



2023 Housing Units Built

2,419
Number of new units built in 2023

Montgomery County experienced another strong year in residential construction in 2023. While slightly lower than last year’s totals, over 2,400 units were added to the County’s housing stock in 2023. Just over half of the units built consisted of multifamily development. Single-family and multifamily unit totals decreased while mobile homes more than doubled from last year’s total. The densest housing types, attached and multifamily, accounted for 75% of all units built in the county in 2023. All new residential construction in 2023 represents approximately \$328 million of assessed value which is taxable.

New Housing Units Built, 2018-2023

	Single-Family Detached	Single-Family Attached	Multifamily	Mobile Homes	Total Units
2018	520	656	1,478	29	2,683
2019	664	830	1,480	32	3,006
2020	727	606	2,028	24	3,385
2021	644	501	1,026	18	2,209
2022	663	629	1,465	13	2,770
2023	537	610	1,243	29	2,419
% Change 2022-2023	-19%	-3%	-15%	123%	-15%



Madison West Elm Apartments in Conshohocken

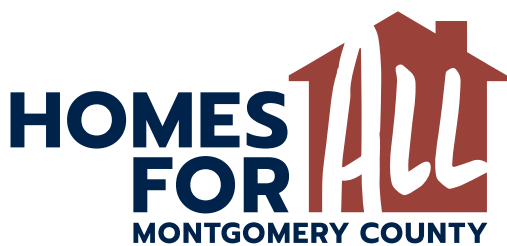
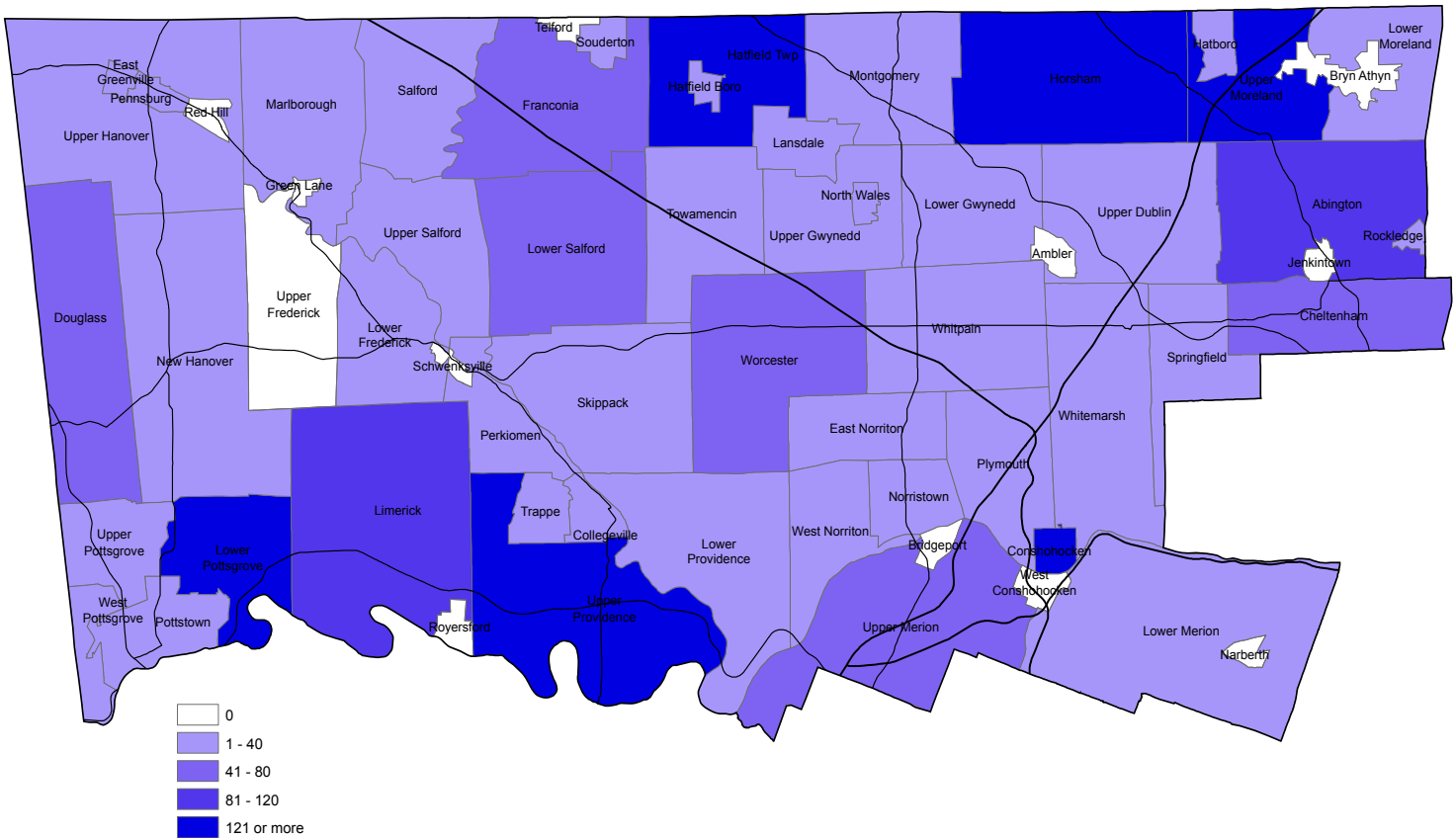
The data above was derived from the Montgomery County Board of Assessment Appeals (BOA). The BOA does not indicate that a unit has been built until that unit has been fitted out and sold or put on the market for rent. Therefore, a unit may have been constructed, but it may not appear in our data until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

