

# Discussion Item: Housing



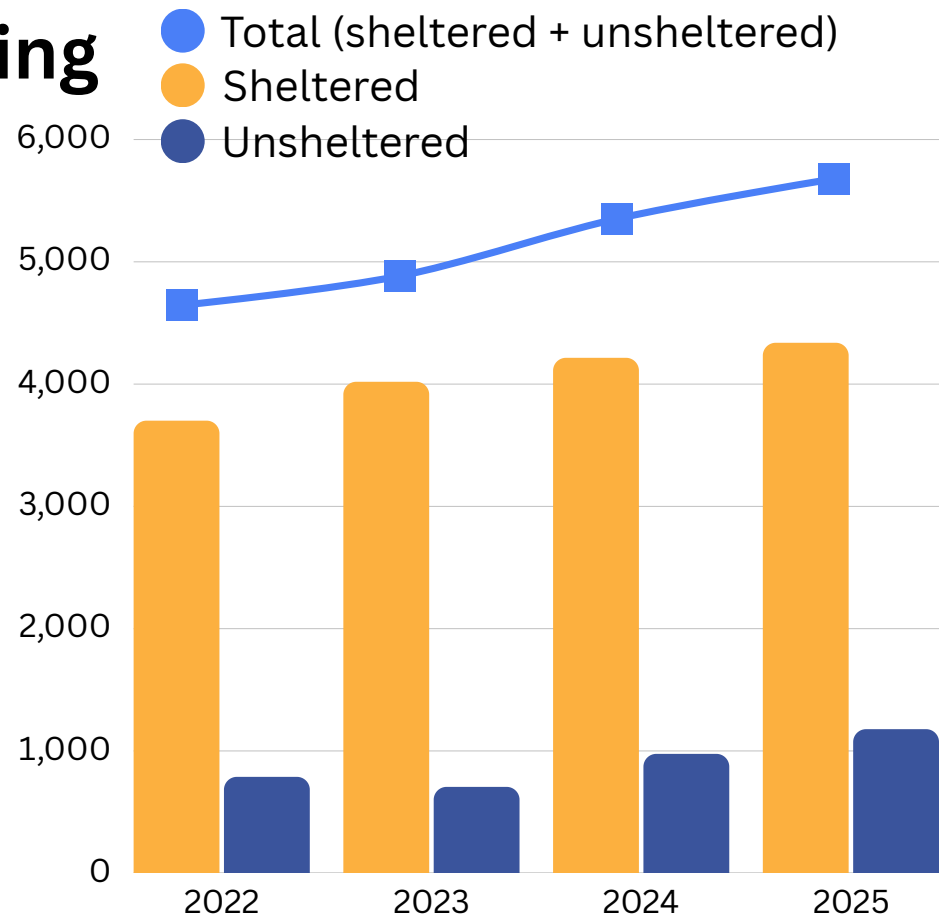
*\*Data excludes people living in car, in abandoned buildings, couch surfing, etc.*

[Click here for more details on this set of infographics](#)

## The number of people experiencing homelessness in Philadelphia\*

Data collected is a census of people experiencing sheltered and unsheltered homelessness on a single night in January (Point in Time [PIT] Count).

