

# 2023 Municipal Population Estimates

Released June 2024

# Introduction and Key Findings

- As part of its phased release of 2023 Population Estimates data, the U.S. Census Bureau released its estimates for the nation's counties and metropolitan areas in May 2024.
  - The Census Bureau annually utilizes current data on births, deaths and migration to calculate population change since the most recent decennial census and produce a time series of estimates of population, demographic components of change and housing units.
  - The estimates cover the period from July 1, 2022 to July 1, 2023, and also include revisions reflecting the 2020 to 2023 estimates period.
  - The final release will provide estimates by age, sex, race and Hispanic origin (scheduled for June 2024).
- In general, the fastest growing larger municipalities in the country tend to be smaller cities (under 500,000 in population) in Nevada, Texas, Florida and North Carolina. Conversely, while more geographically dispersed, the seven of the 10 cities showing the greatest population loss since 2000 have a population of 500,000 or more.
  - Among the 91 largest cities in the country (those with a population of 250,000 or more), 48 registered a population increase between 2020 and 2023 compared to 43 with a flat to shrinking population.
- Contrary to most of its benchmark region core cities, the City of Pittsburgh saw stable population between April 2020 and July 2023 and currently stands at 303,255. Only four benchmark core cities saw population grow over the period, while 10 lost population. Denver joined Pittsburgh as having stable population.
  - Pittsburgh and Seattle were the only benchmark regions where core city population performed better than the metropolitan area.

# Key Findings (cont'd)

- While Penn Township in Westmoreland County has seen the largest percentage growth between April 1, 2020 and July 1, 2023, the fastest growing municipalities in the region tend to be located in Butler County, reflective of historic county growth patterns.
- On a percentage basis, 14 of the 20 largest municipal population decreases were in Greene County. However, most were in communities with less than 1,000 residents, so the loss of only a handful of residents has a significant percentage impact on population.
- In absolute terms, the municipalities experiencing the largest population loss were concentrated in Allegheny County. In fact, just 5% of the region's municipalities (26) have accounted for half of the region's population loss since 2020. Twenty are in Allegheny County.
- Among the 551 municipalities in southwestern Pennsylvania, 25 experienced annual population growth of at least 0.5% between April 2020 and July 2023 up from 23 a year ago. Nearly three fourths of the communities in the region (69.7%) had Low or Moderate decrease in population (-0.5% to -1.9% annually).
- The growing municipalities in the region tend to be concentrated in Southwestern Butler and Northcentral Washington Counties in close proximity to I-79.
  - Municipalities experiencing the most significant population losses can be found most commonly in the southern part of the region in Fayette and Greene Counties along with older inner ring suburbs and along the rivers in Allegheny County.