The map below shows where new units of housing were built within the county in 2023. Over half of all new units were constructed in five municipalities – the vast majority of which were multifamily. There are numerous centers of employment, entertainment, and retail within these areas that have attracted new residents seeking diverse housing options. Lower Pottsgrove saw the most units built due to the Sanatoga Greene development. The bulk of Conshohocken’s development consisted of the Madison West Elm apartments near its downtown. Other areas of greater construction activity included Upper Providence, Upper Moreland, and Horsham. Throughout the county, most municipalities saw less than 40 new units of housing built, and twelve saw no new units.

Top Ten Municipalities for Construction in 2023

Rank	Municipalities	Units Built
1	Lower Pottsgrove	363
2	Conshohocken	354
3	Upper Providence	330
4	Upper Moreland	196
5	Horsham	146
6	Hatfield Township	145
7	Abington	120
8	Limerick	82
9	Worcester	73
10	Douglass	64

2023 Housing Units Built by Municipality, All Types

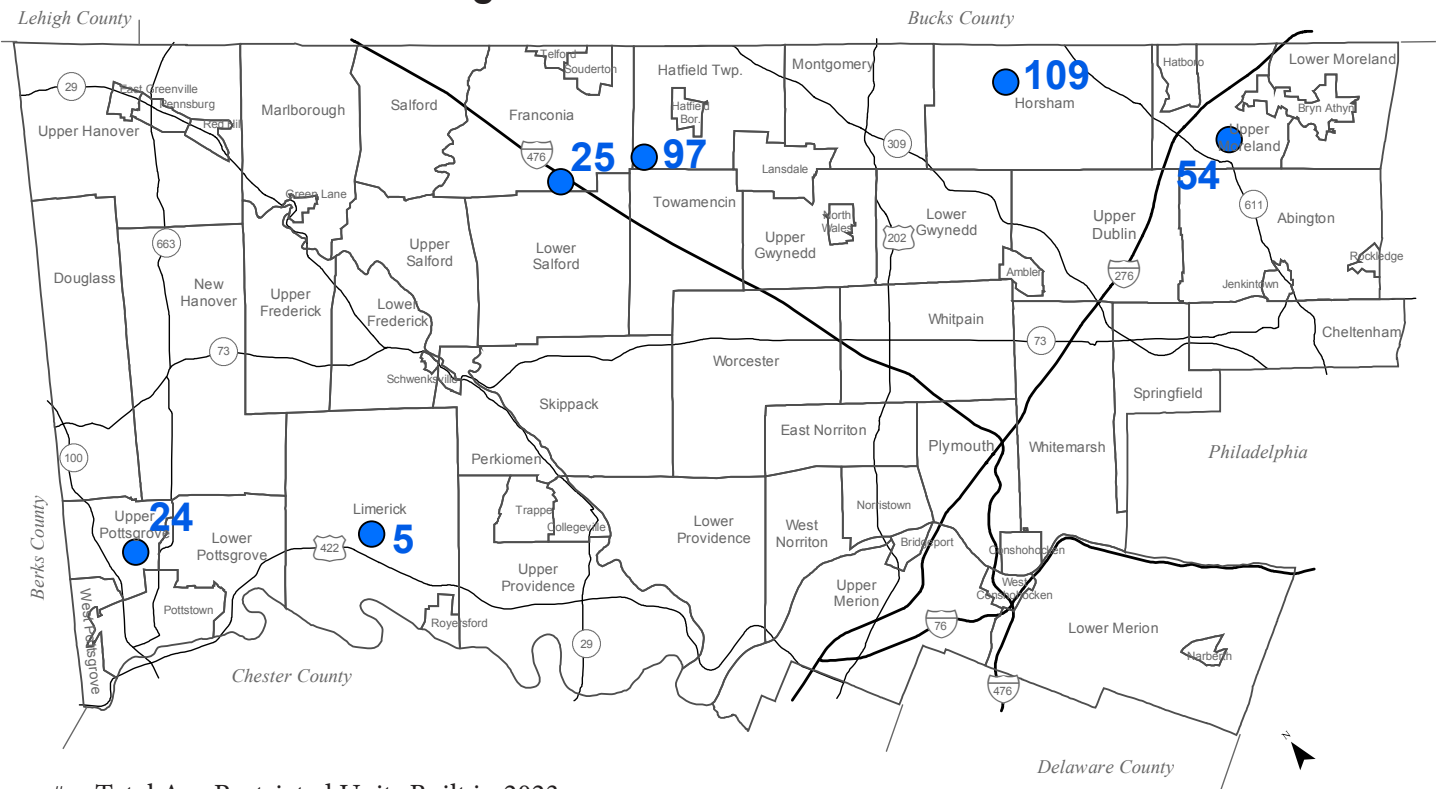


Montgomery County is seeing fewer new proposals for development, even though many housing units are still actively under construction. Rising construction and mortgage costs are having a detrimental effect on the supply of attainable housing within the county for low and middle-income homebuyers. Many homebuyers are still struggling to find or afford homes due in part to an imbalanced housing market and inadequate policies to address this need. The county’s Homes for All plan identifies policy and other barriers to housing affordability and economically just communities within Montgomery County. For more information, please visit <https://www.homesforallmontco.org>

There were 314 units of age-restricted housing built within Montgomery County in 2023. These constituted about 13% of all new units built. Over half of age-restricted units built occurred in the existing communities of Del Webb North Penn and the Regency at Waterside. Annabel Gardens was the only age-restricted multifamily development completed last year. The map below shows the location and number of units within each development constructed in 2023.



Age-Restricted Units Built in 2023



= Total Age Restricted Units Built in 2023

Age-Restricted Units Built in 2023, by Housing Type

Housing Type	Units	Percent of Type
Single-Family Detached (SFD)	122	39%
Single-Family Attached (SFA)	138	44%
Multifamily (MF)	54	17%
Mobile Home (MH)	0	0%
Total	314	100.0%

44%
of new age-restricted units were single-family attached

Consistency of 2023 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 our adopted county comprehensive plan. The map classifies all land within the county according to one of three broad categories, Growth Areas, Rural Resource Areas, and Open Space Preservation Areas.

The majority of homes built in 2023 were constructed in Growth Areas. About 8% of the units were built in Rural Resource Areas, and less than 1% in Conservation Opportunity and 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.