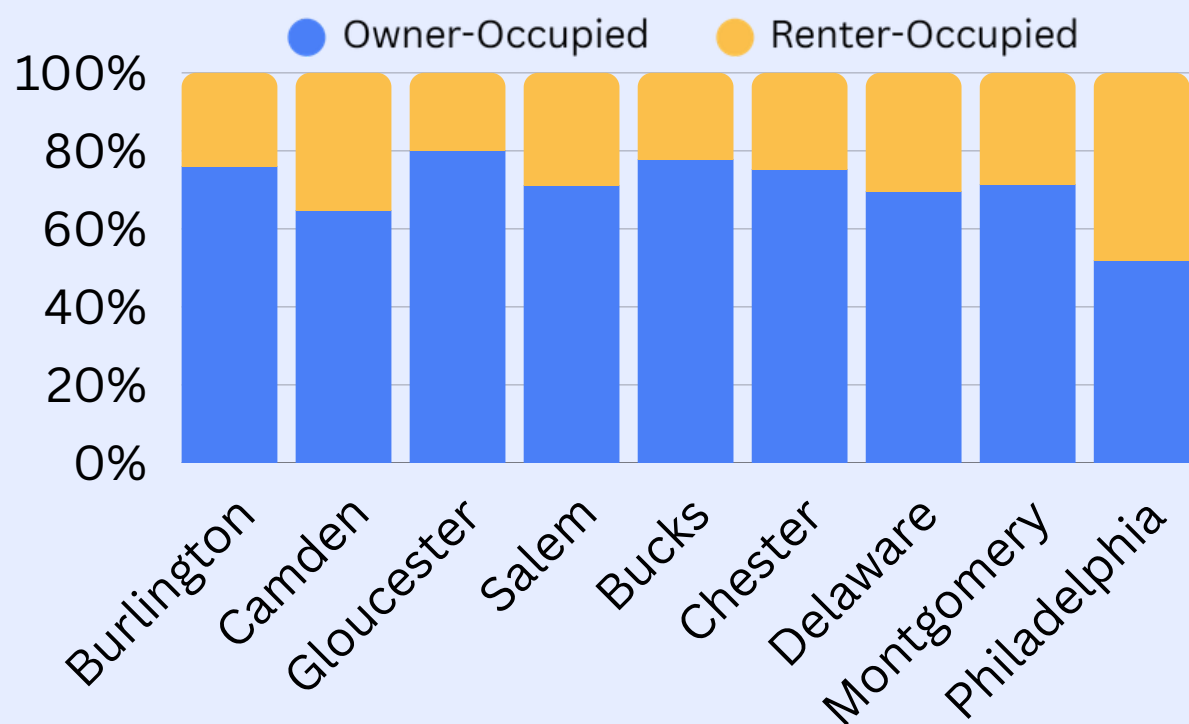
In Philadelphia, there was a **22.9% increase** in people experiencing homelessness from 4,489 in 2022 to 5,516 in 2025.



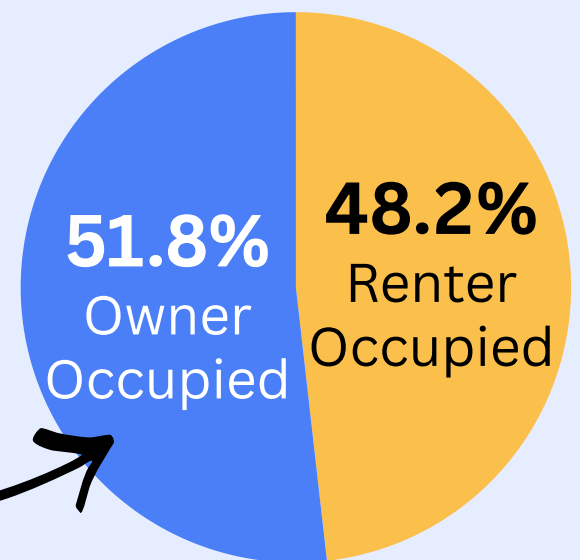
Data Source: Philadelphia 2024 PIT Count

Data Source: 2025 PIT Count Summary Report

## Housing Tenure of Occupied Housing Units by County (2024)



### In Philadelphia:



While most counties had a majority of owner-occupied housing, Philadelphia was nearly evenly split at **51.8% owner-occupied and 48.2% renter-occupied.**

