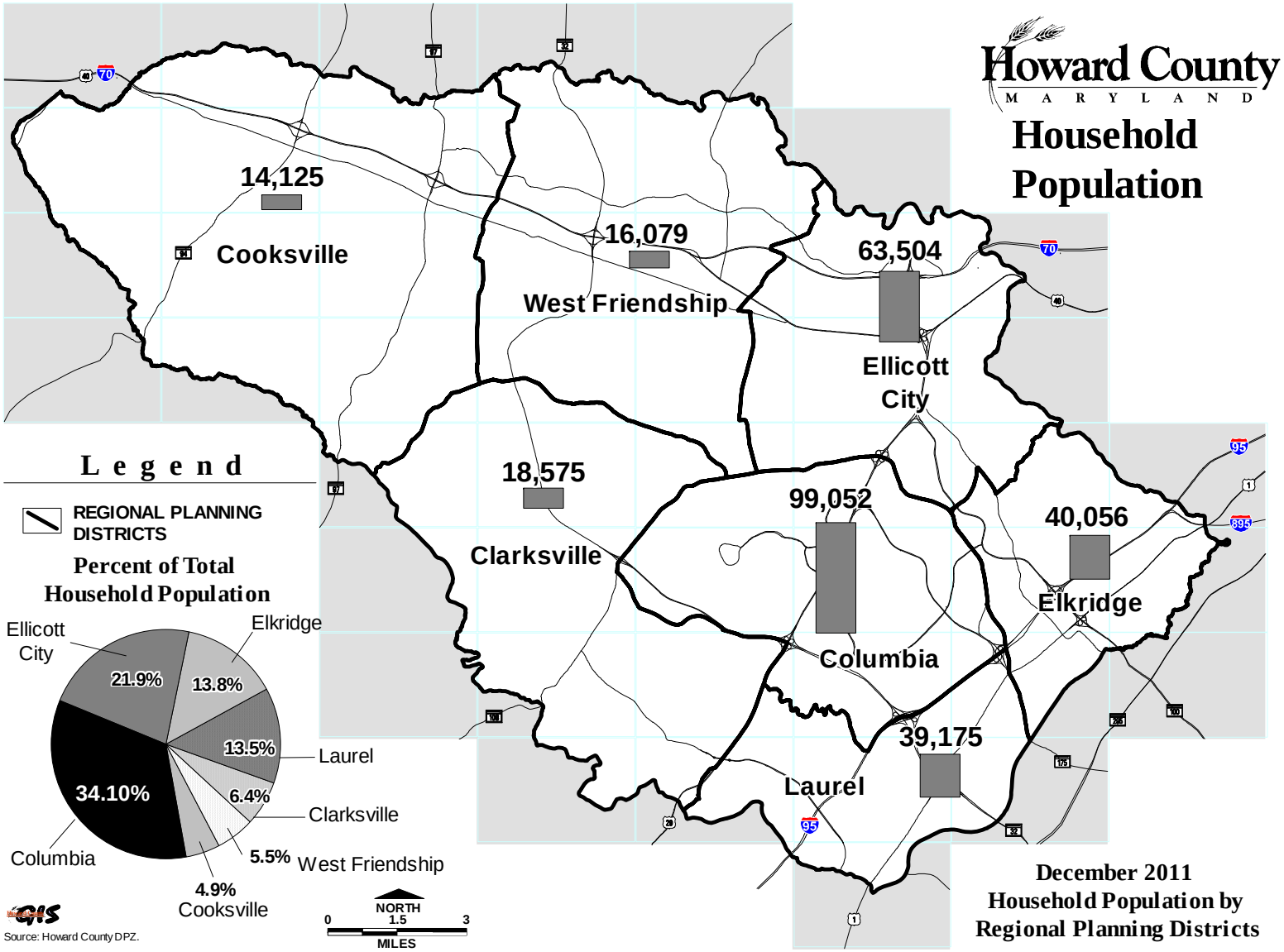
Howard County Residential Construction & Population Report



Source: Research Division, Howard County Department of Planning and Zoning *(410) 313-4370*

HOWARD COUNTY, POPULATION

CUMULATIVE POPULATION AS OF DATE SHOWN (1st OF MONTH)

