

# 2024 MSA and County Population Estimates

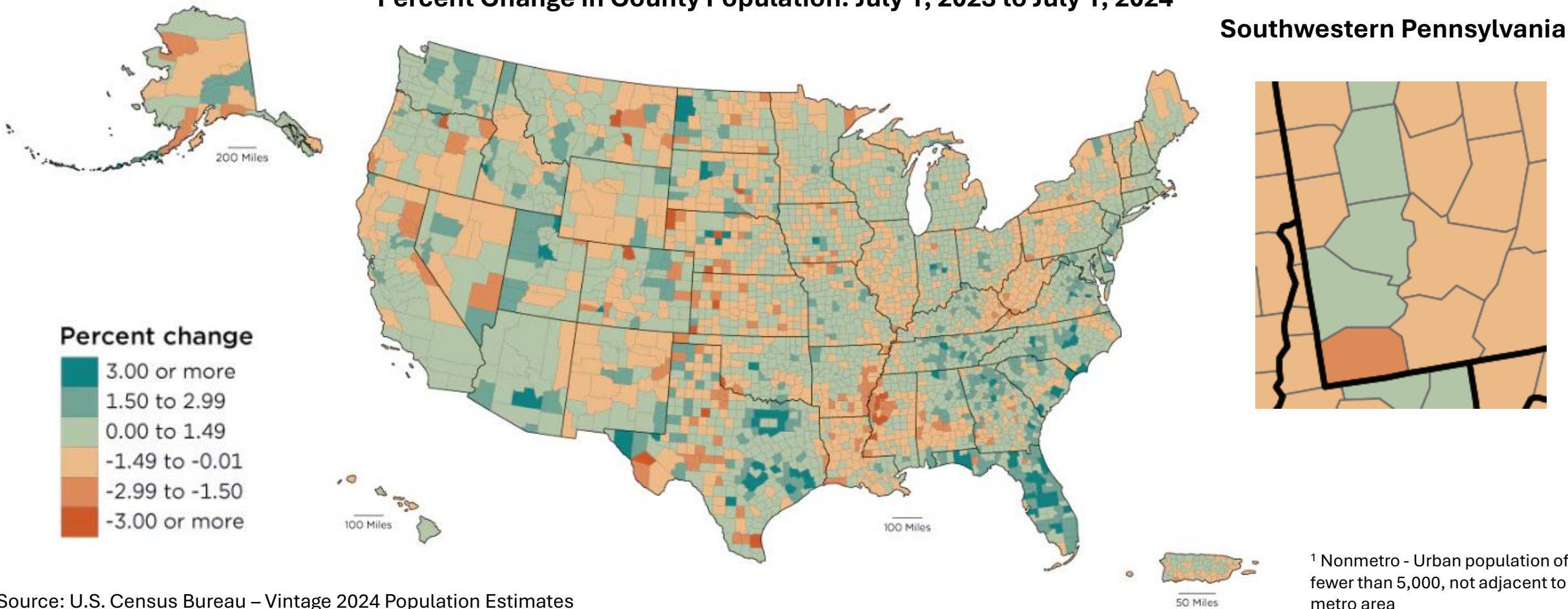
April 2025

# Introduction

- As part of its phased release of 2024 Population Estimates data, the U.S. Census Bureau released its estimates for the nation's counties and metropolitan areas in March 2025.
- 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, 2023 to July 1, 2024, and also include revisions reflecting the previous estimates periods.
- Future releases will cover Housing Unit and Municipal Estimates and estimates by age, sex, race, and Hispanic origin. Additional analyses will follow each release.
- The metropolitan area estimates reflect the revised MSA definitions released in summer 2023.

As seen in the following map, traditional migration patterns from the Northeast and Midwest to Southeast and Mountain West continued in 2024. However, 62.8% (1,974) of U.S. counties grew 0.1% or more from 2023 to 2024, a slight decrease from the 63.3% of counties (1,989) that experienced population growth the previous year. Among the nation's 3,144 counties, the average change from 2023 to 2024 was 0.4% which was the same for 2022 to 2023. Nonmetro counties<sup>1</sup> in several states including Idaho, North Carolina, Georgia, Michigan and Washington showed population increases whereas nonmetro counties in central states such as Illinois, Nebraska, Mississippi, and Kansas showed decreases.

