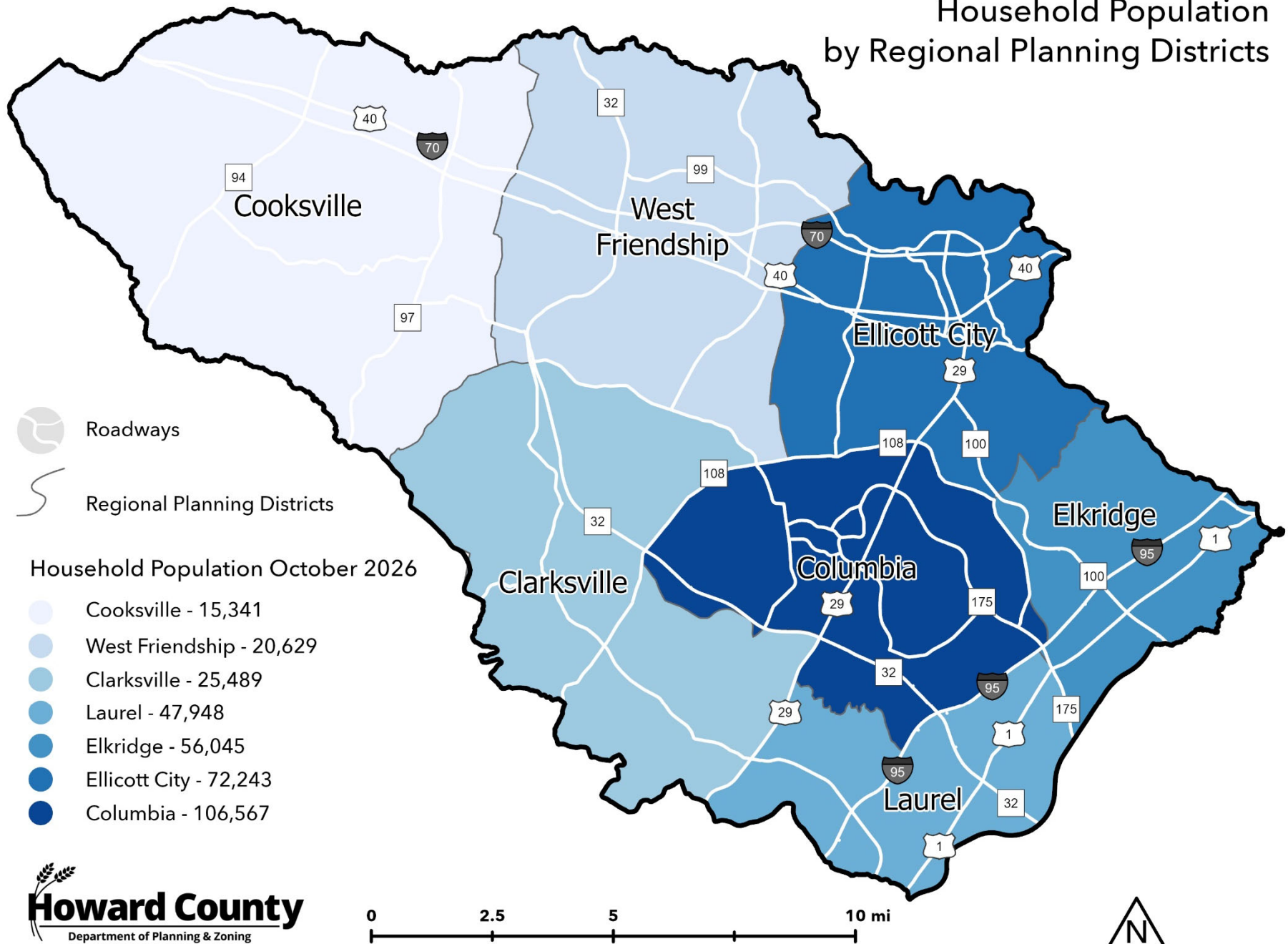


Howard County Residential Construction & Population Report

Household Population
by Regional Planning Districts



Source: Research Division, Howard County Department of Planning and Zoning

(410) 313-2350

HOWARD COUNTY, POPULATION

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

Household Population	Monthly 2026											
	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Elkridge	56,022	56,025	56,025	56,029	56,033	56,033	56,037	56,037	56,042	56,045		
Ellicott City	72,116	72,135	72,155	72,167	72,177	72,190	72,210	72,225	72,239	72,243		
West Friendship	20,435	20,531	20,544	20,546	20,546	20,546	20,546	20,626	20,629	20,629		
Cooksville	15,322	15,322	15,325	15,328	15,328	15,328	15,335	15,335	15,335	15,341		
Clarksville	25,416	25,426	25,432	25,432	25,455	25,464	25,477	25,489	25,489	25,489		
Columbia	106,101	106,104	106,107	106,124	106,140	106,140	106,430	106,431	106,567	106,567		
Laurel	47,866	47,870	47,875	47,881	47,887	47,911	47,914	47,925	47,941	47,948		
Total Household Population	343,280	343,414	343,464	343,507	343,567	343,613	343,948	344,066	344,242	344,261		
Group Quarter Population	3,077	3,077	3,077	3,077	3,077	3,077	3,077	3,077	3,077	3,077		
Total Population	346,357	346,491	346,541	346,584	346,644	346,690	347,025	347,143	347,319	347,338		

<u>VACANCY RATE</u>	<u>HOUSEHOLD SIZE</u>	<u>NOTES</u>
SFD = 2%	SFD = 3.2166	Household size estimates are based on results from ACS sample dataset and 2020 Census, except for age-restricted which is based on DPZ estimate. Matches household sizes used in Round 10. Population estimated based on new unit growth times household size and vacancy rate factors.
SFA = 3%	SFA = 2.6788	
APT = 4%	APT = 2.0870	
MH = 3%	MH = 3.1982	
Age Restricted = 1.7000		

**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	Monthly 2026											
	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Elkridge												
SFD	7,662	7,663	7,663	7,664	7,666	7,666	7,667	7,667	7,670	7,671		
SFA	5,926	5,926	5,926	5,926	5,926	5,926	5,926	5,926	5,926	5,926		
APT	6,440	6,440	6,440	6,440	6,440	6,440	6,440	6,440	6,440	6,440		
MH	860	860	860	860	860	860	860	860	860	860		