# Outlook/Why This Matters

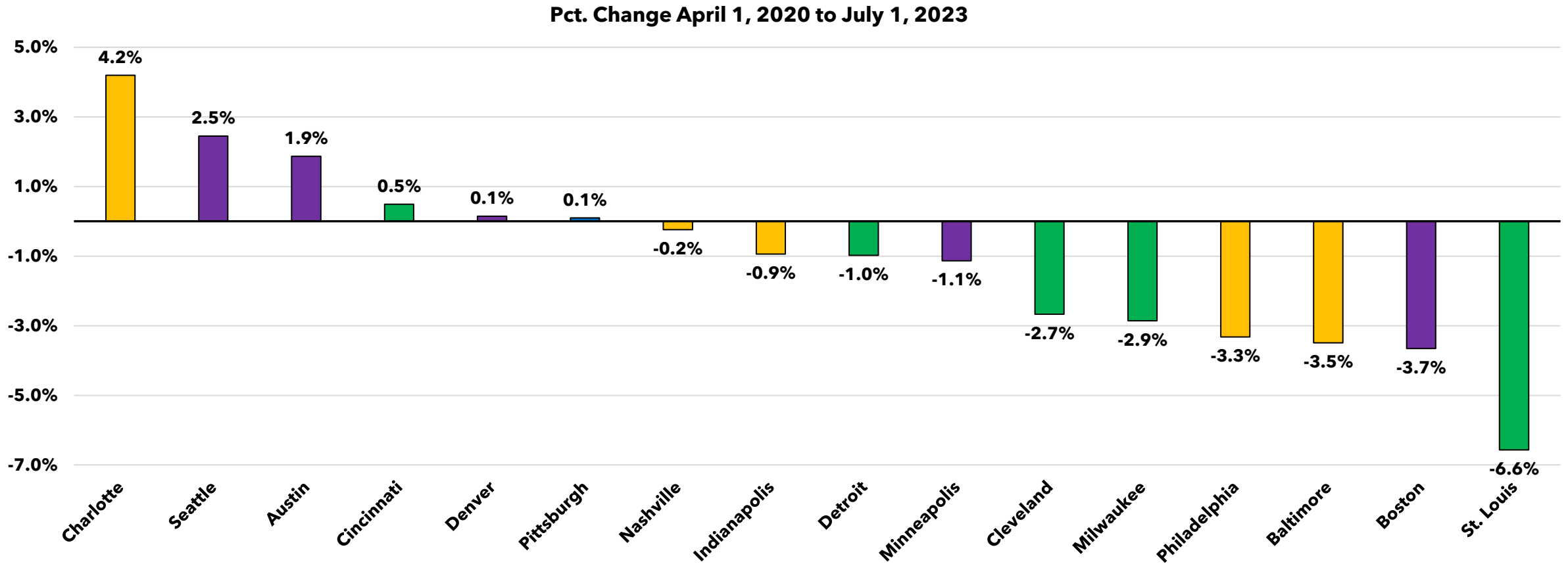
- The nationwide population growth that is accelerating coming out of pandemic also reflected in municipal numbers. While more major cities registered increases in population than the previous year, among benchmarks, most of the core cities registered drops in population since 2020. Pittsburgh, however, continues to show stable population, making it one of only two of the 16 benchmark region in which the core city outperformed their respective metropolitan areas. In fact, after losing more than half its population from 1950 to 2010 (from 676,806 to 305,704) the population has remained in the 302,000 to 305,000 for the past 13 years.
- This population stability is not seen in most of the region. While one-fourth (140) of the municipalities in the region saw stable population over the period, primarily in Washington (47) and Indiana (37) Counties, 70% of the region's 551 municipalities have seen an annual population loss since 2020. Fortunately, a plurality of municipalities (40.3%) are experiencing a loss of less than 1% annually.
- While it is important to recognize the population loss at a regional level, it is just as important to look at where that loss is concentrated. The largest percentage decreases tend to be concentrated among smaller municipalities in Fayette and Greene Counties that are experiencing low economic growth and an aging population, while the largest absolute decreases are concentrated in older inner ring suburbs in Allegheny County, which tend to have aging populations and limited areas for additional development.
- Isolating specific municipalities where the region's population loss tends to be concentrated and the shared characteristics among them provides an opportunity to develop more targeted strategies for reversing the region's population loss rather than relying on a broader one size fits all strategy.

Among the 91 largest municipalities in the country (those with a population of 250,000 or more), 48 registered a population increase between 2020 and 2023 compared to 43 with a flat to shrinking population. Two suburbs of Las Vegas – North Las Vegas and Henderson – were two of the three fastest growing large municipalities. Fort Worth, San Antonio, Charlotte and Jacksonville were the only major cities with a population of greater than 500,000 to finish among the fastest growing. San Francisco, St. Louis, New York and New Orleans all registered decreases of 5% or greater over the April 2020 to July 2023 period. Seven of the 10 largest population drops were among cities with 500,000 or more in population.