**Percent Change in County Population: July 1, 2023 to July 1, 2024**

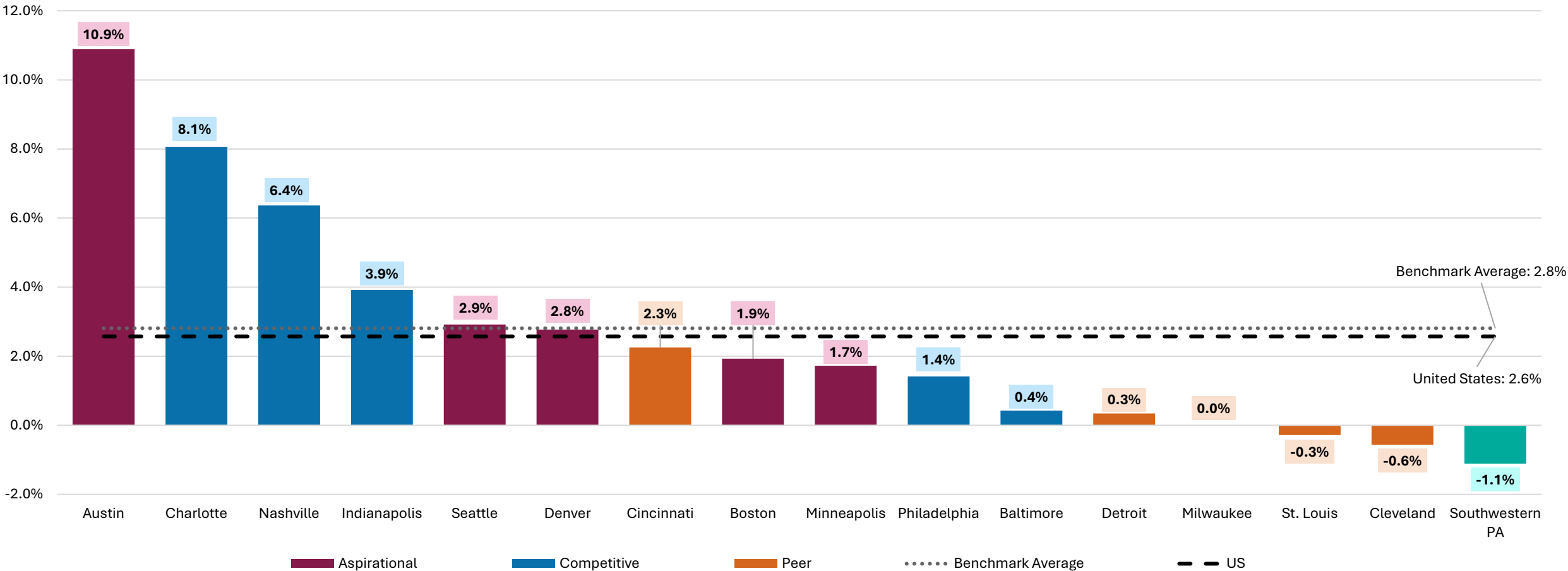


Source: U.S. Census Bureau – Vintage 2024 Population Estimates

# Metropolitan Areas

The Southwestern Pennsylvania population declined 1.1% between July 1, 2020 and July 1, 2024, behind all benchmark metros. However, St. Louis and Cleveland also experienced population loss, though at almost half the rate of Southwestern Pennsylvania. Several of the fastest growing benchmark regions continued their rapid growth from the pre-pandemic era.

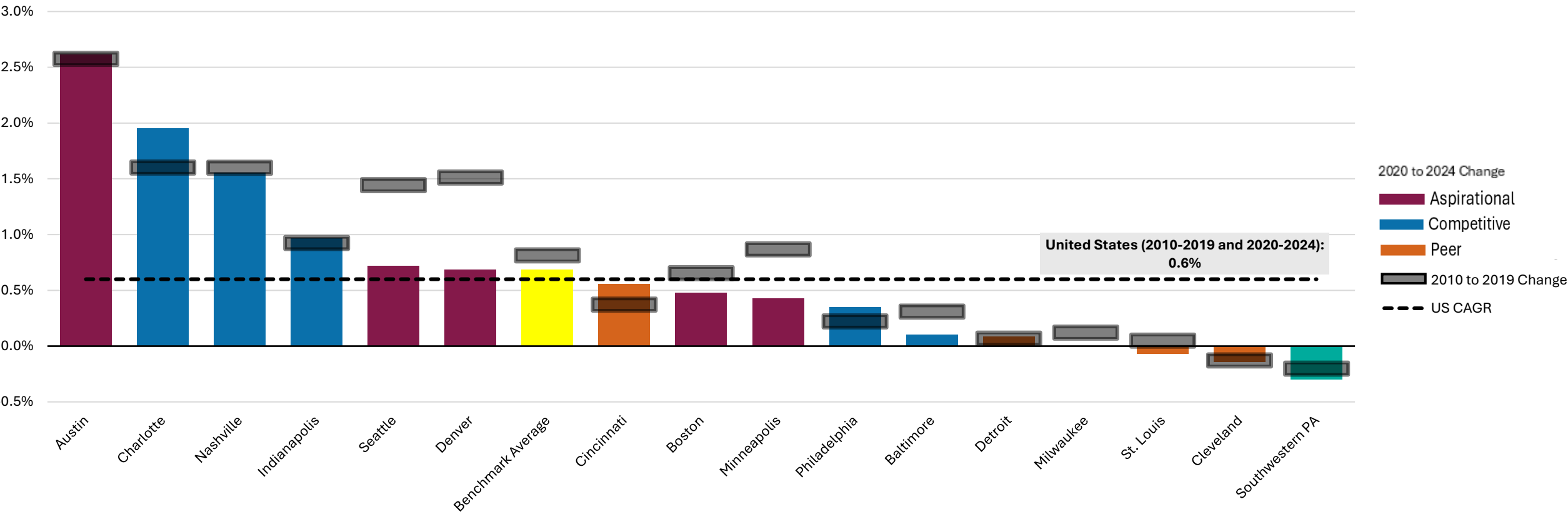
Total Population Change - July 2020 to July 2024



Source: U.S. Census Bureau - Annual Estimates of the Resident Population: April 1, 2020 to July 1, 2024 (CBSA-MET-EST2024-POP; CO-EST2024-POP-42)

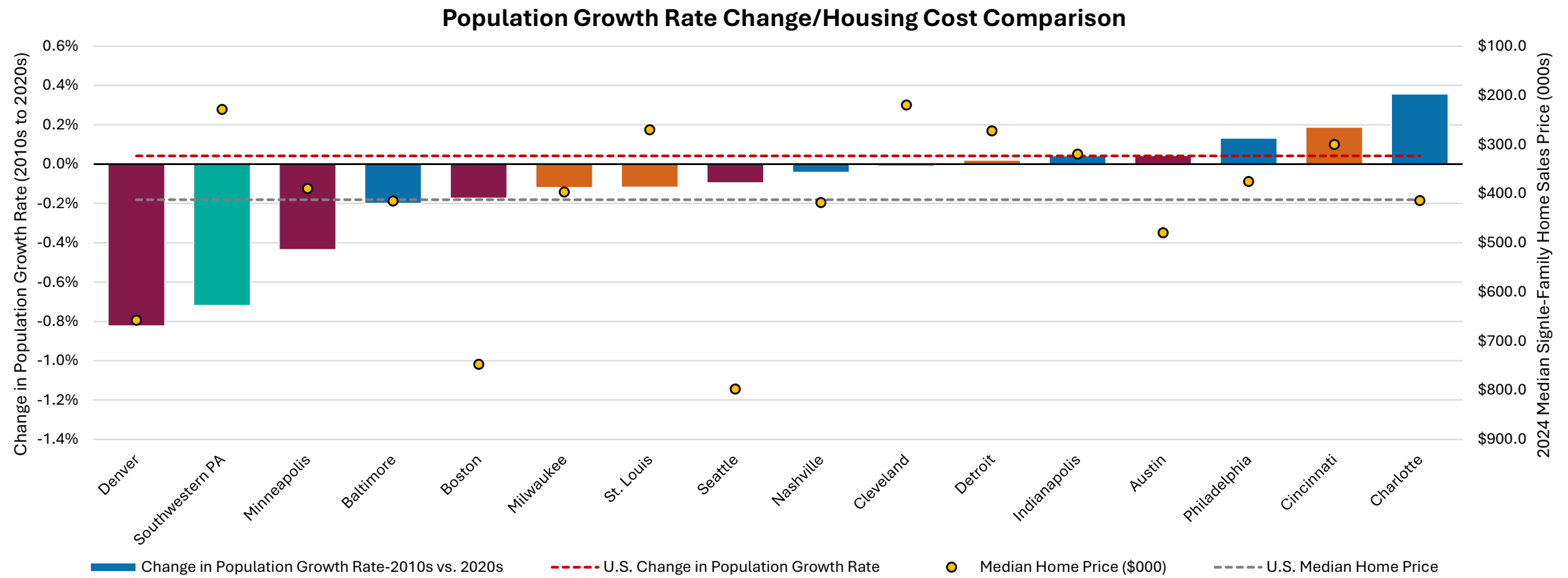
While the COVID-19 pandemic caused widespread disruption in traditional migration patterns, regional migration patterns are slowly returning to pre-pandemic levels. The national annualized growth rate thus far in the 2020s is the same as rate for 2010 to 2019 (0.6%). Nearly all benchmark regions are experiencing slower growth in the 2020s compared to the 2010s with only Charlotte, Cincinnati and Philadelphia whose growth in the 2020s has exceeded the previous decade. With the exception of Austin, Aspirational regions tended to have the largest decreases in population growth rate. Southwestern Pennsylvania along with St. Louis and Cleveland, both peer regions, continued losing population in the 2020s. Detroit showed no change (0.0%) while the compound annual population growth rate for Baltimore and Milwaukee declined 0.2 and 0.1 percentage points each.

