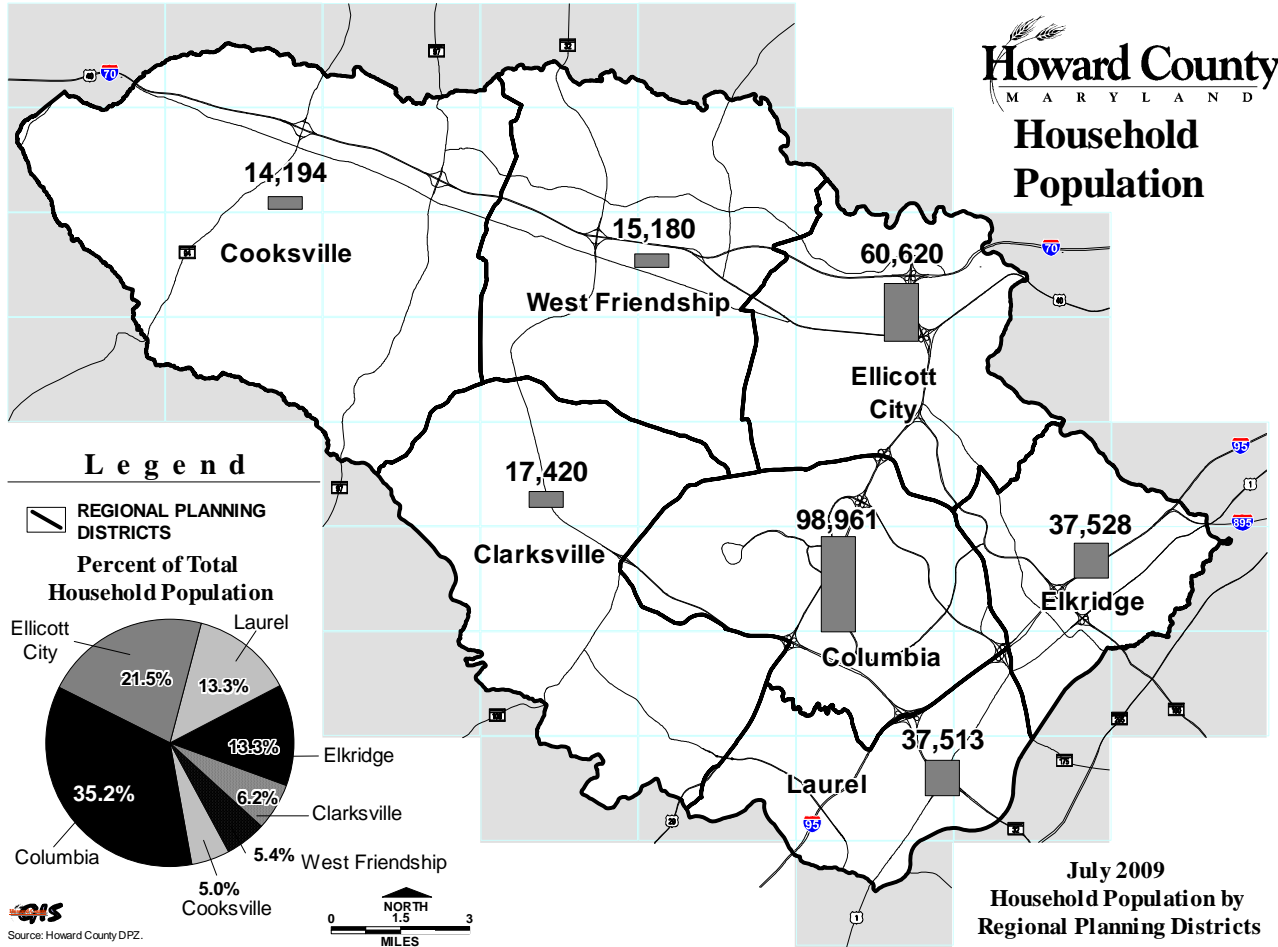


# Howard County Residential Construction and Population Report



Howard County Department of Planning and Zoning  
3430 Courthouse Drive  
Ellicott City, Maryland 21043