92%
of residential units
constructed within
growth areas in 2023


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	183	291	962	1,436	60%
Growth Areas - Developable Land	219	260	281	760	32%
Rural Resources Areas - Developed Land	48	59	0	107	5%
Rural Resources Areas - Developable Land	77	0	0	77	3%
Existing Preserved Open Space	2	0	0	2	<1%
Conservation Opportunity Areas	8	0	0	8	<1%

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	10,740	3,359
Growth Areas - Developable Land	20,003	2,994
Rural Resources Areas - Developed Land	10,127	4,380
Rural Resources Areas - Developable Land	21,376	3,346
Conservation Opportunity Areas	11,179	3,426

29%
Drop in
median lot
size since
2018



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 well above this density, with only 90 of the new units (4%) 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, 2020 - 2023

Municipality	2020 Census	2020 - 2023					Current Overall Total		Current Year - 2023				
	Housing Units	SFD	SFA	MF	MH	Total	Units	2020-2023 % Change	SFD	SFA	MF	MH	Total
Abington	23,055	73	21	108	0	202	23,257	0.88%	12	0	108	0	120
Ambler	2,774	0	0	114	0	114	2,888	4.11%	0	0	0	0	0
Bridgeport	2,236	2	32	0	0	34	2,270	1.52%	0	0	0	0	0
Bryn Athyn	415	2	0	0	0	2	417	0.48%	0	0	0	0	0
Cheltenham	15,922	65	74	0	0	139	16,061	0.87%	30	24	0	0	54
Collegeville	1,567	5	40	0	0	45	1,612	2.87%	1	1	0	0	2
Conshohocken	5,033	15	6	932	0	953	5,986	18.94%	2	4	348	0	354
Douglass	4,004	59	138	0	0	197	4,201	4.92%	22	42	0	0	64
East Greenville	1,333	1	0	0	0	1	1,334	0.08%	1	0	0	0	1
East Norriton	6,219	3	42	0	0	45	6,264	0.72%	0	32	0	0	32
Franconia	5,157	49	69	0	0	118	5,275	2.29%	21	33	0	0	54
Green Lane	215	0	0	0	0	0	215	0.00%	0	0	0	0	0
Hatboro	3,659	2	12	0	0	14	3,673	0.38%	1	0	0	0	1
Hatfield Borough	1,377	6	0	0	0	6	1,383	0.44%	1	0	0	0	1
Hatfield Township	7,489	205	81	60	10	356	7,845	4.75%	92	51	0	2	145
Horsham	10,284	157	145	256	2	560	10,844	5.45%	72	74	0	0	146
Jenkintown	2,214	0	0	0	0	0	2,214	0.00%	0	0	0	0	0
Lansdale	7,583	5	79	211	0	295	7,878	3.89%	1	4	6	0	11
Limerick	8,103	80	197	87	10	374	8,477	4.62%	20	54	0	8	82
Lower Frederick	1,940	43	0	0	0	43	1,983	2.22%	3	0	0	0	3
Lower Gwynedd	4,981	30	45	0	0	75	5,056	1.51%	4	1	0	0	5
Lower Merion	25,796	63	6	841	0	910	26,706	3.53%	12	0	0	0	12