Compound Annual Growth Rate Comparison - 2020 to 2024 vs. 2010 to 2019



Source: U.S. Census Bureau - Annual Estimates of the Resident Population for Metropolitan Statistical Areas and Counties in the United States and Puerto Rico: April 1, 2020 to July 1, 2024 (CBSA-MET-EST2024-POP; CO-EST2024-POP-42) and April 1, 2010 to July 1, 2019 (CBSA-MET-EST2019-ANNRES; CO-EST2019-ANNRES-42)

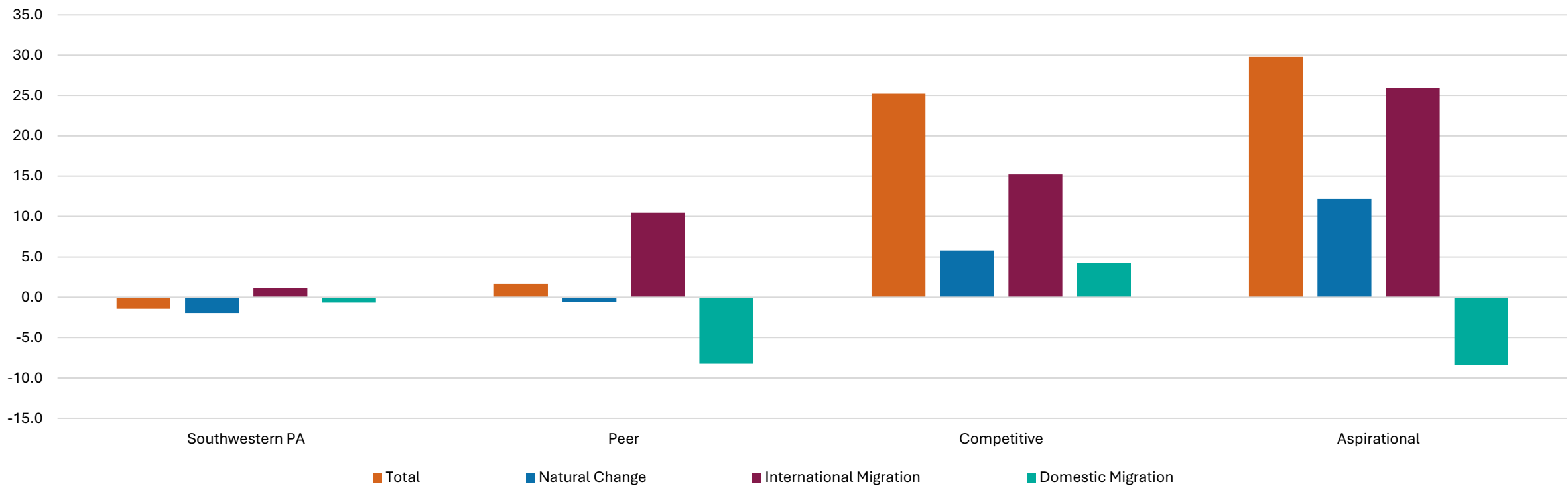
It is notable that some of regions with the largest decreases in population growth between the 2010s and 2020s tended to have the highest housing costs. Aspirational markets Seattle and Denver have the highest median home price among the region’s benchmark markets and registered the largest decreases in their population growth rate. Regions with home prices below the national median(\$412,4000) tended to have similar decreases in population growth rates compared to the nation. The notable exceptions were Cleveland, Cincinnati and Charlotte for entirely different reasons. Cleveland experienced the third largest decrease in population growth rate but has the lowest median home price. Cincinnati and Charlotte both had positive changes in their population growth rates.



\* Median Home Price reflects Pittsburgh MSA  
Source: U.S. Census Bureau - Annual Estimates of the Resident Population for Metropolitan Statistical Areas and Counties in the United States and Puerto Rico: April 1, 2020 to July 1, 2024 (CBSA-MET-EST2024-POP; CO-EST2024-POP-42) and April 1, 2010 to July 1, 2019 (CBSA-MET-EST2019-ANNRES; CO-EST2019-ANNRES-42); National Association of REALTORS, Median Sales Price of Existing Single-Family Homes for Metropolitan Areas

- Since 2020, natural change has been the primary driver of population loss in Southwestern Pennsylvania with the annual rate of change (-1.9/1,000) being nearly triple the domestic migration rate (-0.7/1,000)
- Peer benchmarks experienced a greater rate of domestic outmigration than Southwestern PA , but international migration and a lower rate of natural change offset the total loss.
- Competitive benchmarks experienced positive growth across all categories of change
- Despite negative domestic migration, Aspirational benchmarks increased population due to a comparatively healthy natural population increase and international migration.

Average Annual Rate of Change by Component per 1,000 Residents - 2020 to 2024



Source: U.S. Census Bureau - Annual and Cumulative Estimates of the Components of Resident Population Change: April 1, 2020 to July 1, 2024 (CBSA-MET-EST2024-COMP; CO-EST2024-COMP-42)



Like Pittsburgh, three benchmark regions – Cleveland, Detroit and St. Louis – experienced a natural population loss between 2024 and 2020 coupled with negative net migration. Though most benchmarks experienced negative domestic migration, natural population increases and international migration were able to offset the overall change.