Metropolitan Area	Estimated Population 2023	Change from April 1, 2020 to July 1, 2023	
		Number	Pct.
<b>Ten Largest Pct. Population Gain</b>			
North Las Vegas city, Nevada	284,771	25,246	9.7%
Fort Worth city, Texas	978,468	59,561	6.5%
Henderson city, Nevada	337,305	19,984	6.3%
Tampa city, Florida	403,364	18,702	4.9%
Durham city, North Carolina	296,186	12,524	4.4%
San Antonio city, Texas	1,495,295	60,989	4.3%
Charlotte city, North Carolina	911,311	36,682	4.2%
Orlando city, Florida	320,742	12,979	4.2%
Reno city, Nevada	274,915	10,769	4.1%
Jacksonville city, Florida	985,843	36,225	3.8%
<b>Ten Largest Pct. Population Loss</b>			
San Francisco city, California	808,988	-64,962	-7.4%
St. Louis city, Missouri	281,754	-19,811	-6.6%
New York city, New York	8,258,035	-546,164	-6.2%
New Orleans city, Louisiana	364,136	-19,861	-5.2%
San Jose city, California	969,655	-43,586	-4.3%
Boston city, Massachusetts	653,833	-24,784	-3.7%
Long Beach city, California	449,468	-17,304	-3.7%
Baltimore city, Maryland	565,239	-20,451	-3.5%
Portland city, Oregon	630,498	-22,023	-3.4%
Philadelphia city, Pennsylvania	1,550,542	-53,251	-3.3%

Source: U.S. Census Bureau - 2023 Population Estimates, compiled May 2024

Contrary to most of its benchmark region core cities, the City of Pittsburgh saw stable population between April 2020 and July 2023, with its population increasing slightly from 302,955 to 303,255. Only four benchmark core cities saw population grow over the period, while 10 lost population including all the region's peer benchmarks except for Cincinnati.

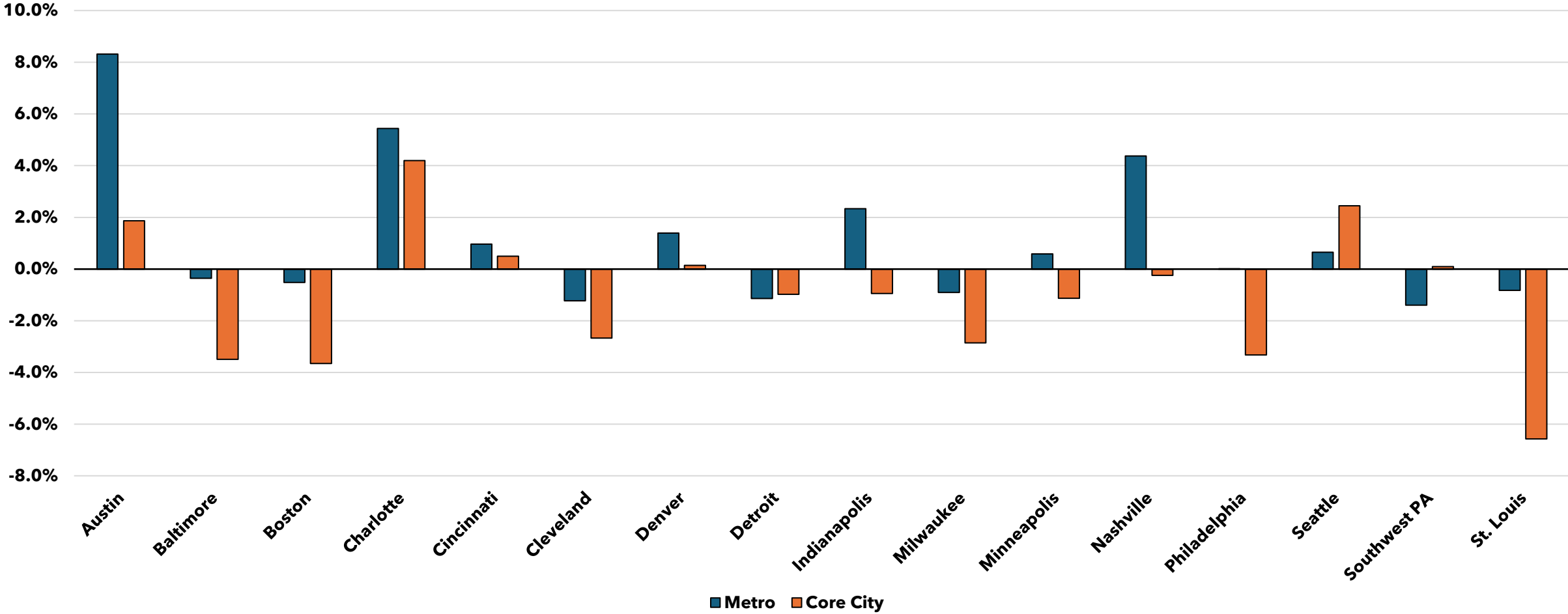


**Green**=Peer Markets  
**Purple**=Aspirational Markets  
**Orange**=Competitive Markets

Source: U.S. Census Bureau - Population Estimates, compiled May 2024

Comparing metropolitan area to core city population change between April 2020 and July 2023 shows that Pittsburgh and Seattle were the only benchmark regions where core city population performed better than the metropolitan area.

