

MEMORANDUM

TO: Caitlin Lockhard, Lebanon County Housing Collaborative

FROM: Patrick Bowen, Bowen National Research

DATE: June 25, 2026

RE: Lebanon County, PA Demographic and Housing Update

Lebanon County Housing Collaborative retained Bowen National Research in September of 2022 to provide a Housing Needs Assessment (HNA) of Lebanon County, Pennsylvania. This memo serves as an update of key data points included in the original assessment and compares such data and findings, illustrating changes that have occurred in the market since 2022.

The estimated distribution of the area housing stock by tenure (renter and owner) within Lebanon County in 2022 and 2025 is summarized in the following table:

		Occupied and Vacant Housing Units by Tenure Lebanon County, PA (2022/2025)				
		Total Occupied	Owner Occupied	Renter Occupied	Vacant	Total
2022	Number	56,422	40,169	16,253	3,362	59,784
	Percent	94.4%	71.2%	28.8%	5.6%	100.0%
2025	Number	57,295	40,726	16,569	3,358	60,653
	Percent	94.5%	71.1%	28.9%	5.5%	100.0%

Source: 2010/2020 Census; ESRI; Urban Decision Group; Bowen National Research

The number and share of vacant housing units remained stable between 2022 and 2025 and the low vacancy rate of 5.5% of all housing units in 2025 illustrates there appears to be limited availability among both renter and homeowner units in Lebanon County. It is worth pointing out that between 2022 and 2025 the estimated number of renter households increased by 316 (1.9%) and owner households increased by 557 (1.4%).

Substandard housing consists of housing that is either lacking complete indoor kitchens or plumbing, or overcrowded housing with 1.01 or more persons per room. The estimated distribution of substandard housing conditions in the area housing stock by tenure (renter and owner) within Lebanon County is summarized in the following table:

Substandard Housing Condition Issues Lebanon County, PA (2024)							
Overcrowded				Incomplete Plumbing or Kitchen			
Renter		Owner		Renter		Owner	
Number	Percent	Number	Percent	Number	Percent	Number	Percent
335	2.1%	653	1.6%	319	2.0%	302	0.7%

Source: American Community Survey (2020-2024); ESRI; Bowen National Research

Within Lebanon County, 2.1% of renter households experience overcrowding, compared to a lower rate of 1.6% among owner households. Similarly, 2.0% of renter households experience incomplete plumbing or kitchens, while only 0.7% of homeowners experience incomplete plumbing or kitchens. Renter households experience higher overall levels of substandard housing conditions. Overall, there are an estimated 1,609 households in Lebanon County that live in substandard housing, which illustrates there are likely opportunities to improve housing conditions in the county.

Cost burdened households are those paying more than 30% of their income towards housing costs, while severe cost burdened households pay more than 50% of their income towards housing costs. The following table includes key household income, housing cost and housing affordability metrics of Lebanon County.

Household Income, Housing Costs and Affordability Lebanon County, PA						
2025 Median Household Income	2025 Estimated Median Home Value	2024 Average Gross Rent	Share of Cost Burdened Households* (2024)		Share of Severe Cost Burdened Households** (2024)	
			Renter	Owner	Renter	Owner
\$80,733	\$282,482	\$1,209	41.3%	17.1%	19.6%	6.1%

Source: American Community Survey (2020-2024); ESRI; Bowen National Research

*Paying more than 30% of income toward housing costs

**Paying more than 50% of income toward housing costs

Housing costs in Lebanon County include an estimated median home value of \$282,482 and an average gross rent of \$1,209 per month, compared to a median household income of \$80,733. Overall, there are an estimated 13,807 households (6,843 renters and 6,964 owners) that are housing cost burdened. Specifically, 41.3% of renters are cost burdened and 19.6% are severely cost burdened, compared to 17.1% and 6.1% of owner households, respectively. These figures suggest that renter households face substantially greater housing affordability challenges than homeowners. Overall, this illustrates the importance of affordable housing, particularly within the rental market, for residents of Lebanon County.

Bowen National Research identified and surveyed 38 multifamily rental housing projects in Lebanon County as part of this updated analysis. This survey includes market-rate (unrestricted) properties, as well as affordable alternatives such as Tax Credit (restricted to households earning up to 80% of Area Median Income) and government-subsidized (restricted to households earning up to 50% of Area Median Income). The following table summarizes the surveyed rental properties by project type, compared with the occupancy rates reported in 2023.