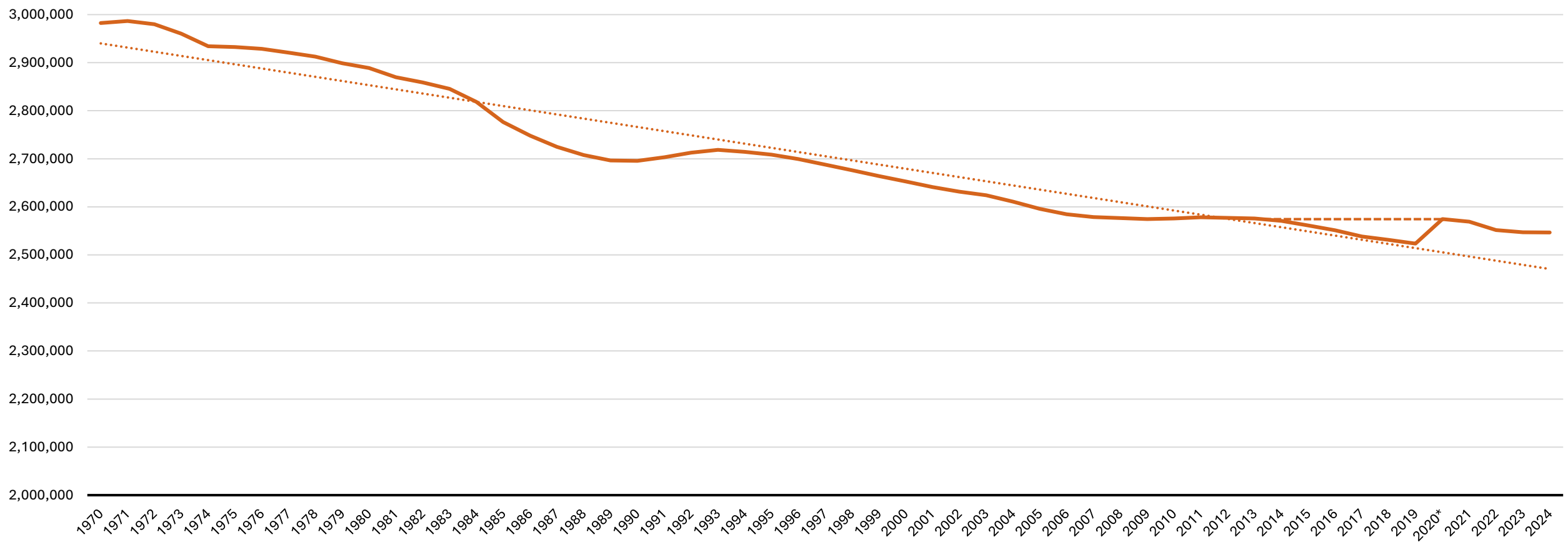
	2024 Population	Annual Change: 2023 to 2024				Cumulative Change: 2020 to 2024			
		YOY % Change	Natural Change	International Migration	Domestic Migration	Total % Change	Natural Change	International Migration	Domestic Migration
Southwestern PA	2,546,830	0.0%	-8,256	10,371	-2,339	-1.1%	-41,146	25,139	-14,247
Peer									
Cincinnati	2,302,815	0.9%	4,550	16,571	-928	2.3%	12,602	42,127	-1,844
Cleveland	2,171,877	0.3%	-1,702	10,825	-3,488	-0.6%	-16,906	28,472	-25,543
Detroit	4,400,578	0.7%	2,249	40,347	-11,626	0.3%	-5,613	98,471	-86,518
Milwaukee	1,574,452	0.4%	2,318	7,936	-3,694	0.0%	7,470	23,425	-30,505
St. Louis	2,811,927	0.2%	-2,209	12,375	-3,759	-0.3%	-9,884	30,408	-30,317
Competitive									
Baltimore	2,859,024	0.4%	4,003	15,740	-8,427	0.4%	13,339	45,019	-49,457
Charlotte	2,883,370	2.2%	9,670	27,162	24,377	8.1%	34,638	70,443	117,342
Indianapolis	2,174,833	1.2%	8,646	14,997	3,074	3.9%	26,884	42,619	15,936
Nashville	2,150,553	1.7%	7,888	14,019	14,754	6.4%	27,257	37,566	71,628
Philadelphia	6,330,422	0.8%	9,790	52,618	-12,769	1.4%	21,032	127,481	-65,845
Aspirational									
Austin	2,550,637	2.3%	16,162	27,946	13,980	10.9%	63,558	71,200	132,535
Boston	5,025,517	1.2%	10,111	70,731	-22,736	1.9%	33,694	200,812	-152,802
Denver	3,052,498	1.1%	11,537	22,753	-2,635	2.8%	46,149	56,535	-14,205
Minneapolis	3,757,952	1.0%	13,345	21,698	467	1.7%	55,434	59,449	-48,251
Seattle	4,145,494	1.6%	14,172	63,849	-11,483	2.9%	60,475	163,632	-95,476

Source: U.S. Census Bureau - Annual and Cumulative Estimates of the Components of Resident Population Change: April 1, 2020 to July 1, 2024 (CBSA-MET-EST2024-COMP; CO-EST2024-COMP-42)

# Southwestern Pennsylvania

The ten-county Southwestern Pennsylvania region saw its population decline by an estimated 22,461 individuals (-0.9%) between July 1, 2021 and July 1, 2024, to 2,546,830 individuals.

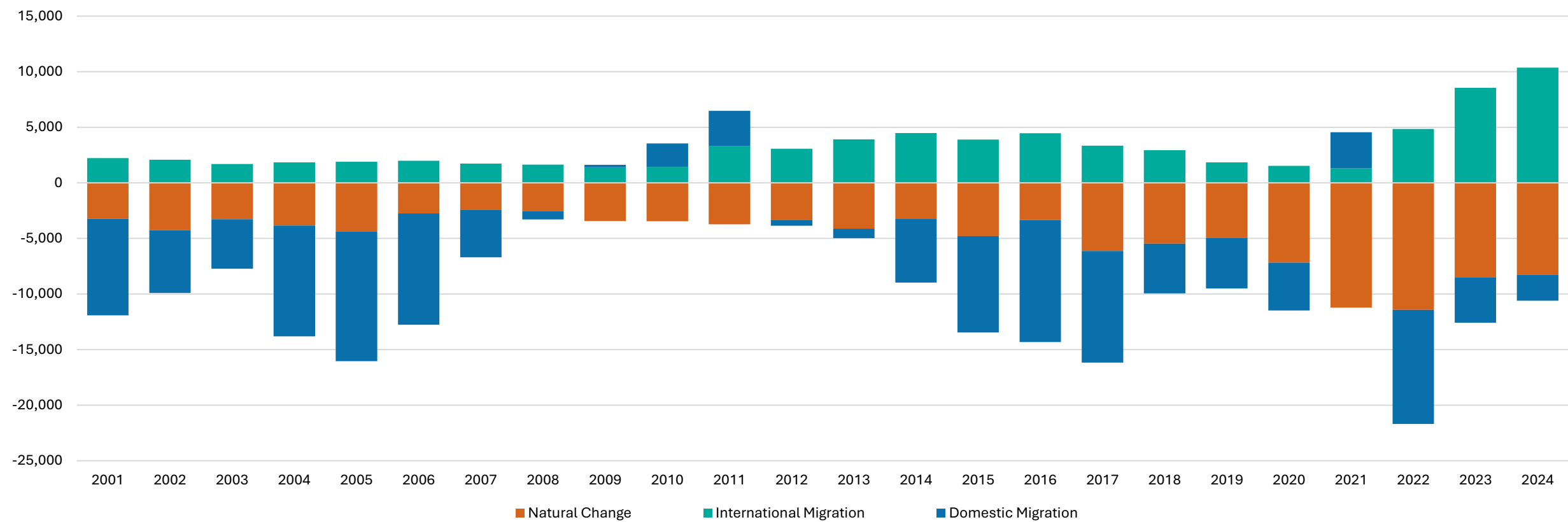
Southwestern Pennsylvania Population by Year - 1970 to 2024