### Metropolitan Area vs. Core City Population Change



Source: U.S. Census Bureau - Population Estimates, compiled May 2024

While Penn Township in Westmoreland County has seen the largest percentage growth between April 1, 2020 and July 1, 2023, the fastest growing municipalities in the region tend to be located in Butler County, reflective of historic county growth patterns. Twelve of the 20 fastest growing municipalities are in Butler County, Allegheny and Washington Counties; each county has three.

20 Largest Municipal Population Increases in Southwestern Pennsylvania				
Municipality	County	Estimated Population 2023	Change from April 1, 2020 to July 1, 2023	
			Number	Pct.
<b>Twenty Largest Pct. Population Gain</b>				
Penn Borough	Westmoreland County	620	183	41.9%
Valencia Borough	Butler County	690	151	28.0%
Slippery Rock Township	Butler County	8,426	1,709	25.4%
Lancaster Township	Butler County	3,414	667	24.3%
Jackson Township	Butler County	5,755	879	18.0%
Slippery Rock Borough	Butler County	3,579	408	12.9%
Connoquenessing Borough	Butler County	755	86	12.9%
Middlesex Township	Butler County	7,375	549	8.0%
North Strabane Township	Washington County	16,719	1,019	6.5%
Chartiers Township	Washington County	9,168	540	6.3%
Forward Township	Butler County	3,340	176	5.6%
Frazer Township	Allegheny County	1,229	63	5.4%
Adams Township	Butler County	15,603	762	5.1%
Pine Township	Allegheny County	15,388	697	4.7%
Cranberry Township	Butler County	34,516	1,430	4.3%
Buffalo Township	Butler County	8,151	255	3.2%
Cecil Township	Washington County	15,065	456	3.1%
Fairview Borough	Butler County	184	5	2.8%
Findlay Township	Allegheny County	6,546	174	2.7%
Penn Township	Westmoreland County	20,585	507	2.5%

Source: U.S. Census Bureau - 2023 Population Estimates, compiled May 2024



The largest percentage decrease in population occurred in California borough, in Washington County, where ongoing enrollment decreases at PennWest University are having a disproportionate impact. The remaining municipalities were all located in Greene County (14) and Fayette Counties (5). Many of these municipalities were in communities with less than 1,000 residents, so the loss of only a handful of residents has a significant percentage impact on population.

20 Largest Municipal Population Decreases in Southwestern Pennsylvania				
Municipality	County	Estimated Population 2023	Change from April 1, 2020 to July 1, 2023	
			Number	Pct.
<b>Twenty Largest Pct. Population Loss</b>				
California Borough	Washington County	4,639	-724	-13.5%
Waynesburg Borough	Greene County	3,728	-273	-6.8%
Luzerne Township	Fayette County	5,237	-351	-6.3%
Carmichaels Borough	Greene County	409	-23	-5.3%
Springhill Township	Greene County	305	-17	-5.3%
Morris Township	Greene County	535	-29	-5.1%
Ohiopyle Borough	Fayette County	37	-2	-5.1%
Gilmore Township	Greene County	226	-12	-5.0%
Richhill Township	Greene County	733	-38	-4.9%
Whiteley Township	Greene County	542	-28	-4.9%
Greensboro Borough	Greene County	253	-13	-4.9%
Morgan Township	Greene County	2,224	-114	-4.9%
Rices Landing Borough	Greene County	400	-20	-4.8%
Perryopolis Borough	Fayette County	1,624	-81	-4.8%
Jefferson Borough	Greene County	241	-12	-4.7%
Connellsville City	Fayette County	6,700	-331	-4.7%
Washington Township	Fayette County	3,715	-182	-4.7%
Franklin Township	Greene County	6,739	-328	-4.6%
Jefferson Township	Greene County	2,247	-108	-4.6%
Dunkard Township	Greene County	2,077	-96	-4.4%

Source: U.S. Census Bureau - 2023 Population Estimates, compiled May 2024

While the largest percentage population decreases are concentrated in Greene and Fayette Counties, Allegheny County, which has half of the region’s population, accounts for the bulk of the absolute population loss.