Lower Moreland	4,811	108	0	0	0	108	4,919	2.24%	3	0	0	0	3
Lower Pottsgrove	4,790	175	51	310	7	543	5,333	11.34%	1	51	310	1	363
Lower Providence	9,797	60	120	0	15	195	9,992	1.99%	8	8	0	6	22
Lower Salford	5,848	105	28	60	0	193	6,041	3.30%	15	28	0	0	43
Marlborough	1,425	14	0	0	8	22	1,447	1.54%	4	0	0	2	6
Montgomery	10,037	77	17	0	25	119	10,156	1.19%	7	0	0	8	15
Narberth	2,016	5	0	52	0	57	2,073	2.83%	0	0	0	0	0
New Hanover	4,516	185	52	0	0	237	4,753	5.25%	3	0	0	0	3
Norristown	13,974	1	15	42	0	58	14,032	0.42%	0	8	0	0	8
North Wales	1,370	2	0	0	0	2	1,372	0.15%	2	0	0	0	2
Pennsburg	1,352	34	35	0	0	69	1,421	5.10%	0	10	0	0	10
Perkiomen	3,122	13	0	0	0	13	3,135	0.42%	3	0	0	0	3
Plymouth	7,654	106	12	197	0	315	7,969	4.12%	21	0	0	0	21
Pottstown	10,689	1	4	27	0	32	10,721	0.30%	0	2	0	0	2
Red Hill	1,163	0	0	0	0	0	1,163	0.00%	0	0	0	0	0
Rockledge	1,160	2	1	0	0	3	1,163	0.26%	1	0	0	0	1
Royersford	2,490	2	0	0	0	2	2,492	0.08%	0	0	0	0	0
Salford	1,128	18	0	0	0	18	1,146	1.60%	7	0	0	0	7
Schwenksville	666	2	0	2	0	4	670	0.60%	0	0	0	0	0
Skippack	4,247	21	1	0	1	23	4,270	0.54%	4	1	0	0	5
Souderton	2,901	0	15	0	0	15	2,916	0.52%	0	15	0	0	15
Springfield	7,940	53	25	0	0	78	8,018	0.98%	4	0	0	0	4
Telford	1,108	0	0	0	0	0	1,108	0.00%	0	0	0	0	0
Towamencin	7,759	6	0	0	0	6	7,765	0.08%	1	0	0	0	1
Trappe	1,643	11	7	19	0	37	1,680	2.25%	6	0	0	0	6
Upper Dublin	10,088	125	103	653	0	881	10,969	8.73%	2	36	0	0	38
Upper Frederick	1,653	2	0	0	0	2	1,655	0.12%	0	0	0	0	0
Upper Gwynedd	7,311	51	47	0	0	98	7,409	1.34%	14	17	0	0	31
Upper Hanover	3,077	85	56	0	0	141	3,218	4.58%	29	0	0	0	29
Upper Merion	15,991	31	138	807	0	976	16,967	6.10%	7	34	0	0	41
Upper Moreland	11,132	10	0	190	0	200	11,332	1.80%	6	0	190	0	196
Upper Pottsgrove	2,162	78	0	0	0	78	2,240	3.61%	25	0	0	0	25
Upper Providence	8,837	71	321	281	0	673	9,510	7.62%	19	30	281	0	330
Upper Salford	1,208	9	0	0	0	9	1,217	0.75%	1	0	0	0	1
West Conshohocken	720	2	0	0	0	2	722	0.28%	0	0	0	0	0
West Norriton	8,013	40	31	0	0	71	8,084	0.89%	1	6	0	0	7
West Pottsgrove	1,620	2	0	0	0	2	1,622	0.12%	1	0	0	0	1
Whitemarsh	8,055	20	112	179	0	311	8,366	3.86%	3	0	0	0	3
Whitpain	8,090	29	38	270	6	343	8,433	4.24%	10	5	0	2	17
Worcester	3,958	170	121	52	0	343	4,301	8.67%	34	39	0	0	73
	346,877	2,591	2,337	5,750	84	10,762	357,639	3.10%	537	610	1,243	29	2,419