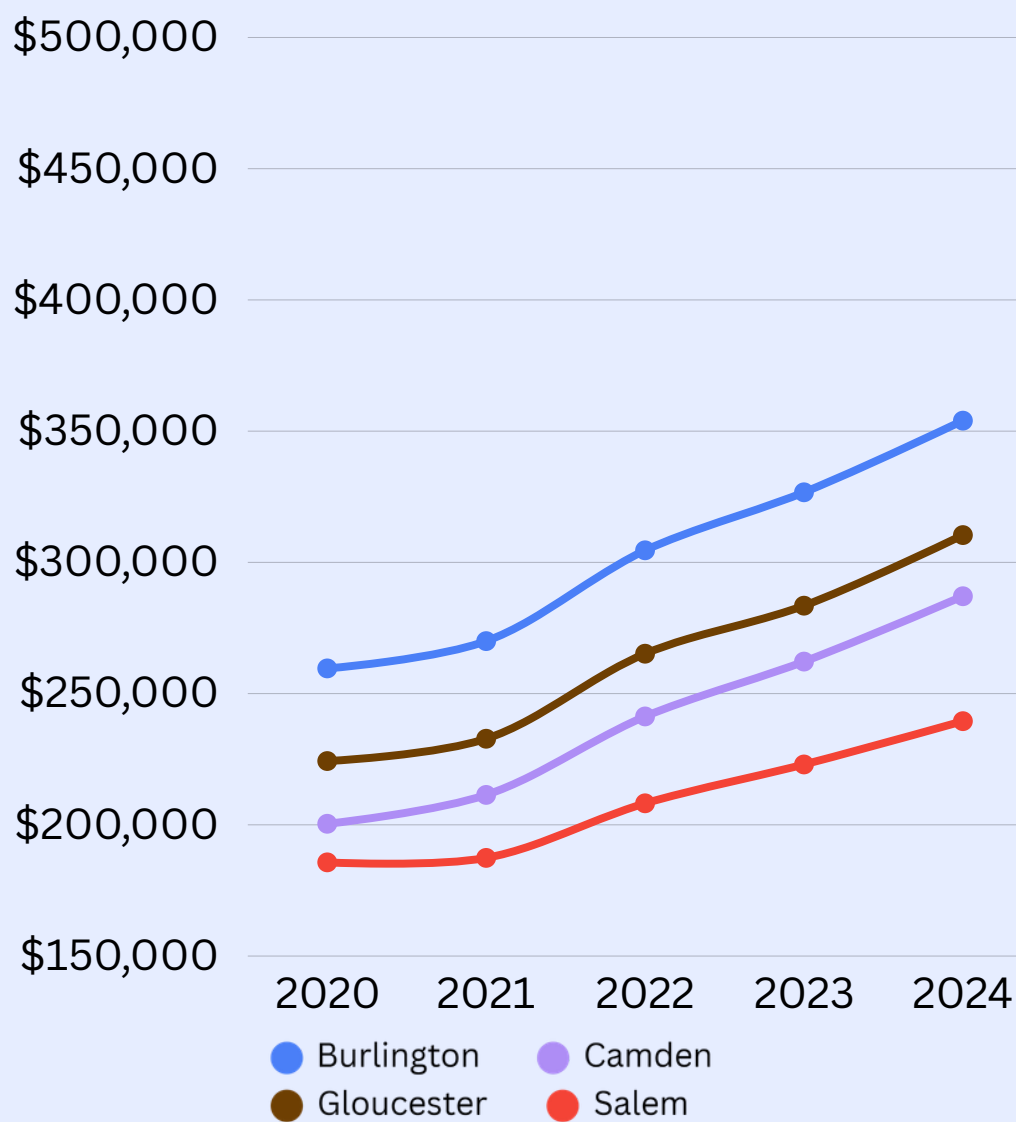
Data Source: U.S. Census Bureau, American Community Survey, 2024, 5-Year Estimates Data Profiles, Table DP04