In fact, just 26 municipalities, or 5% of all municipalities in the region, account for half of the population loss. Twenty of those 26 are in Allegheny County and tend to be older inner ring suburbs.

Largest Municipal Population Decreases in Southwestern Pennsylvania - Ranked by Number						
Change from April 1, 2020 to July 1, 2023						
Municipality	County	Estimated Population 2023	Number	Pct.	Pct. Of Regional Population Loss	
Penn Hills Township	Allegheny County	39,643	-1,416	-3.4%	3.9%	
Bethel Park Municipality	Allegheny County	32,398	-1,169	-3.5%	3.2%	
Mount Lebanon Township	Allegheny County	32,938	-1,135	-3.3%	3.1%	
Ross Township	Allegheny County	32,433	-1,124	-3.3%	3.1%	
McCandless Township	Allegheny County	28,673	-1,032	-3.5%	2.9%	
Shaler Township	Allegheny County	27,116	-1,011	-3.6%	2.8%	
Baldwin Borough	Allegheny County	20,708	-800	-3.7%	2.2%	
Plum Borough	Allegheny County	26,391	-773	-2.8%	2.1%	
California Borough	Washington County	4,639	-724	-13.5%	2.0%	
West Mifflin Borough	Allegheny County	18,916	-676	-3.5%	1.9%	
Monroeville Municipality	Allegheny County	27,974	-670	-2.3%	1.9%	
Moon Township	Allegheny County	26,593	-652	-2.4%	1.8%	
Scott Township	Allegheny County	17,012	-635	-3.6%	1.8%	
McKeesport City	Allegheny County	17,132	-604	-3.4%	1.7%	
Upper St. Clair Township	Allegheny County	20,581	-569	-2.7%	1.6%	
Wilkinsburg Borough	Allegheny County	13,813	-537	-3.7%	1.5%	
Hampton Township	Allegheny County	17,942	-535	-2.9%	1.5%	
New Castle City	Lawrence County	21,413	-523	-2.4%	1.5%	
Franklin Park Borough	Allegheny County	15,024	-466	-3.0%	1.3%	
Elizabeth Township	Allegheny County	12,514	-462	-3.6%	1.3%	
Whitehall Borough	Allegheny County	14,615	-449	-3.0%	1.2%	
South Union Township	Fayette County	10,451	-445	-4.1%	1.2%	
North Union Township	Fayette County	11,412	-423	-3.6%	1.2%	
Butler Township	Butler County	16,817	-418	-2.4%	1.2%	
Uniontown City	Fayette County	9,577	-407	-4.1%	1.1%	
Munhall Borough	Allegheny County	10,380	-402	-3.7%	1.1%	
<b>Top Absolute Decrease Total</b>		<b>527,105</b>	<b>-18,057</b>	<b>-3.3%</b>	<b>50.1%</b>	
<b>Southwestern Pennsylvania Total</b>		<b>2,540,176</b>	<b>-36,046</b>	<b>-1.4%</b>	<b>100.0%</b>	

Among the 551 municipalities in southwestern Pennsylvania, only 25 experienced population growth of at least 0.5% annually between April 2020 and July 2023. Butler (12) and Washington (6) Counties had most of the region's growing municipalities. Most of the municipalities in the region (384, or 70%) reported population losses of between -0.5% and -1.9% annually.