Surveyed Multifamily Rental Housing – Lebanon County, PA (2023/2026)						
Project Type	2026 BNR Survey				2023 BNR Survey	
	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate	Vacant Units	Occupancy Rate
Market-Rate	12	1,790	10	99.4%	13	99.2%
Market-Rate/Government-Subsidized	1	96	0	100.0%	0	100.0%
Tax Credit	11	388	2	99.5%	0	100.0%
Tax Credit/Government-Subsidized	1	200	0	100.0%	0	100.0%
Government-Subsidized	13	926	0	100.0%	0	100.0%
Total	38	3,400	12	99.6%	13	99.6%

BNR – Bowen National Research

Typically, healthy and well-balanced multifamily rental markets operate at an overall occupancy rate of approximately 94% to 96%. In contrast, the Lebanon County market remains well above this range, with a combined occupancy rate of 99.6% reported in both 2023 and 2026. This indicates that market conditions have remained consistent with limited availability among multifamily rental properties. Across project types, occupancy rates remain uniformly high, suggesting that demand is strong across both market-rate and affordable housing categories, including Tax Credit and government-subsidized rental projects. Overall, the survey data suggests extremely limited availability for renters across all categories of multifamily housing in the market, reflecting sustained high demand for rental housing throughout Lebanon County.

The following table summarizes the non-subsidized units by bedroom/bathroom type and by program for the most common unit types in Lebanon County among surveyed properties in 2023 and 2026.

Multifamily Rentals by Program Type and Bedroom/Bathroom Lebanon County, PA (2023/2026)								
Bedroom	Baths	2026 BNR Survey			2023 BNR Survey		Change 2023-2026	
		Vacant Units	% Vacant	Median Collected Rent	% Vacant	Median Collected Rent	Median Collected Rent	% Change
Market-Rate								
One-Bedroom	1.0	2	0.7%	\$1,475	0.4%	\$1,290	\$185	14.3%
Two-Bedroom	1.0	3	0.9%	\$1,445	1.8%	\$1,330	\$115	8.6%
Three-Bedroom	2.5	0	0.0%	\$2,050	0.0%	\$1,720	\$330	19.2%
Tax Credit (Non-Subsidized)								
One-Bedroom	1.0	0	0.0%	\$769	0.0%	\$660	\$109	16.5%
Two-Bedroom	1.0	2	1.7%	\$940	0.0%	\$834	\$106	12.7%

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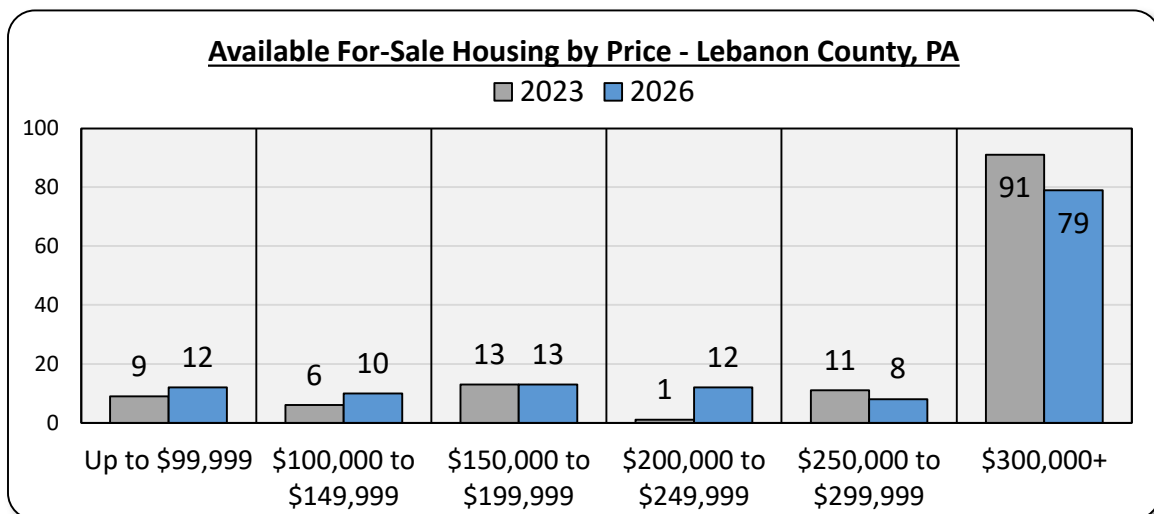
Market-rate and Tax Credit multifamily housing in Lebanon County show clear rent growth between 2023 and 2026, while vacancy rates remained low. Market-rate rents increased across all bedroom types, increasing by 14.3% for one-bedroom units (\$1,290 to \$1,475), 8.6% for two-bedroom units (\$1,330 to \$1,445), and 19.2% for three-bedroom units (\$1,720 to \$2,050), with very few vacancies reported among all bedroom/bathroom types. Tax Credit units also experienced notable rent increases, including a 16.5% increase for one-bedroom units and a 12.7% increase for two-bedroom units, while also reporting few vacant units. Overall, there is sustained strong demand across unit types, with increasing rents that are likely contributing to the shares of cost burdened and severe cost burdened households.

The following table summarizes the distribution of available for-sale residential units by price point for Lebanon County in 2023 and 2026.