TOTAL	20,888	20,889	20,889	20,890	20,892	20,892	20,893	20,893	20,896	20,897		
Ellicott City												
SFD	15,385	15,392	15,394	15,398	15,399	15,399	15,400	15,400	15,400	15,401		
SFA	3,949	3,949	3,957	3,957	3,961	3,969	3,979	3,988	3,997	3,997		
APT	6,504	6,504	6,504	6,504	6,504	6,504	6,504	6,504	6,504	6,504		
TOTAL	25,838	25,845	25,855	25,859	25,864	25,872	25,883	25,892	25,901	25,902		
West Friendship												
SFD	4,943	4,948	4,952	4,952	4,952	4,952	4,952	4,952	4,953	4,953		
SFA	1,422	1,422	1,422	1,423	1,423	1,423	1,423	1,423	1,423	1,423		
APT	925	965	965	965	965	965	965	1,005	1,005	1,005		
TOTAL	7,290	7,335	7,339	7,340	7,340	7,340	7,340	7,380	7,381	7,381		
Cooksville												
SFD	5,097	5,097	5,098	5,099	5,099	5,099	5,101	5,101	5,101	5,103		
SFA	68	68	68	68	68	68	68	68	68	68		
TOTAL	5,165	5,165	5,166	5,167	5,167	5,167	5,169	5,169	5,169	5,171		
Clarksville												
SFD	7,130	7,134	7,136	7,136	7,146	7,149	7,155	7,161	7,161	7,161		
SFA	860	860	860	860	860	860	860	860	860	860		
APT	283	283	283	283	283	283	283	283	283	283		
TOTAL	8,273	8,277	8,279	8,279	8,289	8,292	8,298	8,304	8,304	8,304		
Columbia												
SFD	16,193	16,194	16,196	16,205	16,213	16,213	16,221	16,222	16,222	16,222		
SFA	11,187	11,187	11,187	11,187	11,187	11,187	11,187	11,187	11,187	11,187		
APT	15,819	15,819	15,819	15,819	15,819	15,819	15,956	15,956	16,024	16,024		
TOTAL	43,199	43,200	43,202	43,211	43,219	43,219	43,364	43,365	43,433	43,433		
Laurel												
SFD	7,233	7,234	7,236	7,238	7,240	7,241	7,242	7,242	7,244	7,246		
SFA	5,846	5,847	5,847	5,847	5,847	5,855	5,855	5,859	5,863	5,863		
APT	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628		
MH	427	427	427	427	427	427	427	427	427	427		
TOTAL	17,134	17,136	17,138	17,140	17,142	17,151	17,152	17,156	17,162	17,164		
Total County												
SFD	63,643	63,662	63,675	63,692	63,715	63,719	63,738	63,745	63,751	63,757		
SFA	29,258	29,259	29,267	29,268	29,272	29,288	29,298	29,311	29,324	29,324		
APT	33,599	33,639	33,639	33,639	33,639	33,639	33,776	33,816	33,884	33,884		
MH	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287		
TOTAL	127,787	127,847	127,868	127,886	127,913	127,933	128,099	128,159	128,246	128,252		

