MONTGOMERY COUNTY, PA
PLANNING COMMISSION

2025 Housing Units Built

1,600 new units built in 2025



Newly constructed units in Conshohocken.

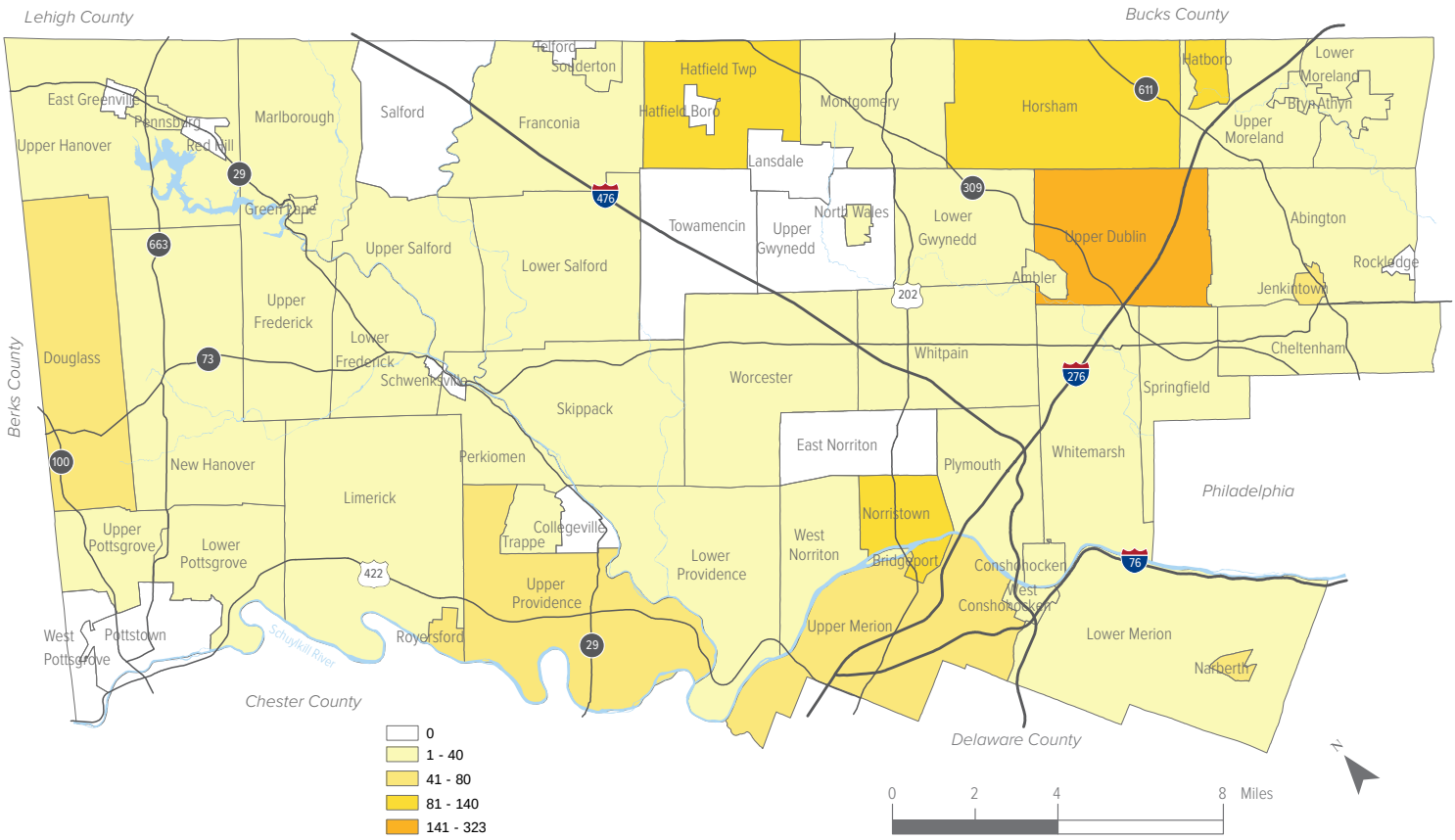
In 2025, Montgomery County saw the construction of 1,600 housing units, a decrease from 2024. The decline this year was driven by fewer single-family detached and attached units being constructed compared to previous years; new single-family detached units decreased by 24% while attached homes decreased by 38%. New multifamily units increased 73% from last year, but the total remains significantly lower than previous years. These numbers reflect an overall trend seen throughout the region and country overall—fewer homes being built due to high interest rates, labor and material costs, and a lengthy development approval process.