Available For-Sale Housing by Price Lebanon County, PA (2023/2026)				
List Price	As of May 21, 2026		As of March 21, 2023	
	Number Available	Percent of Supply	Number Available	Percent of Supply
Up to \$99,999	12	9.0%	9	6.9%
\$100,000 to \$149,999	10	7.5%	6	4.6%
\$150,000 to \$199,999	13	9.7%	13	9.9%
\$200,000 to \$249,999	12	9.0%	1	0.8%
\$250,000 to \$299,999	8	6.0%	11	8.4%
\$300,000+	79	59.0%	91	69.5%
Total	134	100.0%	131	100.0%
Median List Price	\$330,000		\$391,800	
Availability Rate	0.3%		0.3%	

Source: Coldwell Banker Realty; Redfin.com; Bowen National Research

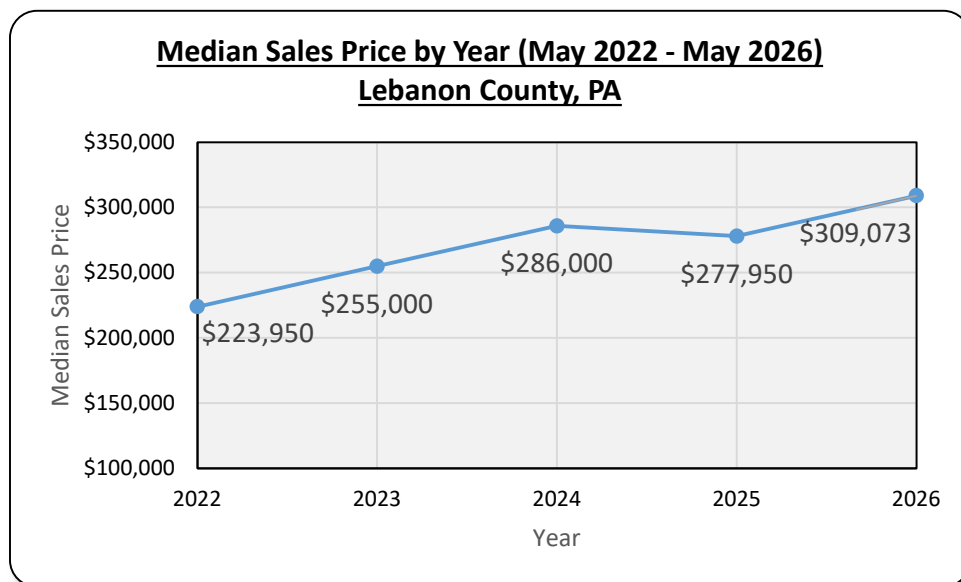
The distribution of available homes in Lebanon County by price point is illustrated in the following graph:



It should be noted that the 2023 for-sale housing inventory included two large-acreage properties and a newly developed subdivision (Mapledale Estates) that were listed at prices substantially above the market median. As a result, these listings likely elevated the median list price reported in 2023.

The largest share of available for-sale housing in Lebanon County remains concentrated in the \$300,000+ price range, though this share declined from 69.5% in 2023 to 59.0% in 2026. During the same period, the median list price decreased from \$391,800 to \$330,000. This decrease in median list price is likely due to the increase in the share of lower-priced homes (\$249,000 and below), which rose from 22.2% to 35.2%, while higher-priced homes accounted for a smaller portion of the market. Despite these changes in distribution and pricing, overall market availability remains extremely limited, with an availability rate of 0.3% in both years, suggesting ongoing limited availability in the for-sale housing market. Typically, in healthy, well-balanced markets, for-sale housing operates with overall availability rates between 2% and 3%, allowing for inner-market mobility and for in-migration.

The following graph illustrates the annual median sales price history from May of 2022 to May of 2026.



The median sales price by year within Lebanon County generally increased between 2022 and 2026, as the median sales price of \$309,073 in May of 2026 is higher than the median sales price of \$223,950 reported in May of 2022. This sustained growth reflects strong demand for owner-occupied housing and increasing affordability pressures for prospective homebuyers.

Conclusions

The following are key conclusions as they relate to Lebanon County's demographics and housing supply:

- Renter and owner household growth have been positive between 2022 and 2025, with renter households increasing by 316 (1.9%) and owner households increasing by 557 (1.4%).
- A total of 1,609 households live in substandard housing, while a total of 13,807 households are considered housing cost burdened (paying over 30% of income towards housing costs). As such housing quality and affordability remain challenges for many of the county's households.
- The survey of 38 multifamily rentals in May and June of 2026 revealed that the market is operating at an extremely high occupancy rate of 99.6%, which is identical to the occupancy rate in 2023 and well above the 94.0% to 96.0% occupancy rate range typically found in healthy, well-balanced markets. Between 2023 and 2026, median market-rate rents by bedroom/bathroom configurations have increased between 8.6% and 19.2%.
- With 134 available for-sale homes in the county in May of 2026, the market is operating at an extremely low 0.3% availability rate. This rate is identical to the 0.3% rate from 2023 and well below the 2% to 3% availability rate range typically found in healthy for-sale housing markets.
- Historic median home sale prices have increased from May of 2022 to May of 2026, reflecting sustained growth in housing prices and increasing costs for prospective homebuyers.