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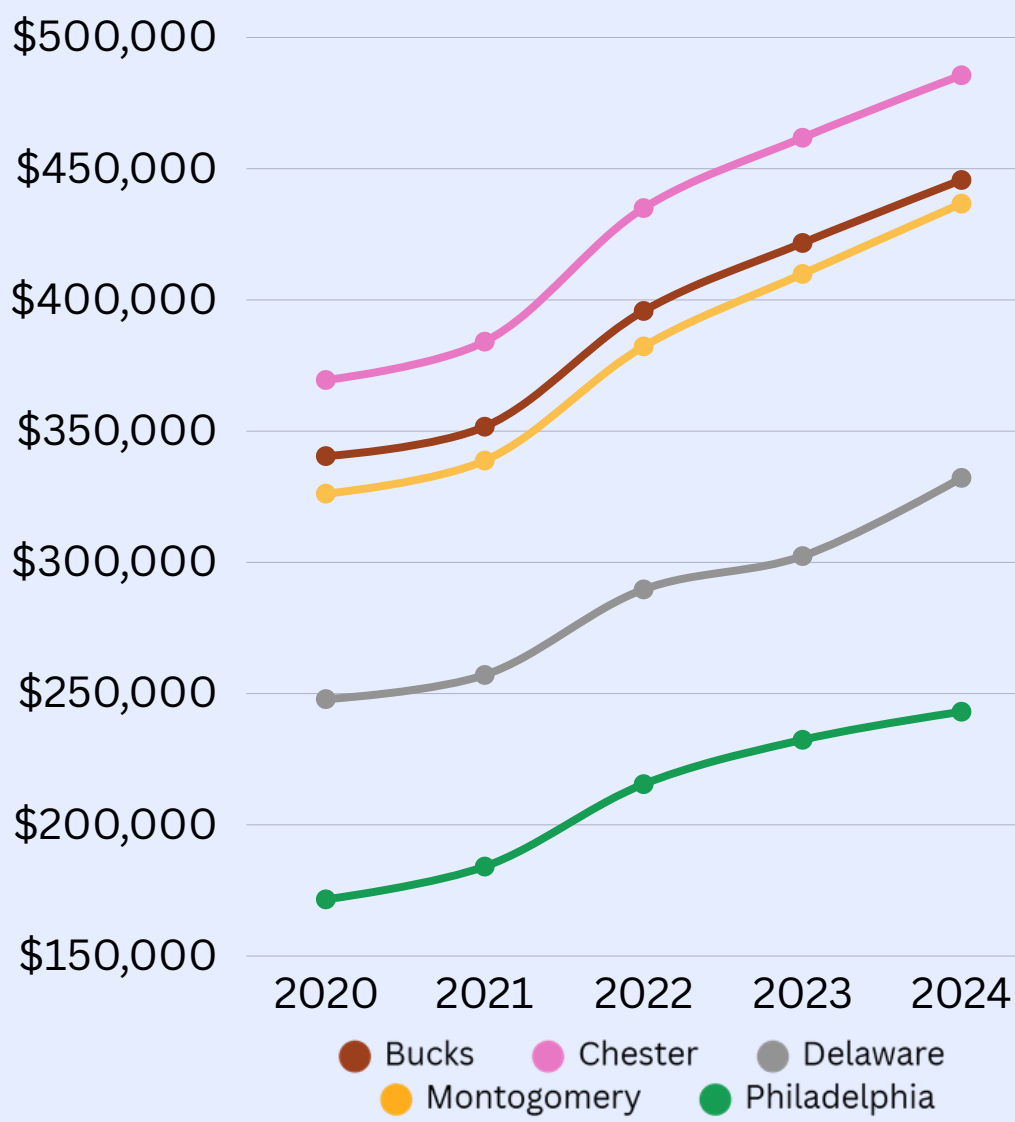


## Median Value of Owner Occupied Units by County (2024)

### New Jersey Counties



### Pennsylvania Counties



Data Source: U.S. Census Bureau, American Community Survey, 2024, 5-Year Estimates Data Profiles, Table DP04

Urban and rural counties (Philadelphia, Camden, Salem) report **lower value** of owner occupied units compared to more suburban counties (Chester, Bucks).