Household Population	Yearly 2010 April	Monthly 2011 Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Elkridge	39,067	39,534	39,552	39,567	39,626	39,672	39,720	39,792	39,839	39,857	39,924	40,012	40,056
Ellicott City	62,389	62,943	62,964	62,995	63,083	63,110	63,228	63,328	63,366	63,402	63,457	63,482	63,504
West Friendship	15,728	15,910	15,916	15,926	15,935	15,935	15,947	15,971	15,982	15,997	16,039	16,061	16,079
Cooksville	13,881	13,978	13,985	13,991	14,009	14,015	14,030	14,042	14,064	14,070	14,088	14,112	14,125
Clarksville	17,528	18,001	18,040	18,093	18,171	18,216	18,257	18,320	18,371	18,433	18,506	18,557	18,575
Columbia	98,560	98,613	98,700	98,784	98,831	98,840	98,849	98,858	98,867	98,873	98,933	99,005	99,052
Laurel	37,610	38,083	38,186	38,198	38,335	38,488	38,608	38,835	38,894	39,048	39,090	39,116	39,175
Total Household Population	**284,763**	**287,063**	**287,342**	**287,554**	**287,989**	**288,275**	**288,638**	**289,146**	**289,382**	**289,679**	**290,037**	**290,346**	**290,565**
Group Quarter Population	**2,322**	**2,322**	**2,322**	**2,322**	**2,322**	**2,322**	**2,322**	**2,322**	**2,322**	**2,322**	**2,322**	**2,322**	**2,322**
Total Population	**287,085**	**289,385**	**289,664**	**289,876**	**290,311**	**290,597**	**290,960**	**291,468**	**291,704**	**292,001**	**292,359**	**292,668**	**292,887**

VACANCY RATE

SFD = 2%
SFA = 3%
APT = 4%
MH = 3%

HOUSEHOLD SIZE

SFD = 3.1075
SFA = 2.5853
APT = 1.8444
MH = 2.6159
Age Restricted = 1.5000

NOTES

2010 Household & Group Quarter Population are from the U.S. Census.
Household size estimates are based on results from 2005-2009 ACS sample dataset and 2000 Census, except age-restricted which is based on DPZ estimate.
Population estimated based on new unit growth since April, 2010 times household size and vacancy rate factors.

Prepared by
Department of Planning & Zoning
Division of Research
3430 Court House Drive
Ellicott City, Maryland 21043
410-313-2350

HOWARD COUNTY, RESIDENTIAL CONSTRUCTION

CUMULATIVE NUMBER OF UNITS AS OF DATE SHOWN (1st OF MONTH)

Area	Yearly 2010 April	Monthly 2011 Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Elkridge													
SFD	6,850	6,898	6,899	6,904	6,916	6,926	6,936	6,944	6,952	6,958	6,971	6,976	6,983
SFA	3,276	3,357	3,363	3,363	3,372	3,378	3,385	3,404	3,413	3,413	3,424	3,453	3,462
APT	3,618	3,650	3,650	3,650	3,650	3,650	3,650	3,650	3,650	3,650	3,650	3,650	3,650
MH	854	854	854	854	854	854	854	854	854	854	854	854	854
TOTAL	**14,598**	**14,759**	**14,766**	**14,771**	**14,792**	**14,808**	**14,825**	**14,852**	**14,869**	**14,875**	**14,899**	**14,933**	**14,949**
Ellicott City													
SFD	14,304	14,390	14,395	14,403	14,409	14,417	14,432	14,439	14,450	14,457	14,470	14,478	14,485
SFA	3,033	3,110	3,114	3,119	3,119	3,121	3,123	3,124	3,127	3,137	3,143	3,144	3,144
APT	5,315	5,367	5,367	5,367	5,415	5,415	5,463	5,517	5,517	5,517	5,517	5,517	5,517
TOTAL	**22,652**	**22,867**	**22,876**	**22,889**	**22,943**	**22,953**	**23,018**	**23,080**	**23,094**	**23,111**	**23,130**	**23,139**	**23,146**
West Friendship													
SFD	4,213	4,240	4,242	4,245	4,248	4,248	4,252	4,259	4,262	4,266	4,280	4,287	4,292
SFA	812	815	815	815	815	815	815	817	818	820	820	820	822
APT	462	509	509	509	509	509	509	509	509	509	509	509	509
TOTAL	**5,487**	**5,564**	**5,566**	**5,569**	**5,572**	**5,572**	**5,576**	**5,585**	**5,589**	**5,595**	**5,609**	**5,616**	**5,623**
Cooksville													
SFD	4,538	4,566	4,568	4,570	4,576	4,578	4,583	4,587	4,594	4,596	4,602	4,610	4,614
SFA	68	68	68	68	68	68	68	68	68	68	68	68	68
TOTAL	**4,606**	**4,634**	**4,636**	**4,638**	**4,644**	**4,646**	**4,651**	**4,655**	**4,662**	**4,664**	**4,670**	**4,678**	**4,682**
Clarksville													
SFD	5,455	5,543	5,550	5,560	5,574	5,583	5,589	5,604	5,611	5,618	5,633	5,643	5,649
SFA	199	322	329	338	352	359	368	375	387	403	414	422	422
APT	46	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	**5,700**	**5,865**	**5,879**	**5,898**	**5,926**	**5,942**	**5,957**	**5,979**	**5,998**	**6,021**	**6,047**	**6,065**	**6,071**
Columbia													
SFD	15,897	15,908	15,911	15,913	15,913	15,916	15,919	15,922	15,925	15,927	15,928	15,934	15,936
SFA	10,755	10,748	10,748	10,748	10,751	10,751	10,751	10,751	10,751	10,751	10,751	10,751	10,751
APT	13,098	13,098	13,142	13,186	13,210	13,210	13,210	13,210	13,210	13,210	13,242	13,274	13,298
TOTAL	**39,750**	**39,754**	**39,801**	**39,847**	**39,874**	**39,877**	**39,880**	**39,883**	**39,886**	**39,888**	**39,921**	**39,959**	**39,985**
Laurel													
SFD	6,203	6,221	6,225	6,225	6,228	6,231	6,234	6,238	6,240	6,250	6,254	6,257	6,258
SFA	4,587	4,695	4,702	4,707	4,726	4,753	4,759	4,784	4,805	4,826	4,838	4,845	4,858
APT	2,539	2,591	2,635	2,635	2,680	2,723	2,777	2,863	2,863	2,906	2,906	2,906	2,922
MH	441	441	441	441	441	441	441	441	441	441	441	441	441
TOTAL	**13,770**	**13,948**	**14,003**	**14,008**	**14,075**	**14,148**	**14,211**	**14,326**	**14,349**	**14,423**	**14,439**	**14,449**	**14,479**
Total County													
SFD	57,460	57,766	57,790	57,820	57,864	57,899	57,945	57,993	58,034	58,072	58,138	58,185	58,217
SFA	22,730	23,115	23,139	23,158	23,203	23,245	23,269	23,323	23,369	23,418	23,458	23,503	23,527
APT	25,078	25,215	25,303	25,347	25,464	25,507	25,609	25,749	25,749	25,792	25,824	25,856	25,896
MH	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295
TOTAL	**106,563**	**107,391**	**107,527**	**107,620**	**107,826**	**107,946**	**108,118**	**108,360**	**108,447**	**108,577**	**108,715**	**108,839**	**108,935**