Printed on Recycled Paper

**HOWARD COUNTY, POPULATION  
CUMULATIVE POPULATION AS OF DATE SHOWN (1st OF MONTH)**

Household Population	2000	2001	2002	Yearly	2004	2005	2006	2007	2008	Monthly												
	April	April	April	2003 April	April	April	April	April	April	2009												
										Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
Elkridge	30,727	31,741	32,451	32,908	33,275	33,800	34,553	35,438	36,597	37,248	37,263	37,296	37,342	37,359	37,416	37,528						
Ellicott City	52,467	53,962	54,913	56,254	56,975	57,551	58,885	59,455	60,028	60,409	60,434	60,446	60,471	60,518	60,546	60,620						
West Friendship	10,581	11,676	12,452	13,105	13,497	13,864	14,231	14,613	14,906	15,089	15,099	15,114	15,132	15,135	15,156	15,180						
Cooksville	11,649	12,111	12,697	13,064	13,376	13,674	13,788	13,941	14,036	14,136	14,145	14,154	14,167	14,176	14,188	14,194						
Clarksville	14,031	14,402	14,791	15,192	15,463	15,815	16,208	16,634	16,962	17,313	17,338	17,344	17,358	17,366	17,393	17,420						
Columbia	92,362	94,046	95,751	96,644	97,163	97,709	98,046	98,336	98,621	98,842	98,875	98,892	98,925	98,943	98,958	98,961						
Laurel	32,407	32,861	33,020	33,465	34,357	35,504	36,178	36,503	37,044	37,411	37,417	37,417	37,424	37,439	37,450	37,513						
<b>Total Household Population</b>	<b>244,224</b>	<b>250,799</b>	<b>256,075</b>	<b>260,632</b>	<b>264,106</b>	<b>267,917</b>	<b>271,889</b>	<b>274,921</b>	<b>278,194</b>	<b>280,449</b>	<b>280,571</b>	<b>280,662</b>	<b>280,818</b>	<b>280,937</b>	<b>281,107</b>	<b>281,416</b>						
<b>Group Quarter Population</b>	<b>3,618</b>	<b>3,618</b>	<b>3,618</b>	<b>3,618</b>	<b>3,618</b>	<b>3,618</b>	<b>3,536</b>	<b>3,536</b>	<b>3,536</b>	<b>3,536</b>	<b>3,536</b>	<b>3,536</b>	<b>3,536</b>	<b>3,536</b>	<b>3,536</b>	<b>3,536</b>						
<b>Total Population</b>	<b>247,842</b>	<b>254,417</b>	<b>259,693</b>	<b>264,250</b>	<b>267,724</b>	<b>271,535</b>	<b>275,425</b>	<b>278,457</b>	<b>281,730</b>	<b>283,985</b>	<b>284,107</b>	<b>284,198</b>	<b>284,354</b>	<b>284,473</b>	<b>284,643</b>	<b>284,952</b>						

VACANCY RATE

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

HOUSEHOLD SIZE

SFD = 3.1075  
SFA = 2.5853  
APT = 1.8876  
MH = 2.5011  
Age Restricted = 1.2000

NOTES

2000 Household & Group Quarter Population are from the U.S. Census.  
Household size estimates are based on results from the 2000 Census sample dataset, except age-restricted which is based on DPZ estimate.  
Population estimated based on new unit growth since April, 2000 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 TDD 313-2323

