



2024 Housing Units Built

1,782  
Number of new  
units built in 2024

Last year, Montgomery County experienced a decline in total housing units built with 1,782 units completed, down from 2,419 in 2023. Multifamily units were behind the decrease despite having been the largest source of residential development over each of the last ten years. Temporary dips in multifamily construction can occur simply based on construction schedules, but there is a sense that the pipeline has hit a lull coming out of a robust growth period (coupled with rising interest rates and escalating land and materials costs). Single-family homes do not indicate as significant a slow-down in the past year. Detached homes are slightly below the construction figures for recent years, but attached homes saw a significant increase with over 800 units completed. Overall, the county’s residential construction represents over \$315 million in assessed value for 2024.

New Housing Units Built, 2019 - 2024

	2019	2020	2021	2022	2023	2024	% Change 2023-2024
Single-Family Detached	664	727	664	663	537	589	10%
Single-Family Attached	830	606	501	629	610	815	34%
Multifamily	1,480	2,028	973	1,465	1,243	360	-71%
Mobile Homes	32	24	18	13	29	18	-38%
Total Units	3,006	3,385	2,156	2,770	2,419	1,782	-26%

The data was derived from the Montgomery County Board of Assessment Appeals (BOA). The BOA does not indicate that a unit has been built until that unit has been fitted out and sold or put on the market for rent. Therefore, a unit may have been constructed, but it may not appear in our data until the subsequent year. All data for previous years presented in this report has been updated to reflect actual totals.



Luxor Lifestyle Apartments in Montgomery Township

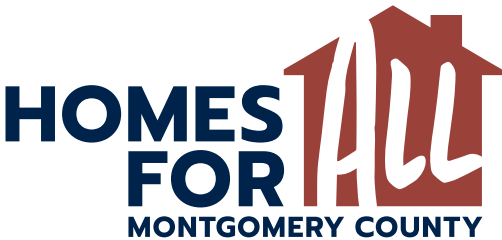
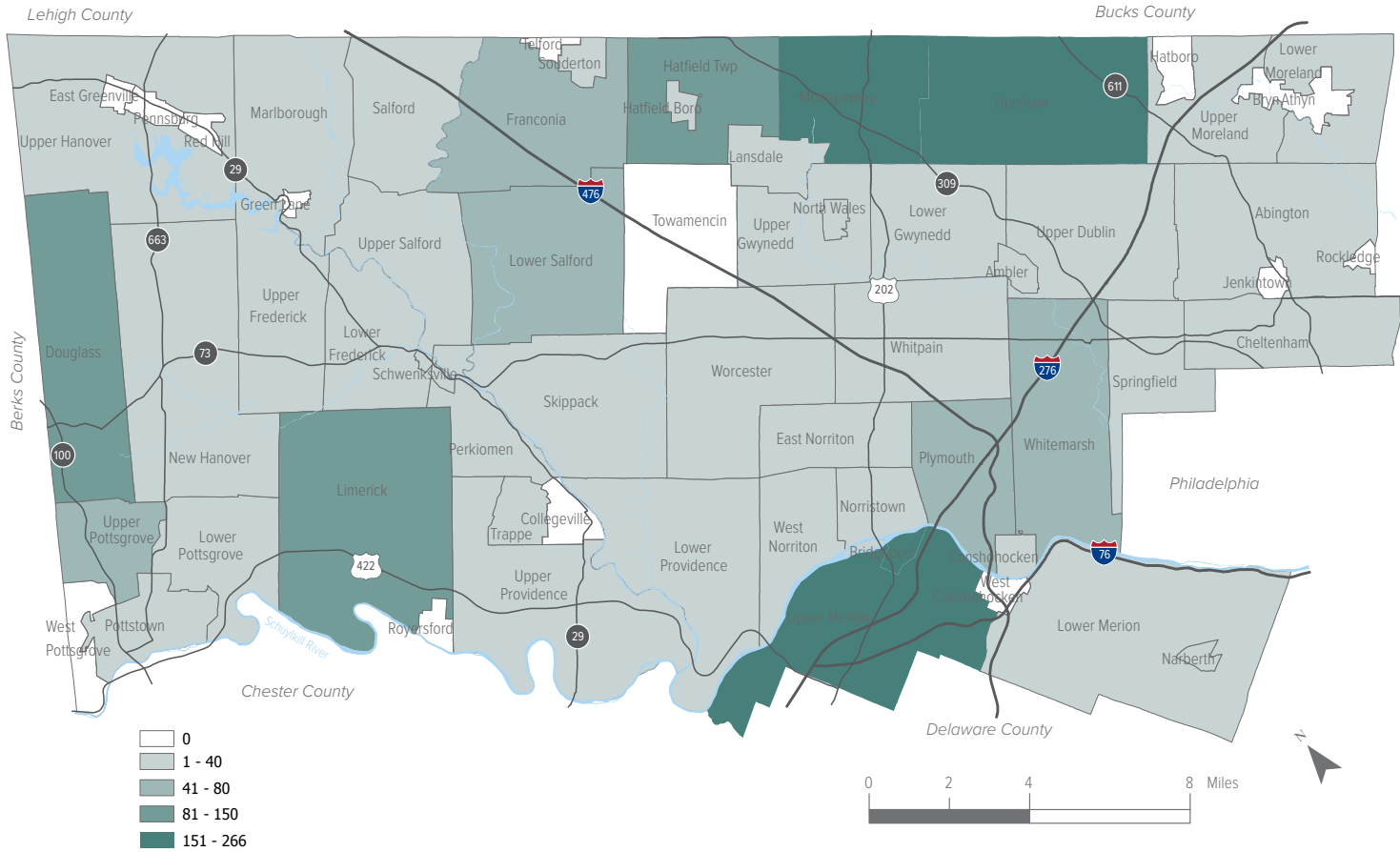