Notes: Housing units are from the Department of Planning and Zoning Land Use Survey Database.
The land use database is currently being refined based on conversion to a Geographic Information System and examination of aerial photography.

HOWARD COUNTY, RESIDENTIAL BUILDING PERMIT COMPLETIONS - 2011

NUMBER OF UNITS COMPLETED DURING MONTH SHOWN

	2011												
	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Elkridge													
SFD	1	5	12	10	10	8	8	6	13	5	7	11	96
SFA	6	0	9	6	7	19	9	0	11	29	9	7	112
APT	0	0	0	0	0	0	0	0	0	0	0	0	0
MH	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	**7**	**5**	**21**	**16**	**17**	**27**	**17**	**6**	**24**	**34**	**16**	**18**	**208**
Ellicott City													
SFD	5	8	6	8	15	7	11	7	13	8	7	9	104
SFA	4	5	0	2	2	1	3	10	6	1	0	3	37
APT	0	0	48	0	48	54	0	0	0	0	0	0	150
TOTAL	**9**	**13**	**54**	**10**	**65**	**62**	**14**	**17**	**19**	**9**	**7**	**12**	**291**
West Friendship													
SFD	2	3	3	0	4	7	3	4	14	7	5	7	59
SFA	0	0	0	0	0	2	1	2	0	0	2	0	7
APT	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	**2**	**3**	**3**	**0**	**4**	**9**	**4**	**6**	**14**	**7**	**7**	**7**	**66**
Cooksville													
SFD	2	2	6	2	5	4	7	2	6	8	4	1	49
SFA	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	**2**	**2**	**6**	**2**	**5**	**4**	**7**	**2**	**6**	**8**	**4**	**1**	**49**
Clarksville													
SFD	7	10	14	9	6	15	7	7	15	10	6	10	116
SFA	7	9	14	7	9	7	12	16	11	8	0	3	103
APT	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	**14**	**19**	**28**	**16**	**15**	**22**	**19**	**23**	**26**	**18**	**6**	**13**	**219**
Columbia													
SFD	3	2	0	3	3	3	3	2	1	6	2	3	31
SFA	0	0	3	0	0	0	0	0	0	0	0	0	3
APT	44	44	24	0	0	0	0	0	32	32	24	24	224
TOTAL	**47**	**46**	**27**	**3**	**3**	**3**	**3**	**2**	**33**	**38**	**26**	**27**	**258**
Laurel													
SFD	4	0	3	3	3	4	2	10	4	3	1	9	46
SFA	7	5	19	27	6	25	21	21	12	7	13	16	179
APT	44	0	45	43	54	86	0	43	0	0	16	0	331
MH	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	**55**	**5**	**67**	**73**	**63**	**115**	**23**	**74**	**16**	**10**	**30**	**25**	**556**
Total County													
SFD	24	30	44	35	46	48	41	38	66	47	32	50	501
SFA	24	19	45	42	24	54	46	49	40	45	24	29	441
APT	88	44	117	43	102	140	0	43	32	32	40	24	705
MH	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	**136**	**93**	**206**	**120**	**172**	**242**	**87**	**130**	**138**	**124**	**96**	**103**	**1,647**