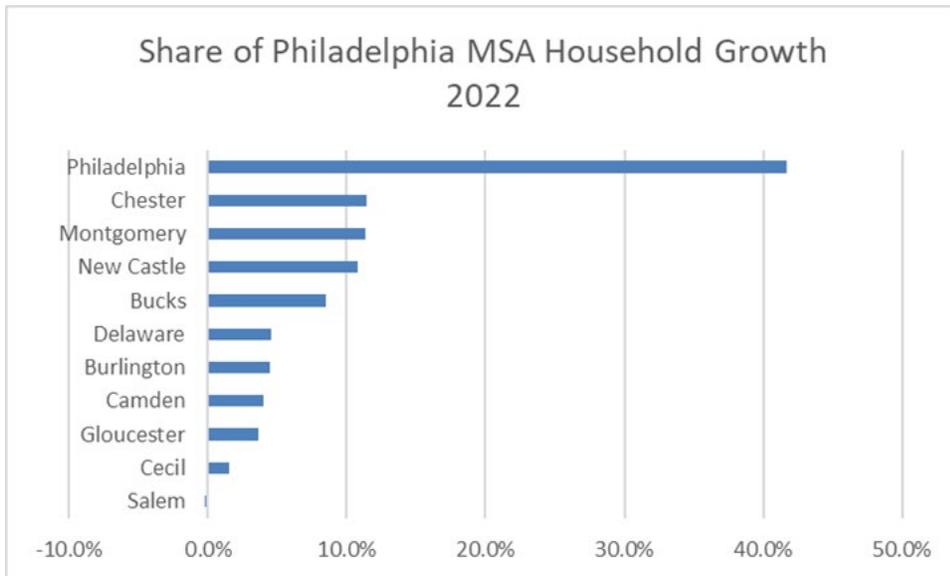
The County is seeing changes in demographics but the housing supply has not kept pace. Restrictive zoning has contributed significantly to this mismatch. The Chester County Planning Commission advocates for diverse housing options, especially those defined as **Missing Middle housing**, which can integrate into communities without drastically changing their scale (like the proposed Residential Flex Zoning District in the New Garden Township Zoning Ordinance Update).

Both the County's population and households have been growing rapidly.



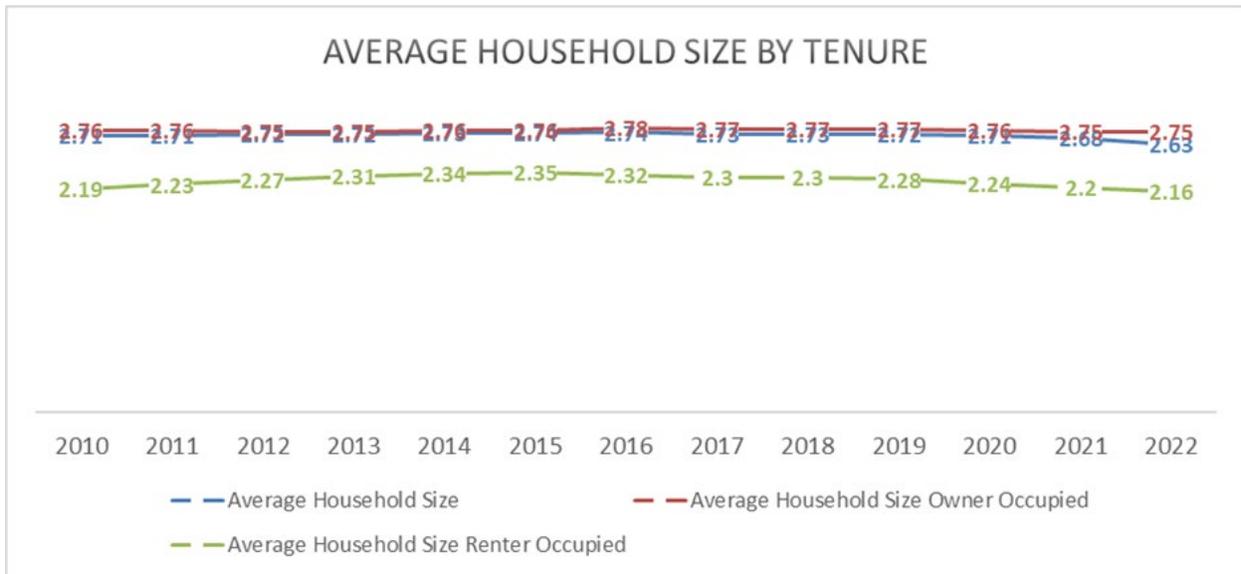


In fact, Chester County had the second highest share of the MSA's household growth, only below Philadelphia.