Note:  
Population was revised upward in 2020 to reflect the 2020 Decennial Census  
Lawrence County was added to the Pittsburgh MSA in 2023 (OMB BULLETIN NO. 23-01)  
Source: U.S. Census Bureau - Population Estimates

In 2024, the Pittsburgh region saw international migration increase 21.4% over 2023 to the highest number of international migrants in the period covered. Natural population change and domestic migration have declined since 2022, which in turn eases the impact of population loss. Domestic outmigration in particular saw a significant decrease, falling more than half from -4,085 in 2023 to -2,339 in 2024 which is well below the average annual loss of 4,728 due to domestic migration.

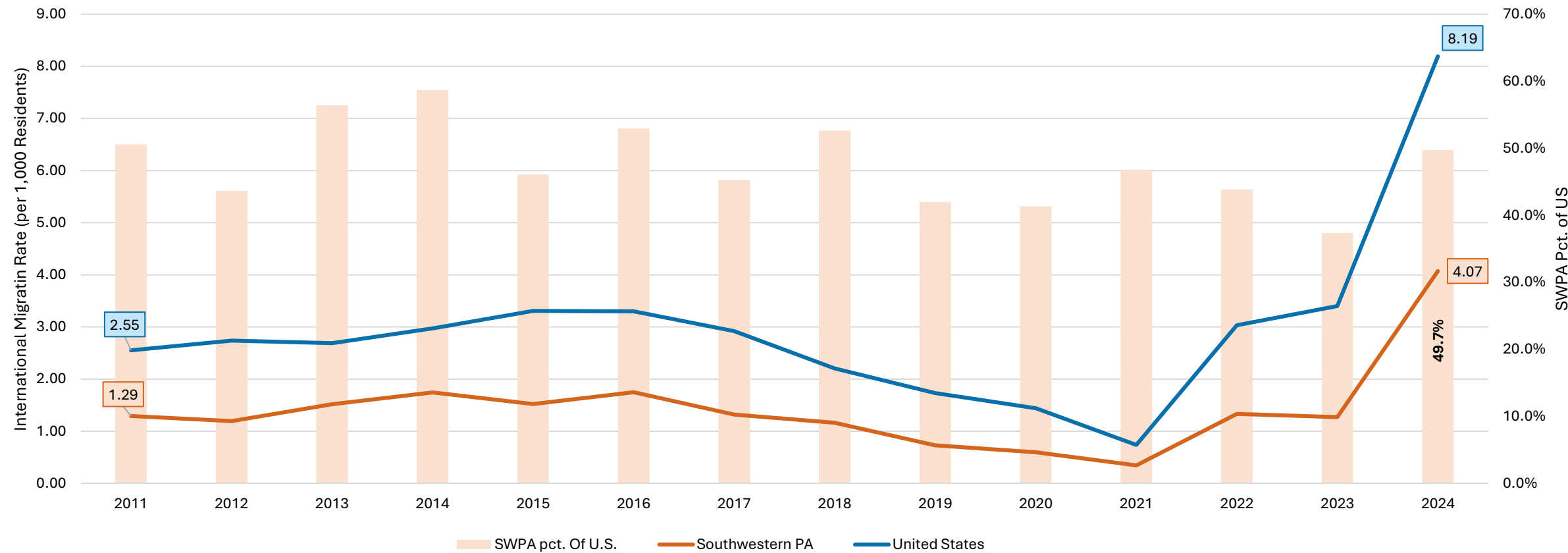
Components of Change in Southwestern Pennsylvania - 2001 to 2024



Source: U.S. Census Bureau - Vintage 2010 Population Estimates, Vintage 2020 Population Estimates, County Population Totals and Components of Change: 2020-2024

Southwestern Pennsylvania has long trailed the nation in international migration and has fallen even further behind in the past decade. In 2024, the region’s international migration rate of 4.07 per thousand was less than half the national international migration rate (8.19). In 2024, the regional international migration rate has hit a record high.