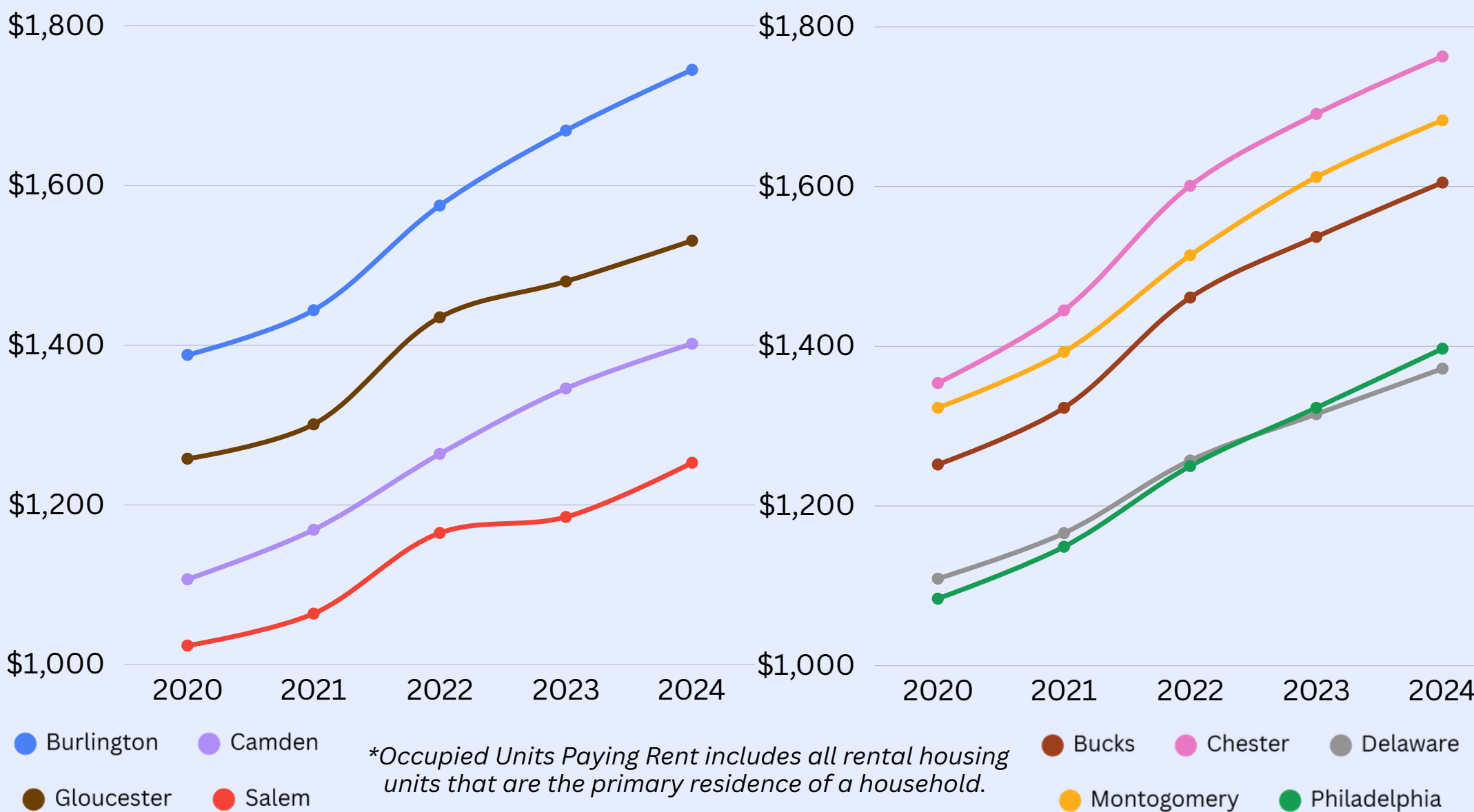
In 2024, Chester county had the **highest value** of owner occupied units at **\$485,600**. Salem county had the **lowest value** at **\$239,500**.

From 2020 to 2024, the median value of owner-occupied homes **has increased in every county** within the EMA. This indicates a steady rise in housing costs throughout the region.

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## Median Monthly Rent for Occupied Units Paying Rent\* (2024)



Data Source: U.S. Census Bureau, American Community Survey, 2024, 5-Year Estimates Data Profiles, Table DP04

From 2020 to 2024, the median rent **has increased in every county** within the EMA which indicates a steady rise in housing costs throughout the region.