Meanwhile, the median household size has been decreasing, and the County has seen an increase in one and two person households. This is a trend that has been happening nationally as well.



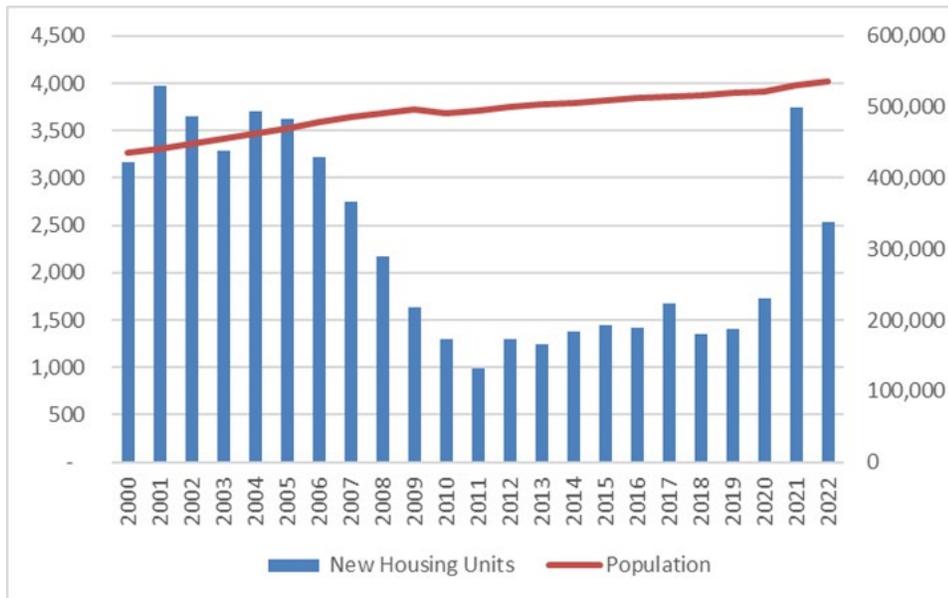
The County has seen a decrease in households with children, and an increase in non-family households.

Change in Households 2011-2022	
All Households	9.8%
Non-Family Households	10.4%
Households With Children	-1.2%

Much of this is due to an aging population.



All this is to say, Chester County has increasing housing demand but smaller households. More units will be needed to accommodate these additional households. Despite growth, the County saw a decline in new housing construction after the 2008 recession, which only began to recover in recent years.





High mortgage rates have also caused decreasing housing turnover, further limiting housing supply. The limited housing supply is one of the main contributors to the raising housing prices.

Year	Median Sales Price	% Change	Median Sale Price Inflation Adjusted to 2023	% Change Median Sale Price Inflation Adjusted to 2023	Cumulative Change
1990	\$ 149,000	2.8%	\$341,593	-	2.8%
1991	\$ 146,000	-2.0%	\$324,764	-4.9%	0.8%
1992	\$ 150,000	2.7%	\$324,256	-0.2%	3.5%
1993	\$ 151,000	0.7%	\$317,686	-2.0%	4.2%
1994	\$ 155,000	2.6%	\$317,606	0.0%	6.8%
1995	\$ 155,000	0.0%	\$309,744	-2.5%	6.8%
1996	\$ 156,250	0.8%	\$302,201	-2.4%	7.6%
1997	\$ 169,000	8.2%	\$321,389	6.3%	15.8%
1998	\$ 170,000	0.6%	\$318,162	-1.0%	16.4%
1999	\$ 179,000	5.3%	\$326,248	2.5%	21.7%
2000	\$ 188,000	5.0%	\$331,427	1.6%	26.7%
2001	\$ 200,000	6.4%	\$347,194	4.8%	33.1%
2002	\$ 224,900	12.5%	\$381,355	9.8%	45.6%
2003	\$ 245,000	8.9%	\$407,774	6.9%	54.5%
2004	\$ 265,000	8.2%	\$427,155	4.8%	62.7%
2005	\$ 295,000	11.3%	\$459,807	7.6%	74.0%
2006	\$ 302,800	2.6%	\$460,271	0.1%	76.6%