Overlook at Town Center in Upper Merion

The map below displays the range of units built throughout the county in 2024. Montgomery saw the highest residential construction last year, mostly thanks to the 224-unit Luxor Lifestyle development. Horsham, Upper Merion and Bridgeport also saw fairly high numbers, thanks to age-restricted housing and large-scale townhome development in or near town centers. Many large-scale projects continued to see new units built; in King of Prussia, the Overlook at Town Center and Stonebrook at Upper Merion have been major drivers of residential development. Bridgeport continued to see completions at the River Pointe development along the Schuylkill River.

Rank	Municipalities	Units Built
<b>Top Ten Municipalities for Units Built in 2024</b>		
1	Montgomery	266
2	Horsham	192
3	Upper Merion	156
4	Bridgeport	152
5	Hatfield Twp	140
6	Douglass	112
7	Limerick	97
8	Lower Salford	77
9	Upper Pottsgrove	63
10	Plymouth	59

2024 Housing Units Built by Municipality, All Types



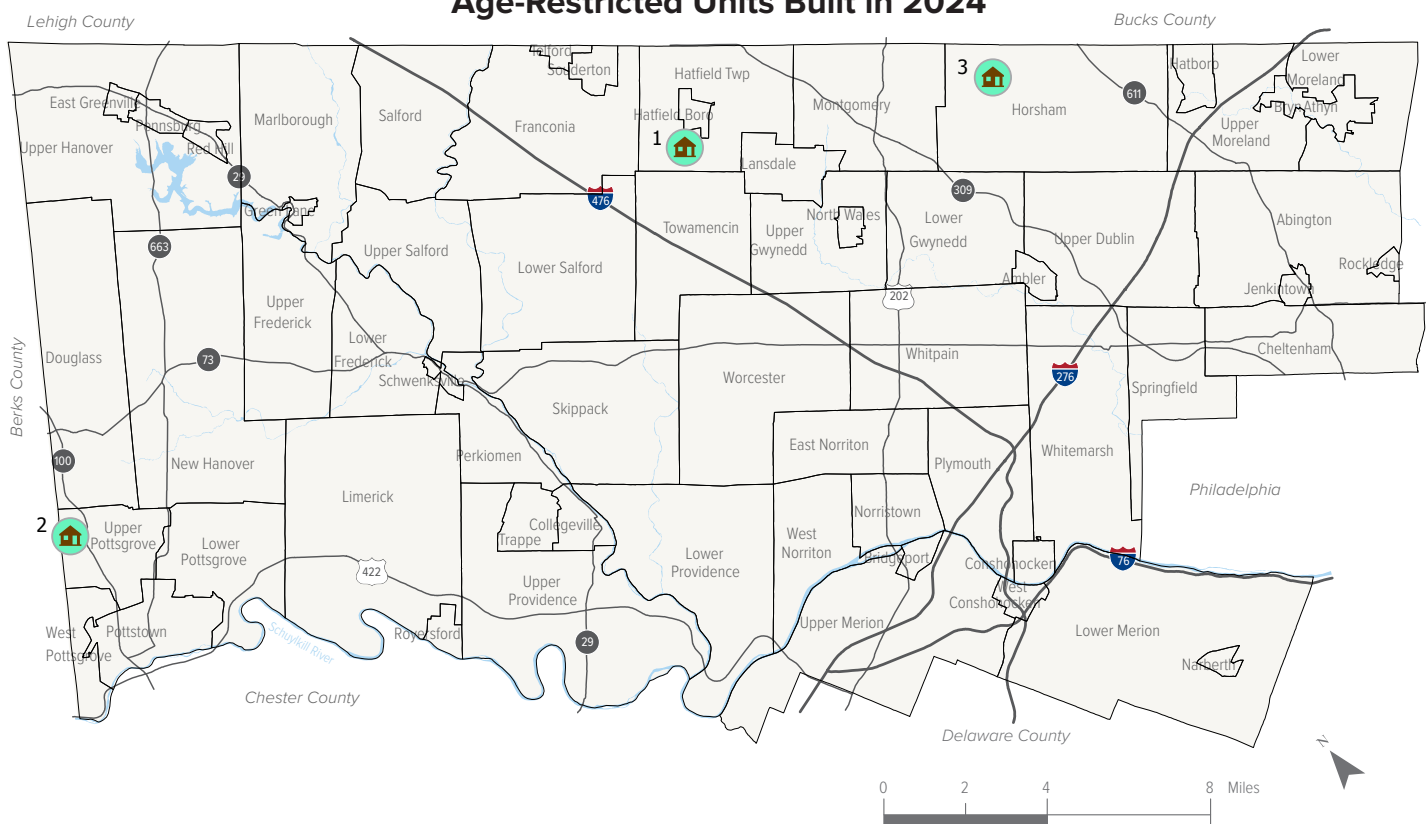
With its strong and diverse economy, vast network of highways and transit, and historic resources and communities, Montgomery County is an in-demand place to live. As home values continue to rise, the county remains committed to ensuring that housing is attainable for current and future residents of various income levels. In addition to its Homes for All plan, the county now offers zoning audit services that identify ways which a municipality’s zoning code might better accommodate attainable housing.

There were 267 units of age-restricted housing built within Montgomery County in 2024. These constituted about 15% of all new units built. Once again, a significant majority of the new age-restricted units were built in the existing communities of Del Webb - North Penn and the Regency at Waterside. Pottsgrove Hunt in Upper Pottsgrove was an entirely new development in 2024 and comprised nearly all the municipality's residential activity. The map below shows the location and number of units within each development constructed.