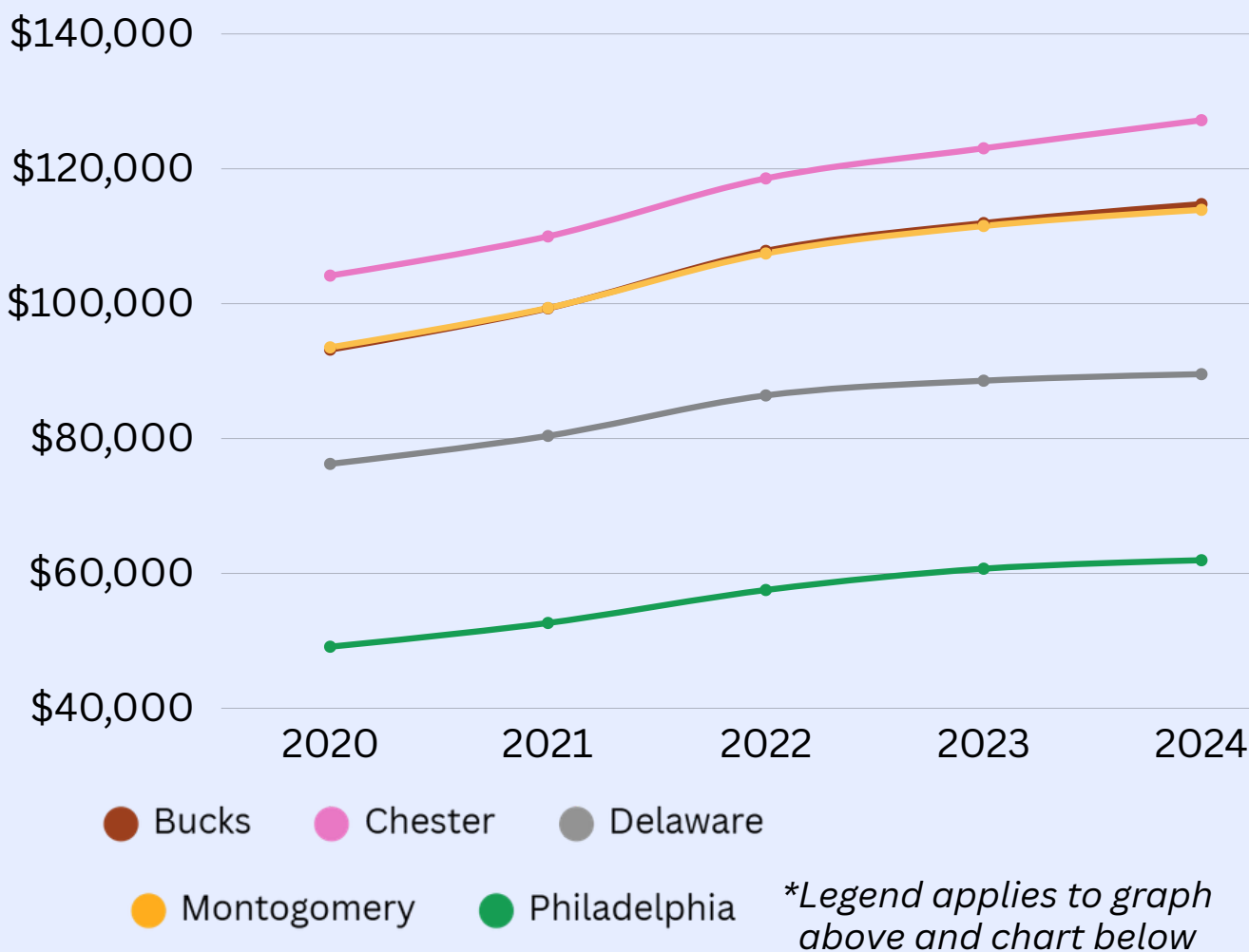
In 2024, Chester County had the **highest median rent** (\$1,763), while Salem had the **lowest** (\$1,253). Pennsylvania counties saw a **larger increase** (27.6%) than New Jersey counties (24.1%).

Rent increases may be caused by a variety of factors such as **high demand, higher landlord costs, and gentrification** which limits affordable housing.

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## Estimated Median Household Income by PA EMA Counties (2024)



In 2024, Chester county has the **highest** median household income at **\$127,208** which is over **double** the median household income of Philadelphia, who has the **lowest** median household income of **\$61,953**.

Data Source: U.S. Census Bureau, American Community Survey, 2024, 5-Year Estimates Subject Tables, Table S1901

### Rate of Increase from 2020 to 2024

Income	Value of owner occupied units		Rent	
22.1%	31.4%	30.2%	30.2%	
23.2%	30.9%	28.2%	28.2%	
21.8%	33.9%	27.2%	27.2%	
17.5%	33.9%	23.7%	23.7%	
26.1%	41.7%	28.9%	28.9%	

On average, more than **2 in 5 renter households** in the EMA spend **35% or more of their income on rent (2024)**