Municipality	2022					2021					2020				
	SFD	SFA	MF	MH	Total	SFD	SFA	MF	MH	Total	SFD	SFA	MF	MH	Total
Abington	5	0	0	0	5	5	0	0	0	5	51	21	0	0	72
Ambler	0	0	114	0	114	0	0	0	0	0	0	0	0	0	0
Bridgeport	0	5	0	0	5	0	9	0	0	9	2	18	0	0	20
Bryn Athyn	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0
Cheltenham	26	43	0	0	69	8	7	0	0	15	1	0	0	0	1
Collegeville	1	35	0	0	36	2	0	0	0	2	1	4	0	0	5
Conshohocken	0	0	584	0	584	3	2	0	0	5	10	0	0	0	10
Douglass	15	22	0	0	37	16	51	0	0	67	6	23	0	0	29
East Greenville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Norriton	3	10	0	0	13	0	0	0	0	0	0	0	0	0	0
Franconia	7	1	0	0	8	9	16	0	0	25	12	19	0	0	31
Green Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hatboro	1	10	0	0	11	0	0	0	0	0	0	2	0	0	2
Hatfield Borough	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0
Hatfield Township	71	30	0	4	105	20	0	60	2	82	22	0	0	2	24
Horsham	70	59	0	0	129	5	0	256	0	261	10	12	0	2	24
Jenkintown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lansdale	0	20	205	0	225	4	0	0	0	4	0	55	0	0	55
Limerick	36	17	0	1	54	14	87	87	1	188	10	39	0	0	49
Lower Frederick	1	0	0	0	1	11	0	0	0	11	28	0	0	0	28
Lower Gwynedd	8	14	0	0	22	11	17	0	0	28	7	13	0	0	20
Lower Merion	10	0	0	0	10	12	0	378	0	390	29	6	463	0	498
Lower Moreland	9	0	0	0	9	33	0	0	0	33	63	0	0	0	63
Lower Pottsgrove	82	0	0	1	83	53	0	0	4	57	39	0	0	1	40
Lower Providence	9	22	0	3	34	27	42	0	3	69	16	48	0	3	67
Lower Salford	59	0	60	0	119	19	0	0	0	19	12	0	0	0	12
Marlborough	4	0	0	0	4	3	0	0	3	6	3	0	0	3	6
Montgomery	0	0	0	4	4	32	10	0	5	47	38	7	0	8	53
Narberth	1	0	52	0	53	1	0	0	0	1	3	0	0	0	3
New Hanover	15	0	0	0	15	92	24	0	0	116	75	28	0	0	103
Norristown	0	0	0	0	0	0	0	42	0	42	1	7	0	0	8
North Wales	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pennsburg	2	25	0	0	27	23	0	0	0	23	9	0	0	0	9
Perkiomen	1	0	0	0	1	3	0	0	0	3	6	0	0	0	6
Plymouth	32	12	0	0	44	37	0	0	0	37	16	0	197	0	213
Pottstown	0	0	0	0	0	1	0	27	0	28	0	2	0	0	2
Red Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rockledge	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0
Royersford	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0
Salford	0	0	0	0	0	2	0	0	0	2	9	0	0	0	9
Schwenksville	1	0	0	0	1	0	0	2	0	2	1	0	0	0	1
Skippack	4	0	0	0	4	13	0	0	0	13	0	0	0	1	1
Souderton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Springfield	8	0	0	0	8	32	17	0	0	49	9	8	0	0	17
Telford	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Towamencin	2	0	0	0	2	0	0	0	0	0	3	0	0	0	3
Trappe	3	3	0	0	6	1	0	4	0	5	1	4	15	0	20
Upper Dublin	44	32	250	0	326	52	35	0	0	87	27	0	403	0	430
Upper Frederick	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1
Upper Gwynedd	8	6	0	0	14	7	13	0	0	20	22	11	0	0	33
Upper Hanover	6	0	0	0	6	9	0	0	0	9	41	56	0	0	97
Upper Merion	1	75	200	0	276	10	0	158	0	168	13	29	449	0	491
Upper Moreland	1	0	0	0	1	0	0	0	0	0	3	0	0	0	3
Upper Pottsgrove	17	0	0	0	17	3	0	0	0	3	33	0	0	0	33
Upper Providence	25	97	0	0	122	16	103	0	0	119	11	91	0	0	102
Upper Salford	3	0	0	0	3	3	0	0	0	3	2	0	0	0	2
West Conshohocken	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
West Norriton	1	8	0	0	9	4	9	0	0	13	34	8	0	0	42
West Pottsgrove	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Whitemarsh	3	3	0	0	6	1	28	0	0	41	13	81	179	0	273
Whitpain	10	28	0	0	38	6	5	0	0	15	3	0	270	4	277
Worcester	52	42	0	0	94	56	26	0	0	82	28	14	52	0	94
Total	663	620	1,465	13	2,761	664	501	1,026	18	2,209	727	606	2,028	24	3,385



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.