## HOWARD COUNTY, RESIDENTIAL CONSTRUCTION

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

Area	2000	2001	2002	Yearly	2004	2005	2006	2007	2008	Monthly												
	April	April	April	2003 April	April	April	April	April	April	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
<b>Elkridge</b>																						
SFD	5,561	5,884	6,104	6,244	6,318	6,411	6,539	6,648	6,749	6,797	6,801	6,806	6,808	6,812	6,820	6,823						
SFA	2,437	2,449	2,465	2,465	2,505	2,554	2,711	2,866	3,004	3,104	3,105	3,112	3,128	3,130	3,143	3,161						
APT	2,725	2,725	2,725	2,725	2,737	2,803	2,922	2,979	3,235	3,358	3,358	3,358	3,358	3,358	3,358	3,390						
MH	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	874	874	874	874	874	874	874						
<b>TOTAL</b>	<b>11,842</b>	<b>12,177</b>	<b>12,413</b>	<b>12,553</b>	<b>12,679</b>	<b>12,887</b>	<b>13,291</b>	<b>13,612</b>	<b>14,107</b>	<b>14,133</b>	<b>14,138</b>	<b>14,150</b>	<b>14,168</b>	<b>14,174</b>	<b>14,195</b>	<b>14,248</b>						
<b>Ellicott City</b>																						
SFD	12,807	13,121	13,339	13,597	13,700	13,788	13,953	14,050	14,152	14,218	14,224	14,226	14,230	14,233	14,237	14,244						
SFA	2,108	2,262	2,368	2,451	2,469	2,547	2,739	2,772	2,809	2,870	2,873	2,878	2,883	2,900	2,908	2,909						
APT	4,139	4,223	4,235	4,413	4,580	4,642	5,057	5,098	5,211	5,255	5,255	5,255	5,255	5,255	5,255	5,298						
<b>TOTAL</b>	<b>19,054</b>	<b>19,606</b>	<b>19,942</b>	<b>20,461</b>	<b>20,749</b>	<b>20,977</b>	<b>21,749</b>	<b>21,920</b>	<b>22,172</b>	<b>22,343</b>	<b>22,352</b>	<b>22,359</b>	<b>22,368</b>	<b>22,388</b>	<b>22,400</b>	<b>22,451</b>						
<b>West Friendship</b>																						
SFD	3,310	3,520	3,674	3,828	3,916	4,014	4,117	4,160	4,185	4,207	4,210	4,213	4,214	4,215	4,217	4,219						
SFA	181	323	420	493	493	521	595	653	714	770	771	773	779	779	785	785						
APT	78	133	168	168	211	211	211	346	414	430	430	430	430	430	430	446						
<b>TOTAL</b>	<b>3,569</b>	<b>3,976</b>	<b>4,262</b>	<b>4,489</b>	<b>4,620</b>	<b>4,746</b>	<b>4,923</b>	<b>5,159</b>	<b>5,313</b>	<b>5,407</b>	<b>5,411</b>	<b>5,416</b>	<b>5,423</b>	<b>5,424</b>	<b>5,432</b>	<b>5,450</b>						
<b>Cooksville</b>																						
SFD	3,748	3,900	4,092	4,207	4,304	4,377	4,424	4,452	4,480	4,503	4,506	4,509	4,513	4,516	4,520	4,522						
SFA	3	3	3	3	6	37	68	68	68	68	68	68	68	68	68	68						
<b>TOTAL</b>	<b>3,751</b>	<b>3,903</b>	<b>4,095</b>	<b>4,210</b>	<b>4,310</b>	<b>4,414</b>	<b>4,492</b>	<b>4,520</b>	<b>4,548</b>	<b>4,571</b>	<b>4,574</b>	<b>4,577</b>	<b>4,581</b>	<b>4,584</b>	<b>4,588</b>	<b>4,590</b>						
<b>Clarksville</b>																						
SFD	4,470	4,592	4,720	4,845	4,935	5,051	5,131	5,207	5,283	5,371	5,376	5,378	5,380	5,382	5,389	5,397						