New Housing Units Built, 2020 - 2025

	2020	2021	2022	2023	2024	2025	% Change 2024-2025
Single-Family Detached	727	664	663	537	589	447	-24%
Single-Family Attached	606	501	629	610	815	503	-38%
Multifamily	2,028	973	1,465	1,243	360	623	73%
Mobile Homes	24	18	13	29	18	27	50%
Total Units	**3,385**	**2,156**	**2,770**	**2,419**	**1,782**	**1,600**	**-10%**

The data were 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 have been updated to reflect actual totals.

2025 Housing Units Built by Municipality, All Types



The map above displays the range of units built throughout the county in 2025. Upper Dublin saw the most residential construction last year, largely due to the 310-unit J. Veridian development. Bridgeport, Horsham, Hatfield, and Norristown also saw high numbers thanks to ongoing construction of townhome and age-restricted developments. Large-scale projects like River Pointe in Bridgeport and Stonebrook at Upper Merion continue to be drivers of residential development in the county.

There were 224 units of age-restricted housing built within Montgomery County in 2025. These constituted about 14% of all new units built. The existing developments of Del Webb – North Penn, Regency at Waterside, and Pottsgrove Hunt continued to see new units, while Victorian Village in Hatboro and Montgomery Park in Norristown provided new multifamily units for seniors. The county also saw several new mobile home units at the Village of Neshaminy Falls in Montgomery Township. The following page shows the location and number of units within each development constructed.

Top Ten Municipalities for Units Built in 2025

Rank	Municipalities	Units Built
1	Upper Dublin	323
2	Bridgeport	138
3	Horsham	110
4	Hatfield Township	106
5	Norristown	100
6	Hatboro	92
7	Royersford	79
8	Upper Merion	71
9	Douglass	60
10	Upper Providence	58

58% of age-restricted units were single-family attached or multifamily



Montgomery Park Senior Housing in Norristown.

Age-Restricted Units Built in 2025



Age-Restricted Units Built in 2025, by Housing Type

Map Key	Development	Single-Family Detached	Single-Family Attached	Multifamily	Mobile Home	Total
1	Del Webb- North Penn	30	34	0	0	64
2	Montgomery Park	0	0	40	0	40
3	Pottsgrove Hunt	6	0	0	0	6
4	Regency at Waterside	52	3	0	0	55
5	Victorian Village	0	0	52	0	52
6	Village of Neshaminy Falls	0	0	0	7	7
	Total	**88**	**37**	**92**	**7**	**224**

Consistency with the County Comprehensive Plan

MCPC tracks where new construction is located within the county's Development Potential map, which classifies all land within the county in three broad categories: Growth Areas, Rural Resource Areas, and Open Space Preservation Areas. The vast majority of homes built in 2025 were constructed in Growth Areas, while 6% were built in Rural Resource Areas and less than 1% in Conservation Opportunity and Existing 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. The 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.