Pottsgrove Hunt in Upper Pottsgrove

## Age-Restricted Units Built in 2024



### Age-Restricted Units Built in 2024, by Housing Type

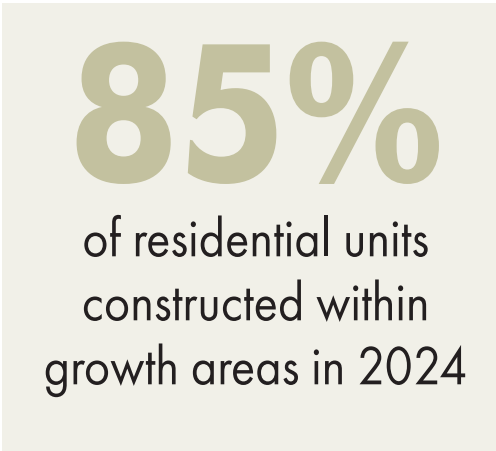
Map Key	Development	Single-Family Detached	Single-Family Attached	Total
1	Del Webb- North Penn	51	48	99
2	Pottsgrove Hunt	59	0	59
3	Regency at Waterside	64	45	109
Total		178	93	267

**67%**  
of new age-restricted units  
were single-family detached

# Consistency of 2024 Residential Construction with the County Comprehensive Plan

The Planning Commission tracks where new construction is located in relation to the county’s Development Potential map, which is part of the county’s adopted county comprehensive plan. The map classifies all land within the county in three broad categories: Growth Areas, Rural Resource Areas, and Open Space Preservation Areas.

The majority of homes built in 2024 were constructed in Growth Areas. In addition, 13% of the units were built in Rural Resource Areas, 2% were built in Conservation Opportunity Areas, and less than 1% in Preserved Open Space Areas. The county comprehensive plan recommends no more than 5% of new units be built in Rural Resource Areas and no units be built in Conservation Opportunity Areas. All of these map categories are currently being reevaluated as part of the Montco 2050 comprehensive planning process. This outcome also signifies the continued need to support new development in our developed areas and zoning that allows for more uses and effective growth.

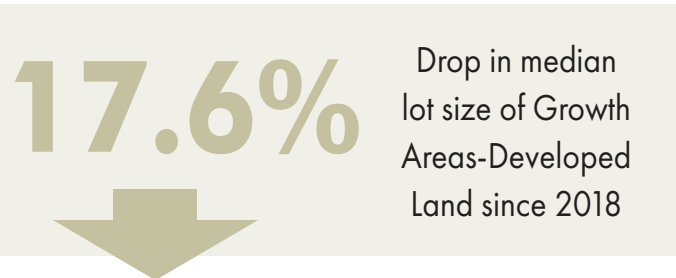


Housing Units Built by Growth and Preservation Plan Category

Category	Single-Family Detached	Single-Family Attached	Multifamily	Total	Percent of Total
Growth Areas - Developed Land	169	466	108	743	42%
Growth Areas - Developable Land	237	273	252	762	43%
Rural Resources Areas - Developed Land	18	65	0	83	5%
Rural Resources Areas - Developable Land	126	11	0	137	8%
Existing Preserved Open Space	6	0	0	6	<1%
Conservation Opportunity Areas	33	0	0	33	2%

Single-Family Detached Housing by Growth and Preservation Plan Category

Category	Median Lot Size (Square Feet)	Median Living Area (Square Feet)
Growth Areas - Developed Land	12,531	3,319
Growth Areas - Developable Land	10,232	3,065
Rural Resources Areas - Developed Land	28,050	3,306
Rural Resources Areas - Developable Land	15,000	2,563
Conservation Opportunity Areas	10,050	3,303
Existing Preserved Open Space	11,731	3,303



New single-family detached units in Growth Areas are recommended at densities that exceed one unit per acre. The median lot size for single-family detached homes in these areas was once again well above this density, with 71 of the new detached units constructed on larger lots. The chart above shows the median lot sizes and living areas for single-family detached units in each of the Development Potential categories.