2007	\$ 312,500	3.2%	\$456,389	-0.8%	79.8%
2008	\$ 300,000	-4.0%	\$437,733	-4.1%	75.8%
2009	\$ 276,700	-7.8%	\$393,040	-10.2%	68.1%
2010	\$ 295,000	6.6%	\$412,859	5.0%	74.7%
2011	\$ 290,000	-1.7%	\$394,184	-4.5%	73.0%
2012	\$ 282,500	-2.6%	\$377,419	-4.3%	70.4%
2013	\$ 297,000	5.1%	\$390,920	3.6%	75.5%
2014	\$ 315,000	6.1%	\$411,499	5.3%	81.6%
2015	\$ 310,000	-1.6%	\$402,035	-2.3%	80.0%
2016	\$ 316,500	2.1%	\$402,122	0.0%	82.1%
2017	\$ 337,000	6.5%	\$419,324	4.3%	88.6%
2018	\$ 340,000	0.9%	\$415,127	-1.0%	89.5%
2019	\$ 355,000	4%	\$423,758	2.1%	93.9%
2020	\$ 375,064	5.7%	\$ 441,692	4.2%	99.5%
2021	\$420,000	0.06	\$462,096	4.6%	105.5%
2022	\$466,480.00	11.1%	\$482,117	4.3%	116.6%
2023	\$492,000.00	5%	\$492,000.00	2%	122.1%





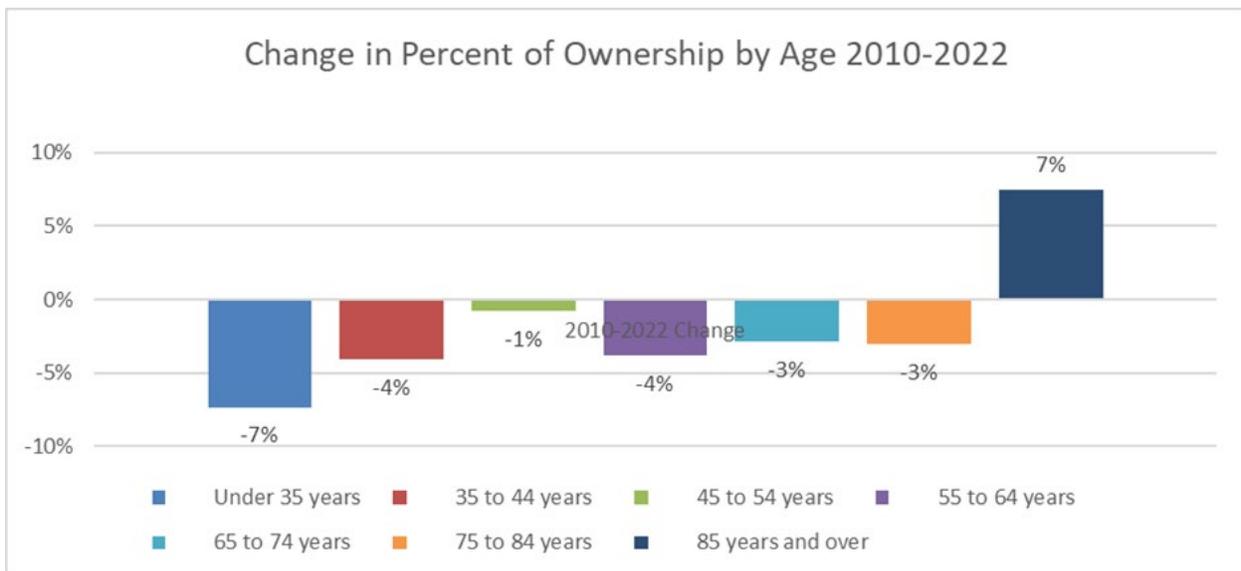
Much of the new growth has been in apartments, which accommodate smaller household sizes, but are usually rental units at high rental prices, or in large single-family detached or townhomes, which often are more house than is needed for smaller households and are too expensive for these households as well.