93% of residential units constructed in Growth Areas in 2025

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	138	292	623	1,053	67%
Growth Areas - Developable Land	211	196	0	407	26%
Rural Resources Areas - Developed Land	11	5	0	16	1%
Rural Resources Areas - Developable Land	76	10	0	86	5%
Existing Preserved Open Space	1	0	0	1	<1%
Conservation Opportunity Areas	10	0	0	10	<1%

Single-Family Detached Housing by Growth and Preservation Plan Category

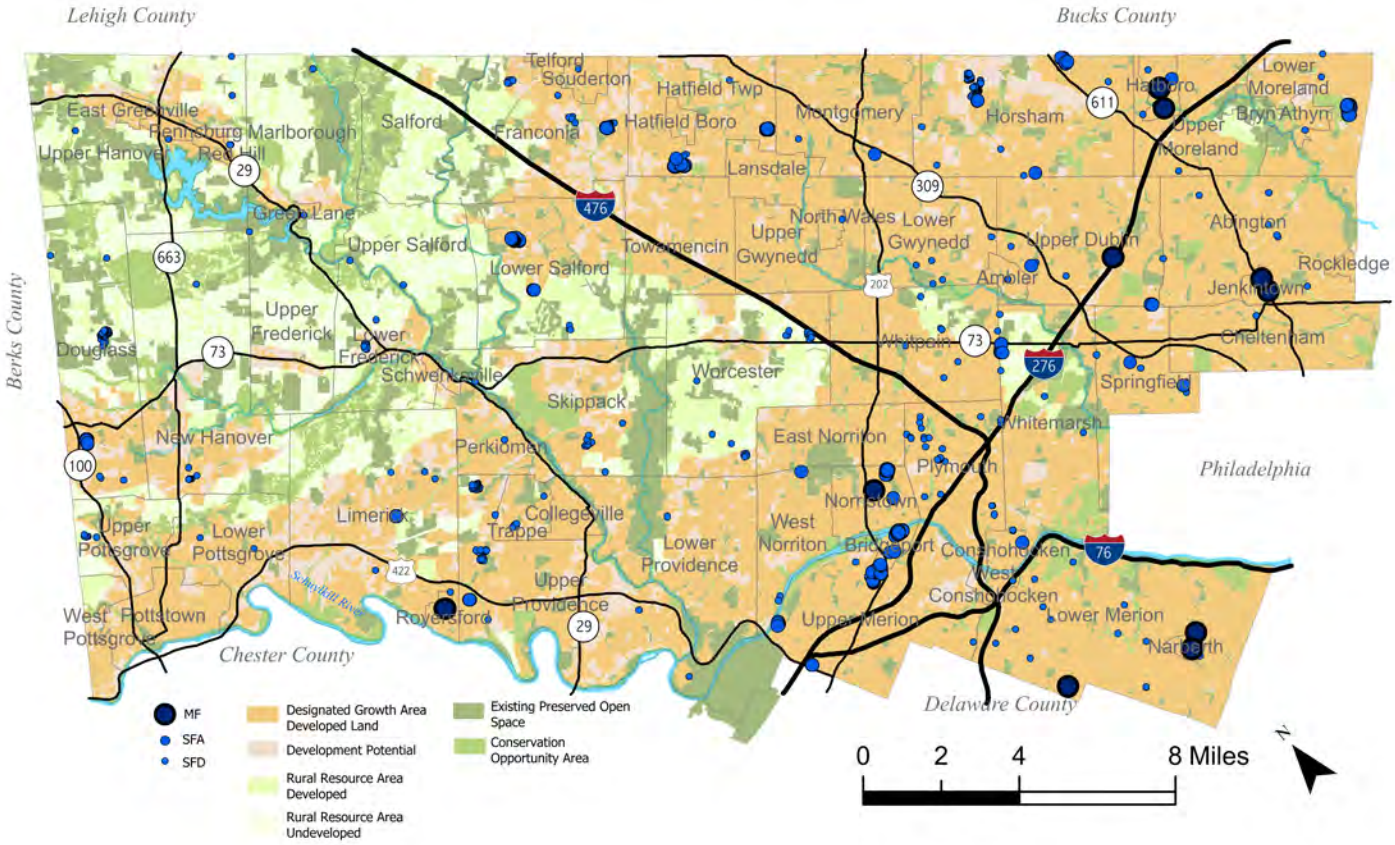
Category	Median Lot Size (Square Feet)	Median Living Area (Square Feet)
Growth Areas - Developed Land	14,901	3,395
Growth Areas - Developable Land	10,500	3,098
Rural Resources Areas - Developed Land	86,350	4,152
Rural Resources Areas - Developable Land	21,643	4,085
Conservation Opportunity Areas	67,450	3,134
Existing Preserved Open Space	11,761	3,303