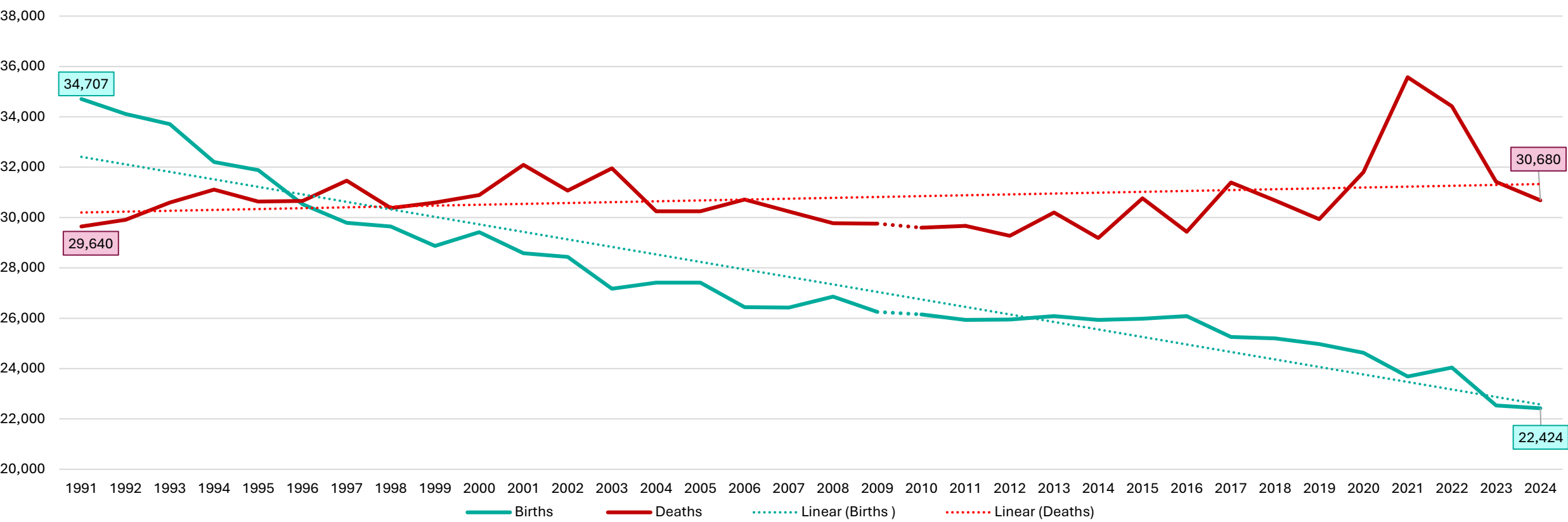
International Migration Rate Trends



Source: U.S. Census Bureau - Annual Estimates of the Components of Resident Population Change

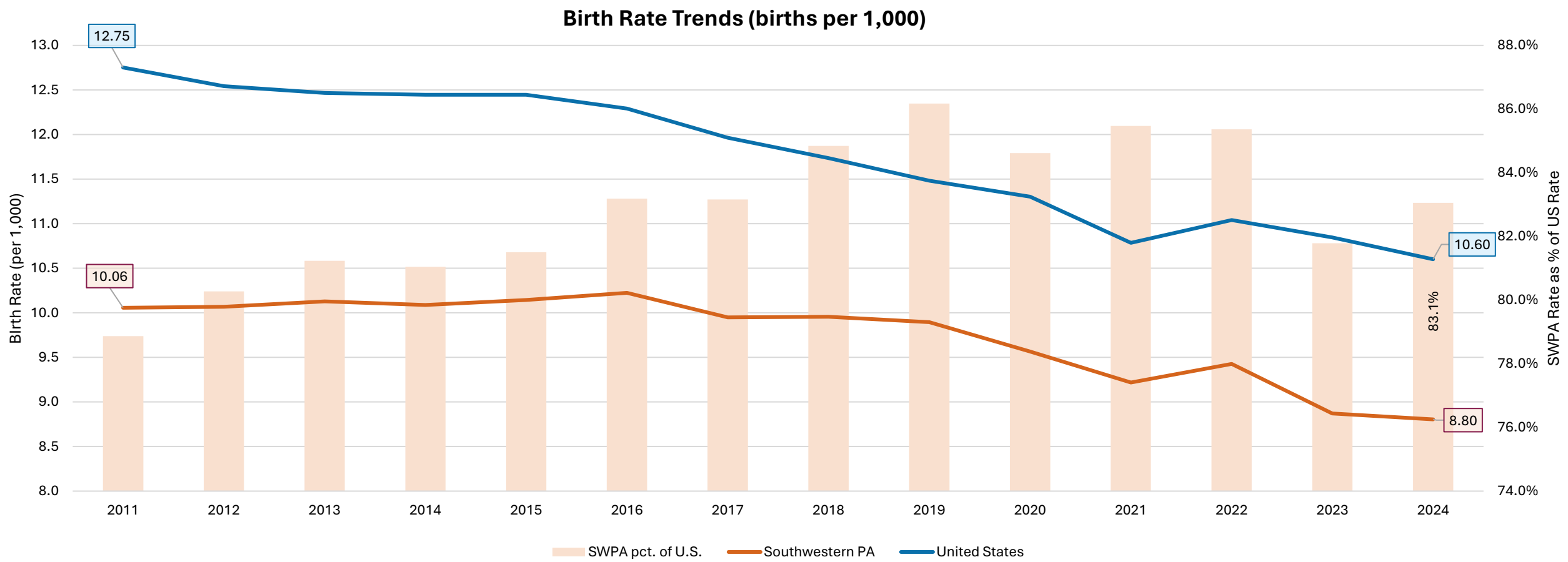
Since 1996, southwestern Pennsylvania has struggled with more deaths than births, leading to natural population loss. Before spiking in 2021 as a result of the COVID-19 pandemic, annual deaths in the region had been steady in the 30,000-32,000 range and returned to that level in 2023. Meanwhile, births have steadily declined from just 31,882 in 1995, the last year births exceeded deaths, to just 22,424 in 2024, a 29.7% decline.

Vital Event Trends in Southwestern Pennsylvania - 1991 to 2024



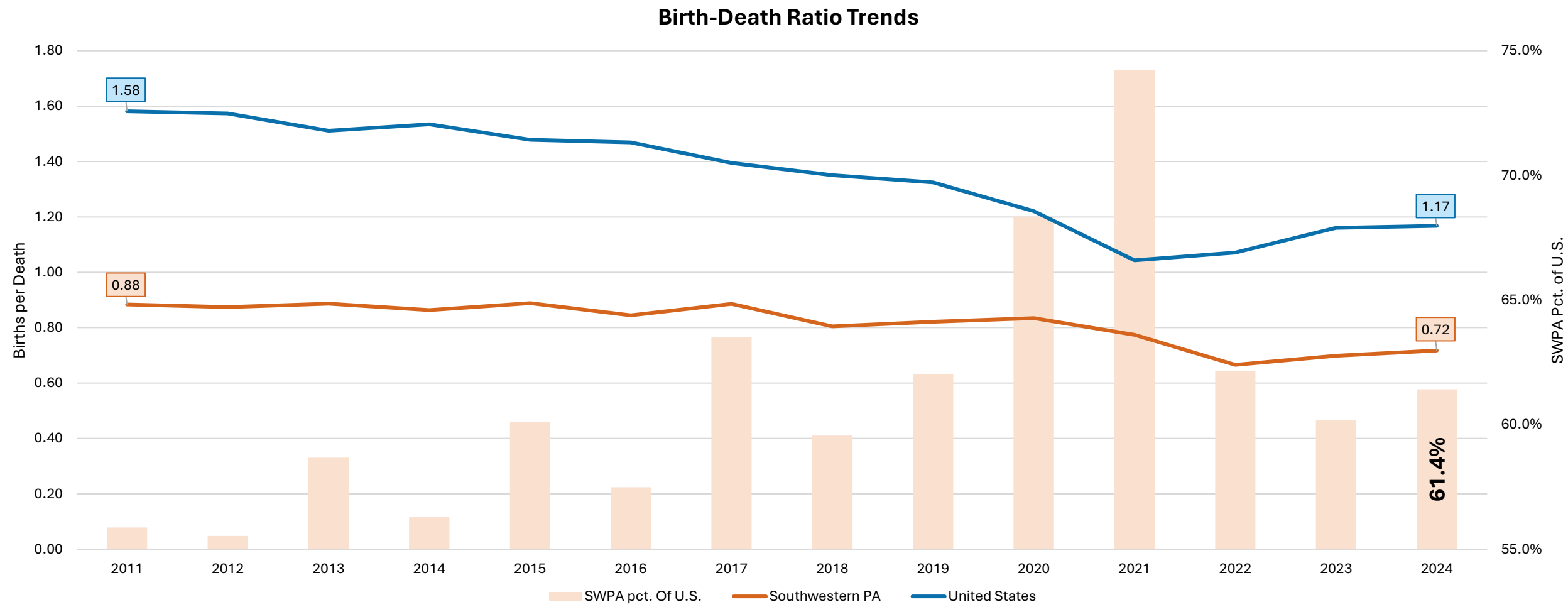
Note: Components reflect year of initial data release and do not account for any subsequent revisions.  
Source: U.S. Census Bureau - Annual Estimates of the Components of Resident Population Change