NUMBER OF MUNICIPALITIES BY POPULATION CHANGE BY COUNTY - APRIL 1, 2020 to July 1, 2023						
	Allegheny County	Armstrong County	Beaver County	Butler County	Fayette County	Greene County
<b>Total Municipalities</b>	<b>130</b>	<b>45</b>	<b>54</b>	<b>57</b>	<b>43</b>	<b>26</b>
High Growth (2% or more annually)				7		
Moderate Growth (1.0% to 1.9% annually)	2			4		
Low Growth (0.5% to 0.9% annually)	1		1	1		
Flat (0.4% to -0.4% annually)	12	3	9	6	2	1
Low Decrease (-0.5% to -0.9% annually)	20	41	42	36	3	2
Moderate Decrease (-1.0% to -1.9% annually)	95	1	2	3	38	22
High Decrease (-2.0% or more annually)						1
	Indiana County	Lawrence County	Washington County	Westmoreland County	Southwest Pennsylvania	
<b>Total Municipalities</b>	<b>38</b>	<b>27</b>	<b>66</b>	<b>65</b>	<b>551</b>	
High Growth (2% or more annually)			1	1	9	
Moderate Growth (1.0% to 1.9% annually)			2		8	
Low Growth (0.5% to 0.9% annually)	1		3	1	8	
Flat (0.4% to -0.4% annually)	37	8	47	15	140	
Low Decrease (-0.5% to -0.9% annually)		18	12	48	222	
Moderate Decrease (-1.0% to -1.9% annually)		1			162	
High Decrease (-2.0% or more annually)			1		2	

Source: U.S. Census Bureau - 2023 Population Estimates, compiled May 2024

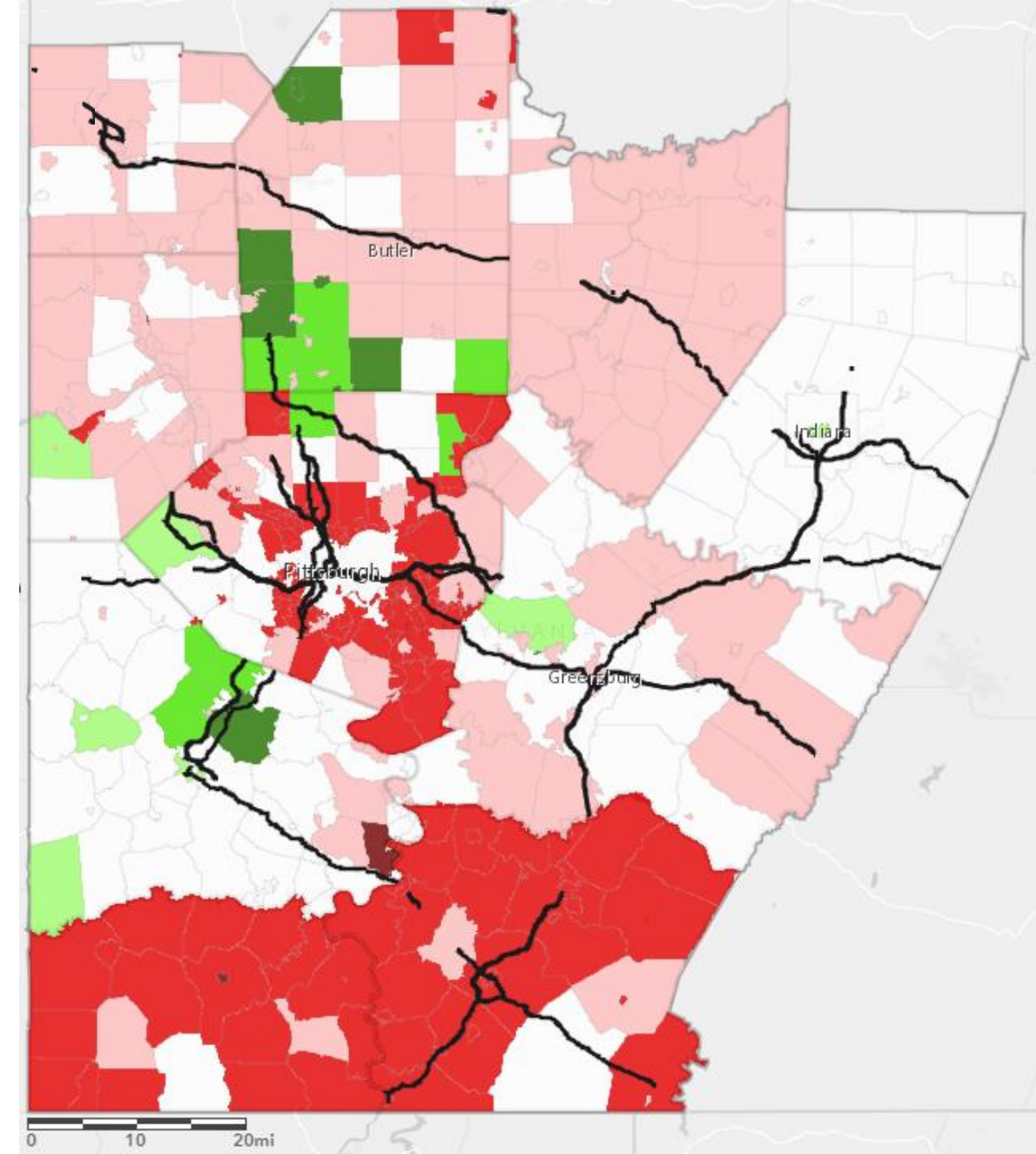
Allegheny (73.1% of municipalities), Fayette (88.4%), Greene (84.6%) and Lawrence (74.1%) saw a disproportionate share of their municipalities lose between 1.0% to 1.9% of their population annually between April 1, 2020 and July 1, 2023. All but one of the municipalities in Indiana saw little or no population change during that period. Despite being the fastest growing county in the region, Butler County's growth is highly concentrated - 79% of the municipalities experienced no population loss of a decrease since 2020.