The median lot size for single-family detached homes in Growth Areas was slightly higher than last year, but well above the minimum density of one unit per acre. The chart above shows the median lot sizes and living areas for single-family detached units in each of the Development Potential categories.

The map below shows where each housing type falls in the Growth and Preservation areas.



610 Main Street in Royersford.



Zoning Analysis for Housing Affordability

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. As included in the county's new *Housing Blueprint* strategy, the county offers zoning audit services that identify ways which a municipality's zoning code might better accommodate attainable housing. Municipalities interested in this service should contact Anne Leavitt-Gruberger at *anne.leavitt-gruberger@montgomerycountypa.gov*.

Municipal Totals, Built in 2025

MUNICIPALITY	SFD	SFA	MF	MH	Total
Abington	6	0	0	0	6
Ambler	2	0	0	0	2
Bridgeport	0	138	0	0	138
Bryn Athyn	1	0	0	0	1
Cheltenham	1	0	0	0	1
Collegeville	0	0	0	0	0
Conshohocken	8	2	0	0	10
Douglass	36	24	0	0	60
East Greenville	0	0	0	0	0
East Norriton	0	0	0	0	0
Franconia	31	8	0	0	39
Green Lane	1	0	0	0	1
Hatboro	2	2	88	0	92
Hatfield Borough	0	0	0	0	0
Hatfield Township	31	70	0	5	106
Horsham	83	27	0	0	110
Jenkintown	0	0	55	0	55
Lansdale	0	0	0	0	0
Limerick	4	5	0	4	13
Lower Frederick	21	0	0	0	21
Lower Gwynedd	5	0	0	0	5
Lower Merion	13	0	3	0	16
Lower Moreland	2	31	0	0	33
Lower Pottsgrove	2	0	0	1	3
Lower Providence	2	0	0	8	10
Lower Salford	3	34	0	0	37
Marlborough	1	0	0	2	3
Montgomery	1	1	0	7	9
Narberth	2	0	49	0	51
New Hanover	9	0	0	0	9
Norristown	0	60	40	0	100
North Wales	1	0	0	0	1
Pennsburg	1	0	0	0	1
Perkiomen	1	0	0	0	1
Plymouth	29	0	0	0	29
Pottstown	0	0	0	0	0
Red Hill	0	0	0	0	0
Rockledge	0	0	0	0	0
Royersford	1	0	78	0	79
Salford	0	0	0	0	0
Schwenksville	0	0	0	0	0
Skippack	16	0	0	0	16
Souderton	1	0	0	0	1
Springfield	4	4	0	0	8
Telford	0	0	0	0	0
Towamencin	0	0	0	0	0
Trappe	7	0	0	0	7
Upper Dublin	6	7	310	0	323
Upper Frederick	1	0	0	0	1
Upper Gwynedd	0	0	0	0	0
Upper Hanover	6	0	0	0	6
Upper Merion	6	65	0	0	71
Upper Moreland	3	0	0	0	3
Upper Pottsgrove	6	0	0	0	6
Upper Providence	52	6	0	0	58
Upper Salford	1	0	0	0	1
West Conshohocken	1	0	0	0	1
West Norriton	2	1	0	0	3
West Pottsgrove	0	0	0	0	0
Whitemarsh	4	18	0	0	22
Whitpain	7	0	0	0	7
Worcester	24	0	0	0	24
Totals	**447**	**503**	**623**	**27**	**1,600**