## Municipal Totals, 2024

MUNICIPALITY	SFD	SFA	MF	MH	Total
Abington	10	0	0	0	10
Ambler	2	0	0	0	2
Bridgeport	0	152	0	0	152
Bryn Athyn	0	0	0	0	0
Cheltenham	31	0	0	0	31
Collegeville	0	0	0	0	0
Conshohocken	7	2	0	0	9
Douglass	38	74	0	0	112
East Greenville	0	0	0	0	0
East Norriton	4	12	0	0	16
Franconia	31	24	0	0	55
Green Lane	0	0	0	0	0
Hatboro	0	0	0	0	0
Hatfield Borough	0	18	0	0	18
Hatfield Township	62	48	28	2	140
Horsham	109	83	0	0	192
Jenkintown	0	0	0	0	0
Lansdale	1	2	4	0	7
Limerick	20	69	0	8	97
Lower Frederick	3	0	0	0	3
Lower Gwynedd	11	0	0	0	11
Lower Merion	5	0	0	0	5
Lower Moreland	3	3	0	0	6
Lower Pottsgrove	2	18	0	1	21
Lower Providence	8	0	4	2	14
Lower Salford	3	38	36	0	77
Marlborough	5	0	0	1	6
Montgomery	3	35	224	4	266
Narberth	0	2	0	0	2
New Hanover	6	0	0	0	6
Norristown	0	16	0	0	16
North Wales	1	0	0	0	1
Pennsburg	0	0	0	0	0
Perkiomen	2	0	0	0	2
Plymouth	23	0	36	0	59
Pottstown	1	0	0	0	1
Red Hill	0	0	0	0	0
Rockledge	0	0	0	0	0
Royersford	0	0	0	0	0
Salford	1	0	0	0	1
Schwenksville	1	0	28	0	29
Skippack	2	0	0	0	2
Souderton	2	25	0	0	27
Springfield	7	2	0	0	9
Telford	0	0	0	0	0
Towamencin	0	0	0	0	0
Trappe	10	0	0	0	10
Upper Dublin	1	22	0	0	23
Upper Frederick	1	0	0	0	1
Upper Gwynedd	3	0	0	0	3
Upper Hanover	15	0	0	0	15
Upper Merion	51	105	0	0	156
Upper Moreland	1	0	0	0	1
Upper Pottsgrove	63	0	0	0	63
Upper Providence	9	6	0	0	15
Upper Salford	1	0	0	0	1
West Conshohocken	0	0	0	0	0
West Norriton	2	2	0	0	4
West Pottsgrove	0	0	0	0	0
Whitemarsh	3	53	0	0	56
Whitpain	8	2	0	0	10
Worcester	17	2	0	0	19
Totals	589	815	360	18	1782