Notes: Housing units are from the Department of Planning and Zoning Land Use Survey Database.

HOWARD COUNTY, RESIDENTIAL BUILDING PERMIT COMPLETIONS - 2026

NUMBER OF UNITS COMPLETED DURING MONTH SHOWN

	2026												
	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Elkridge													
SFD	1	0	1	2	0	1	0	3	1				9
SFA	0	0	0	0	0	0	0	0	0				0
APT	0	0	0	0	0	0	0	0	0				0
MH	0	0	0	0	0	0	0	0	0				0
TOTAL	1	0	1	2	0	1	0	3	1				9
Ellicott City													
SFD	7	2	4	1	0	1	0	0	1				16
SFA	0	8	0	4	8	10	9	9	0				48
APT	0	0	0	0	0	0	0	0	0				0
TOTAL	7	10	4	5	8	11	9	9	1				64
West Friendship													
SFD	5	4	0	0	0	0	0	1	0				10
SFA	0	0	1	0	0	0	0	0	0				1
APT	40	0	0	0	0	0	40	0	0				80
TOTAL	45	4	1	0	0	0	40	1	0				91
Cooksville													
SFD	0	1	1	0	0	2	0	0	2				6
SFA	0	0	0	0	0	0	0	0	0				0
TOTAL	0	1	1	0	0	2	0	0	2				6
Clarksville													
SFD	4	2	0	10	3	6	6	0	0				31
SFA	0	0	0	0	0	0	0	0	0				0
APT	0	0	0	0	0	0	0	0	0				0
TOTAL	4	2	0	10	3	6	6	0	0				31
Columbia													
SFD	1	2	9	8	0	8	1	0	0				29
SFA	0	0	0	0	0	0	0	0	0				0
APT	0	0	0	0	0	137	0	68	0				205
TOTAL	1	2	9	8	0	145	1	68	0				234
Laurel													
SFD	1	2	2	2	1	1	0	2	2				13
SFA	1	0	0	0	8	0	4	4	0				17
APT	0	0	0	0	0	0	0	0	0				0
MH	0	0	0	0	0	0	0	0	0				0
TOTAL	2	2	2	2	9	1	4	6	2				30
Total County													
SFD	19	13	17	23	4	19	7	6	6				114
SFA	1	8	1	4	16	10	13	13	0				66
APT	40	0	0	0	0	137	40	68	0				285
MH	0	0	0	0	0	0	0	0	0				0
TOTAL	60	21	18	27	20	166	60	87	6				465