Since 2011, the birthrate both regionally and nationally has been declining, with the region trailing the nation. The regional rate had remained steady at around 10.00 births per thousand of population through 2016 while the national rate steadily dropped. However, the birthrate in Southwestern PA began declining after 2016, dropping from 10.22 to 8.80 in 2024. The region was closest to the national birthrate in 2019 at 86.2% but has since fallen to 83.1% in 2024.



Source: U.S. Census Bureau - Annual Estimates of the Components of Resident Population Change

Between 2011 and 2021, the birth to death ratio had been declining both regionally and nationally. However, the U.S. had been declining faster than the region. Since 2020, the ratio has increased in both the region and nation as deaths dropped faster than births coming out of the pandemic, although the increase was slower in Southwestern Pennsylvania.



**Note:** A ratio above 1.00 indicates that births exceed deaths  
**Source:** U.S. Census Bureau - Annual Estimates of the Components of Resident Population Change in the United States

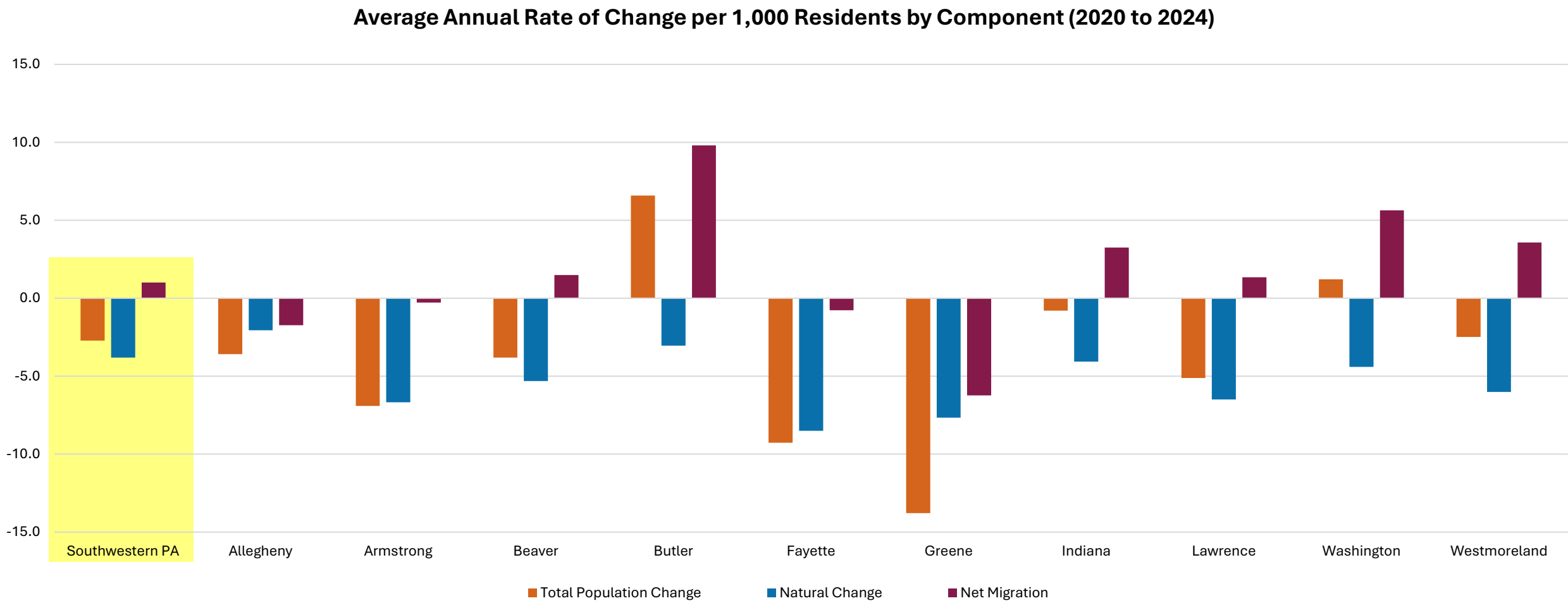


Similar to past years, nearly all of the counties in the region saw decreases in population in 2024 with the exception of Allegheny, which recorded a slight increase. Washington County, which had traditionally been gaining population, experienced an essentially unchanged population. 2024 was the first year in which Allegheny county gained population since 2010.

Southwestern Pennsylvania Population Changes by County (2020 to 2024)					
	2024	1-Year Change (2023 to 2024)		4 Year Change (2020 to 2024)	
		#	%	#	%
<b>Southwestern Pennsylvania</b>	<b>2,546,830</b>	<b>-242</b>	<b>0.0%</b>	<b>-27,562</b>	<b>-1.1%</b>
Allegheny	1,231,814	1,676	0.1%	-17,857	-1.4%
Armstrong	63,679	-415	-0.6%	-1,781	-2.7%
Beaver	165,540	-16	0.0%	-2,324	-1.4%
Butler	199,341	676	0.3%	5,272	2.7%
Fayette	123,941	-758	-0.6%	-4,644	-3.6%
Greene	33,960	-533	-1.5%	-1,907	-5.3%
Indiana	82,953	-157	-0.2%	-200	-0.2%
Lawrence	84,233	-320	-0.4%	-1,737	-2.0%
Washington	210,434	90	0.0%	1,020	0.5%
Westmoreland	350,935	-485	-0.1%	-3,404	-1.0%