SFA	0	0	0	0	0	0	57	104	132	149	153	153	156	157	159	160						
APT	0	0	0	0	0	0	0	0	0	22	22	22	22	22	22	22						
<b>TOTAL</b>	<b>4,470</b>	<b>4,592</b>	<b>4,720</b>	<b>4,845</b>	<b>4,935</b>	<b>5,051</b>	<b>5,188</b>	<b>5,311</b>	<b>5,415</b>	<b>5,542</b>	<b>5,551</b>	<b>5,553</b>	<b>5,558</b>	<b>5,561</b>	<b>5,570</b>	<b>5,579</b>						
<b>Columbia</b>																						
SFD	15,190	15,510	15,754	15,835	15,847	15,880	15,899	15,921	15,945	15,979	15,981	15,984	15,984	15,985	15,985	15,986						
SFA	9,803	9,997	10,143	10,254	10,350	10,417	10,504	10,605	10,675	10,662	10,677	10,680	10,696	10,703	10,709	10,709						
APT	11,953	12,076	12,405	12,607	12,725	12,878	13,082	13,138	13,106	13,097	13,097	13,097	13,097	13,098	13,098	13,098						
<b>TOTAL</b>	<b>36,946</b>	<b>37,583</b>	<b>38,302</b>	<b>38,696</b>	<b>38,922</b>	<b>39,175</b>	<b>39,485</b>	<b>39,664</b>	<b>39,726</b>	<b>39,738</b>	<b>39,755</b>	<b>39,761</b>	<b>39,777</b>	<b>39,786</b>	<b>39,792</b>	<b>39,793</b>						
<b>Laurel</b>																						
SFD	5,205	5,347	5,400	5,527	5,710	5,912	6,037	6,078	6,110	6,129	6,130	6,130	6,130	6,135	6,136	6,141						
SFA	3,921	3,930	3,930	3,950	4,075	4,287	4,377	4,448	4,503	4,522	4,523	4,523	4,526	4,526	4,529	4,548						
APT	2,247	2,247	2,247	2,247	2,239	2,239	2,239	2,239	2,379	2,539	2,539	2,539	2,539	2,539	2,539	2,539						
MH	686	686	686	614	614	595	470	470	470	470	470	470	470	470	470	470						
<b>TOTAL</b>	<b>12,059</b>	<b>12,210</b>	<b>12,263</b>	<b>12,338</b>	<b>12,638</b>	<b>13,033</b>	<b>13,123</b>	<b>13,235</b>	<b>13,462</b>	<b>13,660</b>	<b>13,662</b>	<b>13,662</b>	<b>13,665</b>	<b>13,670</b>	<b>13,674</b>	<b>13,698</b>						
<b>Total County</b>																						
SFD	50,291	51,874	53,083	54,083	54,730	55,433	56,100	56,516	56,904	57,204	57,228	57,246	57,259	57,278	57,304	57,332						
SFA	18,453	18,964	19,329	19,616	19,898	20,363	21,051	21,516	21,905	22,145	22,170	22,187	22,236	22,263	22,301	22,340						
APT	21,142	21,404	21,780	22,160	22,492	22,773	23,511	23,800	24,345	24,701	24,701	24,701	24,701	24,702	24,702	24,793						
MH	1,805	1,805	1,805	1,733	1,733	1,714	1,589	1,589	1,589	1,344	1,344	1,344	1,344	1,344	1,344	1,344						
<b>TOTAL</b>	<b>91,691</b>	<b>94,047</b>	<b>95,997</b>	<b>97,592</b>	<b>98,853</b>	<b>100,283</b>	<b>102,251</b>	<b>103,421</b>	<b>104,743</b>	<b>105,394</b>	<b>105,443</b>	<b>105,478</b>	<b>105,540</b>	<b>105,587</b>	<b>105,651</b>	<b>105,809</b>						

Notes: 2000 housing units are from the Department of Planning and Zoning Land Use Survey.

The land use database is currently being refined based on conversion to a Geographic Information System and examination of aerial photography.