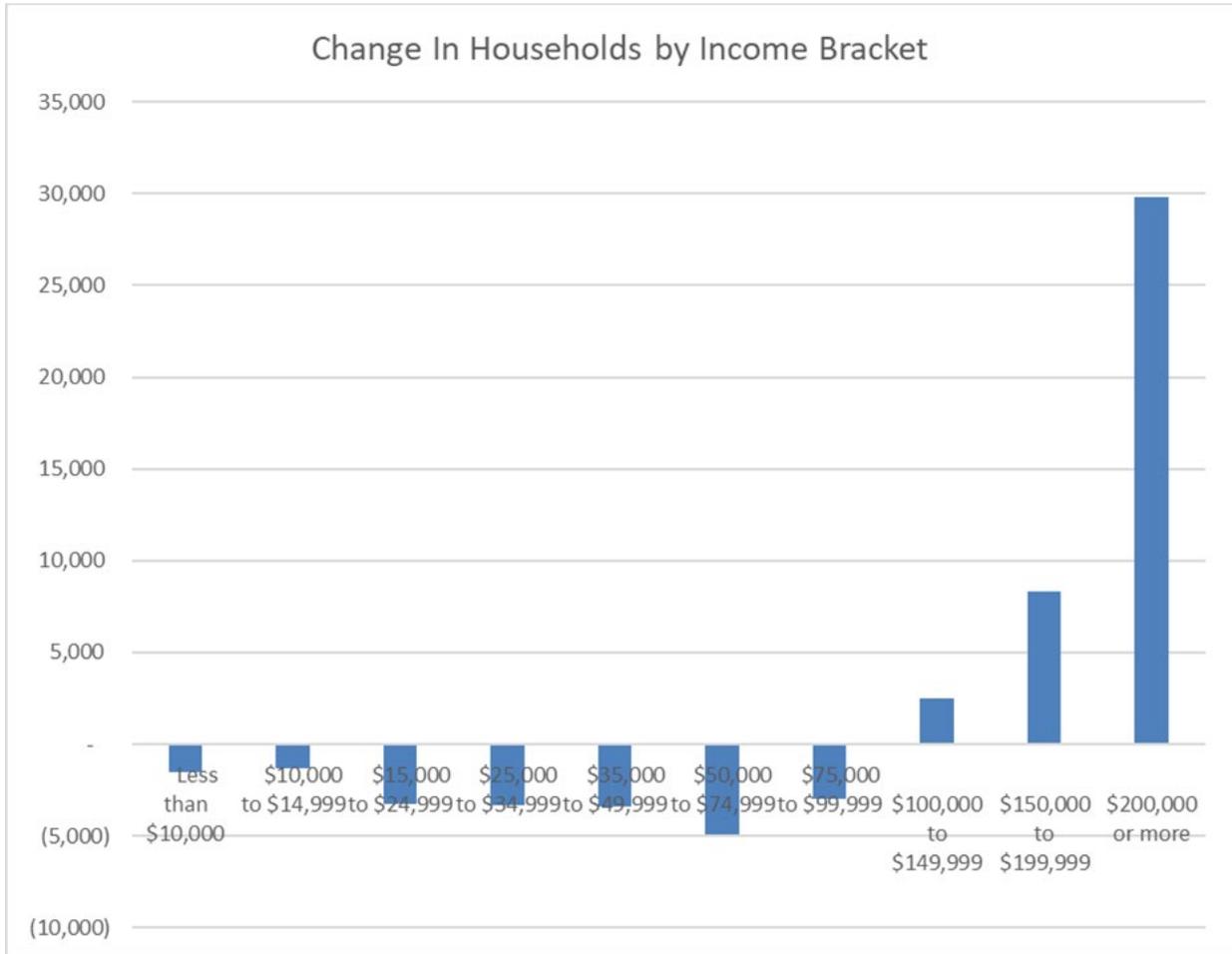
Year	Single-family detached units built (% of total)		Single family attached* units built (% of total)		Multi-family units built (% of total)		Total units built (% of total)
2010	671	51%	478	37%	157	12%	1,306
2011	494	50%	359	36%	141	14%	994
2012	589	45%	361	28%	355	27%	1,305
2013	710	58%	287	23%	235	19%	1,232
2014	641	47%	321	23%	415	30%	1,377
2015	490	34%	311	22%	643	45%	1,444
2016	430	30%	288	20%	708	50%	1,426
2017	508	30%	511	31%	656	39%	1,675
2018	612	45%	627	46%	116	9%	1,355
2019	600	43%	588	42%	221	16%	1,409
2020	531	31%	586	34%	615	36%	1,732
2021	916	16%	864	15%	1963	52%	3,743
2022	925	37%	838	33%	774	31%	2,537
2023	601	37%	625	38%	411	25%	1,637
TOTAL	8718	38%	7044	30%	7410	32%	23,172