## Municipal Totals, 2020 - 2024

Total Units, 2020 Census	SFD	SFA	MF	MH	Total	Grand Total (through 2024)	% Increase Since 2020 Census
23,055	83	21	108	0	212	23,267	0.9%
2,774	2	0	114	0	116	2,890	4.2%
2,236	2	184	0	0	186	2,422	8.3%
415	2	0	0	0	2	417	0.5%
15,922	96	74	0	0	170	16,092	1.1%
1,567	5	40	0	0	45	1,612	2.9%
5,033	22	8	932	0	962	5,995	19.1%
4,004	97	212	0	0	309	4,313	7.7%
1,333	1	0	0	0	1	1,334	0.1%
6,219	7	54	0	0	61	6,280	1.0%
5,157	80	97	0	0	177	5,334	3.4%
215	0	0	0	0	0	215	0.0%
3,659	2	12	0	0	14	3,673	0.4%
1,377	6	18	0	0	24	1,401	1.7%
7,489	267	129	88	12	496	7,985	6.6%
10,284	266	228	256	2	752	11,036	7.3%
2,214	0	0	0	0	0	2,214	0.0%
7,583	6	81	215	0	302	7,885	4.0%
8,103	100	266	87	17	470	8,573	5.8%
1,940	46	0	0	0	46	1,986	2.4%
4,981	41	47	0	0	88	5,069	1.8%
25,796	68	6	841	0	915	26,711	3.5%
4,811	111	3	0	0	114	4,925	2.4%
4,790	177	69	310	8	564	5,354	11.8%
9,797	68	120	4	14	206	10,003	2.1%
5,848	108	66	96	0	270	6,118	4.6%
1,425	19	0	0	9	28	1,453	2.0%
10,037	80	52	224	29	385	10,422	3.8%
2,016	5	2	52	0	59	2,075	2.9%
4,516	191	52	0	0	243	4,759	5.4%
13,974	1	31	42	0	74	14,048	0.5%
1,370	3	0	0	0	3	1,373	0.2%
1,352	34	35	0	0	69	1,421	5.1%
3,122	15	0	0	0	15	3,137	0.5%
7,654	129	12	233	0	374	8,028	4.9%
10,689	2	4	27	0	33	10,722	0.3%
1,163	0	0	0	0	0	1,163	0.0%
1,160	2	4	0	0	6	1,166	0.5%
2,490	2	0	0	0	2	2,492	0.1%
1,128	19	0	0	0	19	1,147	1.7%
666	3	0	30	0	33	699	5.0%
4,247	23	1	0	1	25	4,272	0.6%
2,901	2	40	0	0	42	2,943	1.4%
7,940	60	27	0	0	87	8,027	1.1%
1,108	0	0	0	0	0	1,108	0.0%
7,759	6	0	0	0	6	7,765	0.1%
1,643	21	7	19	0	47	1,690	2.9%
10,088	126	125	653	0	904	10,992	9.0%
1,653	3	0	0	0	3	1,656	0.2%
7,311	54	47	0	0	101	7,412	1.4%
3,077	100	56	0	0	156	3,233	5.1%
15,991	82	243	754	0	1079	17,070	6.7%
11,132	11	0	190	0	201	11,333	1.8%
2,162	141	0	0	0	141	2,303	6.5%
8,837	80	327	281	0	688	9,525	7.8%
1,208	10	0	0	0	10	1,218	0.8%
720	2	0	0	0	2	722	0.3%
8,013	42	33	0	0	75	8,088	0.9%
1,620	2	0	0	0	2	1,622	0.1%
8,055	23	165	191	0	379	8,434	4.7%
8,090	37	40	270	10	357	8,447	4.4%
3,958	187	123	52	0	362	4,320	9.1%
346,877	3180	3161	6069	102	12512	359,389	3.6%



# Glossary

## **Average**

The arithmetic mean of a series of numbers. Equals the sum of all numbers divided by the count of numbers in a series.

## **Median**

The median is the exact middle of a distribution of numbers. Fifty percent of the sample has higher values and fifty percent lower.

## **Age-Restricted Units**

Typically refers to housing developments where all residents are 55 years of age or older or developments where at least one person (per household) who is age 55 or older lives in at least 80% of the development's occupied units.

## **Single-Family Detached (SFD)**

Single-Family Detached homes are stand-alone dwelling units not attached to any other dwelling unit.

## **Single-Family Attached (SFA)**

Single-Family Attached homes include rowhomes, 3-4 unit homes, twins and townhouses, provided these units are attached to other units and are separated by one or more walls extending from ground to roof.

## **Multifamily (MF)**

Multifamily developments include many rental apartments and condominiums. They are usually comprised of buildings having two or more units with entrances that share a common hallway.

## **Mobile Homes (MH)**

Mobile Homes are produced in a factory and shipped to a site. Newer models are typically designed for permanent occupancy and are attached to a permanent foundation or other anchoring. Mobile Homes are not subject to local building codes but instead are subject to a less stringent federal code under the Department of Housing and Urban Development. Modular homes, though factory produced, conform to local building codes and are not included in this category.