	Allegheny County	Armstrong County	Beaver County	Butler County	Fayette County	Greene County
<b>Total Municipalities</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
High Growth (2% or more annually)				12.3%		
Moderate Growth (1.0% to 1.9% annually)	1.5%			7.0%		
Low Growth (0.5% to 0.9% annually)	0.8%					
Flat (0.4% to -0.4% annually)	9.2%	6.7%	16.7%	10.5%	4.7%	3.8%
Low Decrease (-0.5% to -0.9% annually)	15.4%	91.1%	77.8%	63.2%	7.0%	7.7%
Moderate Decrease (-1.0% to -1.9% annually)	73.1%	2.2%	3.7%	5.3%	88.4%	84.6%
High Decrease (-2.0% or more annually)						

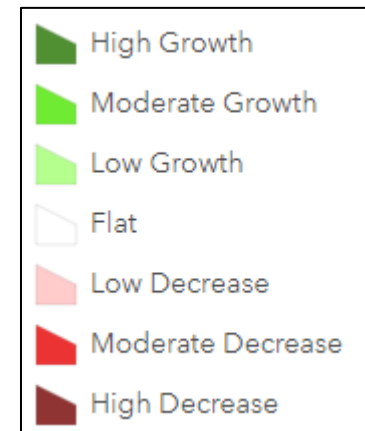
	Indiana County	Lawrence County	Washington County	Westmoreland County	Southwest Pennsylvania
<b>Total Municipalities</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
High Growth (2% or more annually)			1.5%		1.6%
Moderate Growth (1.0% to 1.9% annually)			3.0%		1.5%
Low Growth (0.5% to 0.9% annually)	2.6%		4.5%	1.5%	1.5%
Flat (0.4% to -0.4% annually)	97.4%	29.6%	71.2%	23.1%	25.4%
Low Decrease (-0.5% to -0.9% annually)		66.7%	18.2%	73.8%	40.3%
Moderate Decrease (-1.0% to -1.9% annually)					29.4%
High Decrease (-2.0% or more annually)			1.5%		0.4%

Source: U.S. Census Bureau - 2023 Population Estimates, compiled May 2024



The growing municipalities in the region tend to be concentrated in southwestern Butler and northcentral Washington Counties in close proximity to I-79. Nearly all the others are also located along a major highway.

Municipalities experiencing the largest population losses can be found most commonly in the southern part of the region in Fayette and Greene Counties along with the older inner ring suburbs and along the rivers in Allegheny County.



Source: U.S. Census Bureau - 2023 Population Estimates, compiled April 2024

# Ask a question/give your feedback.

Reach out to this report's research lead.

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