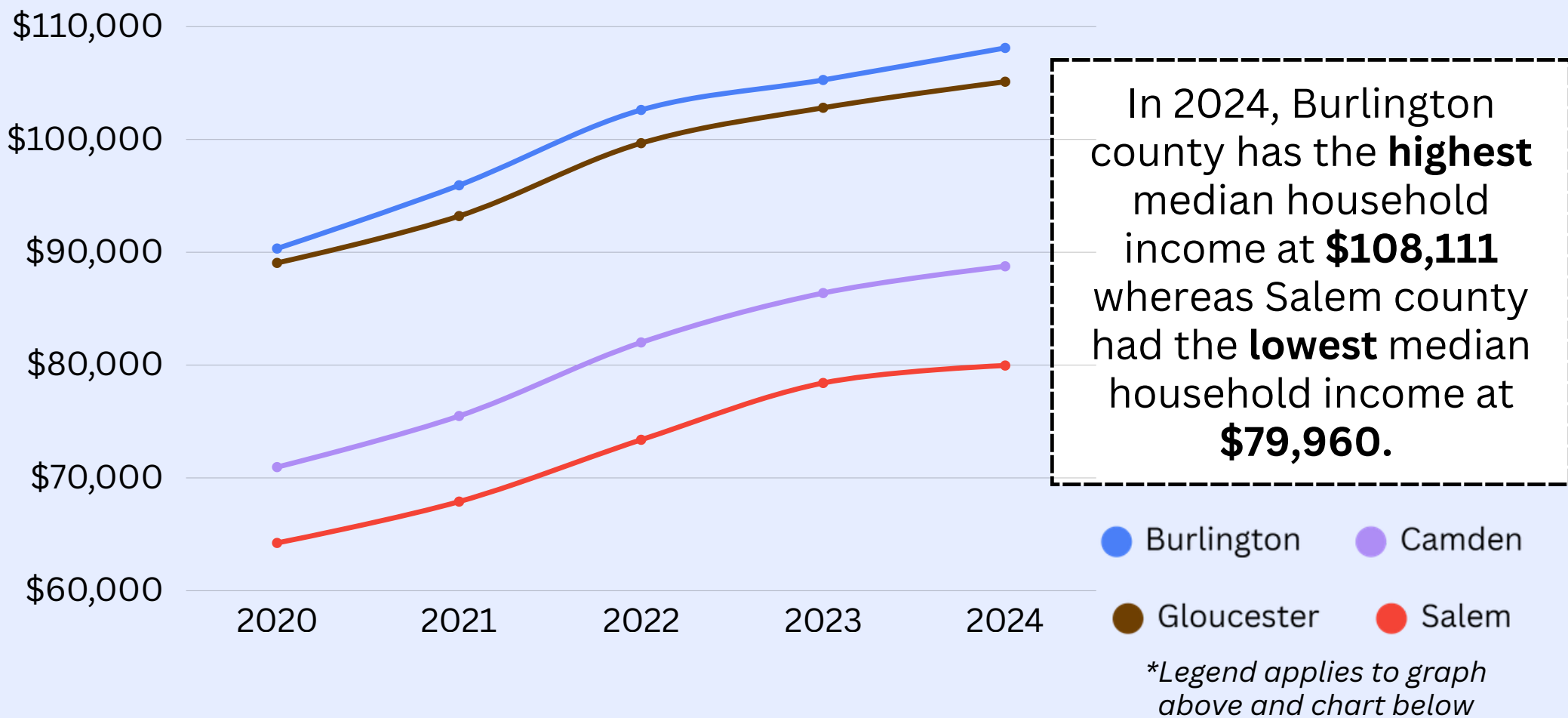


Data Source: U.S. Census Bureau, American Community Survey, 2024, 5-Year Estimates Data Profiles, Table DP04

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## Estimated Median Household Income by NJ EMA County (2024)



Data Source: U.S. Census Bureau, American Community Survey, 2024, 5-Year Estimates Subject Tables, Table S1901

### Rate of Increase from 2020 to 2024

Income	Value of owner occupied units	Rent
19.7%	36.4%	25.7%
18%	38.4%	21.7%
25.1%	43.3%	26.6%
24.5%	29%	22.4%

**Key Takeaway:** When comparing changes in monthly rent, owner-occupied unit values, and median household income, both **rent and unit values are rising faster than household income**. This gap is making housing increasingly unaffordable for many households.