In general there has been a lack of smaller diverse housing types. Restrictive zoning in the County has contributed to this. An analysis that the Chester County Planning Commission did looking at types of housing allowed in growth areas as defined by Landscapes3 [can be found online](#).

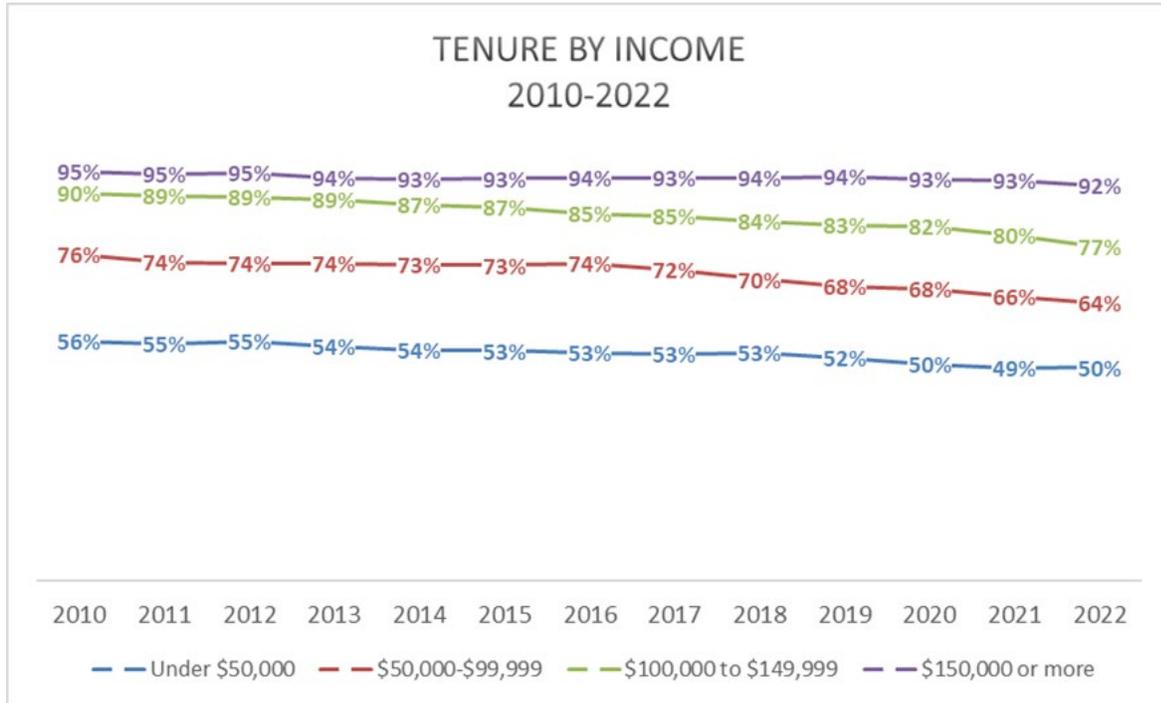
The County has seen the impacts of these challenges, as lower and medium income, and younger households are becoming priced out of the county. The table below shows the change in ownership percentage by age range. While the rate of ownership has decreased across almost every age bracket, it is especially pronounced for those under 35 years.







There has been a decrease in tenure (homeownership) for households earning under \$150,000.





To put this into a bit of perspective, here is some work the County has done on income by job and the amount of home they could afford. It is outdated at this point, so likely would be even more pronounced, but worth noting:

What occupations can afford

2020 Chester County Median Sale Price: \$420,000

	 Accountant	 Truck Transport	 Greenhouse	 Schools
Average Annual Income	\$78,592	\$64,024	\$46,087	\$63,637
% of Home Sales Affordable	26%	14%	4%	14%

Source: BLS and CCPC analysis