Municipal Totals, Built Since 2020

Total Units, 2020 Census	SFD	SFA	MF	MH	Total	Grand Total (through 2025)	% Increase Since 2020 Census
23,055	89	21	108	0	218	23,273	0.9%
2,774	4	0	114	0	118	2,892	4.3%
2,236	2	322	0	0	324	2,560	14.5%
415	3	0	0	0	3	418	0.7%
15,922	97	74	0	0	171	16,093	1.1%
1,567	5	40	0	0	45	1,612	2.9%
5,033	30	10	932	0	972	6,005	19.3%
4,004	133	236	0	0	369	4,373	9.2%
1,333	1	0	0	0	1	1,334	0.1%
6,219	7	54	0	0	61	6,280	1.0%
5,157	111	101	0	0	212	5,369	4.1%
215	1	0	0	0	1	216	0.5%
3,659	4	14	88	0	106	3,765	2.9%
1,377	6	18	0	0	24	1,401	1.7%
7,489	298	199	88	17	602	8,091	8.0%
10,284	349	255	256	2	862	11,146	8.4%
2,214	0	0	55	0	55	2,269	2.5%
7,583	6	81	215	0	302	7,885	4.0%
8,103	104	271	87	21	483	8,586	6.0%
1,940	67	0	0	0	67	2,007	3.5%
4,981	46	45	0	0	91	5,072	1.8%
25,796	81	6	844	0	931	26,727	3.6%
4,811	113	34	0	0	147	4,958	3.1%
4,790	179	69	310	9	567	5,357	11.8%
9,797	70	120	4	22	216	10,013	2.2%
5,848	111	100	96	0	307	6,155	5.2%
1,425	20	0	0	11	31	1,456	2.2%
10,037	81	53	224	36	394	10,431	3.9%
2,016	7	2	101	0	110	2,126	5.5%
4,516	200	52	0	0	252	4,768	5.6%
13,974	1	91	82	0	174	14,148	1.2%
1,370	4	0	0	0	4	1,374	0.3%
1,352	35	35	0	0	70	1,422	5.2%
3,122	16	0	0	0	16	3,138	0.5%
7,654	158	12	233	0	403	8,057	5.3%
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	1	0	0	3	1,163	0.3%
2,490	3	0	78	0	81	2,571	3.3%
1,128	19	0	0	0	19	1,147	1.7%
666	3	0	30	0	33	699	5.0%
4,247	39	1	0	1	41	4,288	1.0%
2,901	3	40	0	0	43	2,944	1.5%
7,940	64	31	0	0	95	8,035	1.2%
1,108	0	0	0	0	0	1,108	0.0%
7,759	6	0	0	0	6	7,765	0.1%
1,643	28	7	19	0	54	1,697	3.3%
10,088	132	132	963	0	1,227	11,315	12.2%
1,653	4	0	0	0	4	1,657	0.2%
7,311	54	47	0	0	101	7,412	1.4%
3,077	106	56	0	0	162	3,239	5.3%
15,991	88	308	807	0	1,203	17,194	7.5%
11,132	14	0	190	0	204	11,336	1.8%
2,162	147	0	0	0	147	2,309	6.8%
8,837	132	333	281	0	746	9,583	8.4%
1,208	11	0	0	0	11	1,219	0.9%
720	3	0	0	0	3	723	0.4%
8,013	44	34	0	0	78	8,091	1.0%
1,620	2	0	0	0	2	1,622	0.1%
8,055	27	183	191	0	401	8,456	5.0%
8,090	44	40	270	10	364	8,454	4.5%
3,958	211	123	52	0	386	4,344	9.8%
346,877	**3,627**	**3,655**	**6,745**	**129**	**14,156**	**361,033**	**4.1%**

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.