Source: U.S. Census Bureau - Annual Estimates of the Resident Population for Counties in Pennsylvania: April 1, 2020 to July 1, 2024

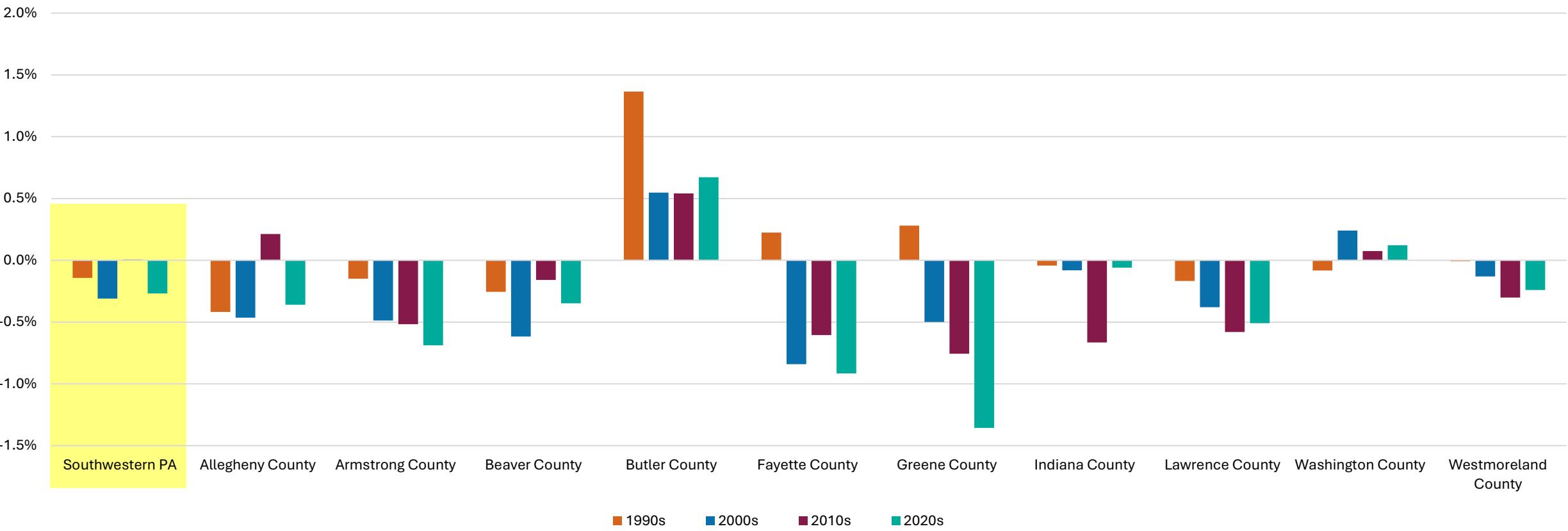
While all counties experienced natural population loss, negative natural change was the larger factor driving the population loss in Allegheny County, which tends to have a younger population than the other counties in the region. Butler and Washington, which had traditionally been the only counties to experience positive net migration, have been joined by Beaver, Indiana, Lawrence and Westmoreland as having more domestic in migration than outmigration.



Source: U.S. Census Bureau - Annual and Cumulative Estimates of the Components of Resident Population Change for Counties in Pennsylvania: April 1, 2020 to July 1, 2024 (CO-EST2024-COMP-42)

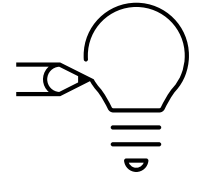
The regional population growth rate was flat in the 2010s (0.0%) as gains in Allegheny (0.2%), Butler (0.5%) and Washington Counties (0.1%) offset losses in the other counties. Though the Compound Annual Growth Rate for the Southwestern Pennsylvania region in the 2020s is thus far only based on four years of data, the 2020s are pointing to a continuation of population loss led by several counties including Armstrong, Fayette and Greene.

Compound Annual Growth Rate in Southwestern Pennsylvania by Decade

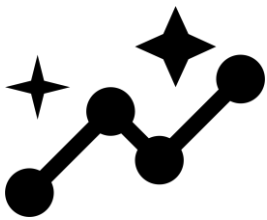


Source: U.S. Census Bureau - Annual Estimates of the Resident Population for Counties in Pennsylvania: April 1, 2020 to July 1, 2024 (CO-EST2024-POP-42); April 1, 2010 to July 1, 2019 (CO-EST2019-ANNRES-42); April 1, 2000 to July 1, 2009 (CO-EST2009-ANNRES-42); April 1, 1990 to July 1, 1999 (CO-EST1999-ANNRES-42)

# Insights



- The majority of U.S. counties (62.8%) grew 0.1% or more from 2023 to 2024, a slight decrease from the 63.3% of counties that experienced population growth the previous year. Among the nation's 3,144 counties, the average change from 2023 to 2024 was 0.4% which was the same for 2022 to 2023.
- The Southwestern Pennsylvania population declined 1.1% between July 1, 2020 and July 1, 2024, trailing all other benchmark regions. However, St. Louis and Cleveland also experienced population loss.
- The annualized growth rate in the United States in the 2020s is the same as it was in the 2010s (0.6%). Charlotte is the only benchmark region whose growth in the 2020s has exceeded the growth rate of the previous decade.
- Since 2020, natural change has been the primary driver of population loss in Southwestern Pennsylvania, while population loss in the peer benchmark regions was driven by a negative net domestic outmigration. Aspirational benchmarks were able to offset negative domestic migration with a comparatively healthy natural population increase and international migration. Competitive benchmarks, experienced increases in all categories of change.
- In 2024, the Pittsburgh region saw international migration increase 21.4% over 2023 to the highest number of international migrants in the period covered. Natural population change and domestic migration have declined since 2022, which in turn eases the impact of population loss.
- In 2024, the Southwestern Pennsylvania's international migration rate of 4.07 per thousand was less than half the national international migration rate (8.19). In 2024, the regional international migration rate has hit a record high.
- Before spiking in 2021 as a result of the pandemic, annual deaths in the region had been steady in the 30,000 to 32,000 range since the early-1990s and returned to that level in 2023. However, births have been dropping constantly over that period and in 2024 totaled just 22,424, 30% less than in 1995, the last year birth exceeded the deaths in the region.



# Outlook

- Demographic disruptions associated with the COVID-19 pandemic are rebalancing with the passage of time. In 2024 in Southwestern Pennsylvania, domestic outmigration was the lowest it has been since 2013. It is also well below the domestic outmigration rates recorded by the peer and aspirational benchmark regions. International migration has also rebounded, although it is far behind the rates recorded by the benchmark metros.
- Still, the region continues to lose population and although the loss contracted over the 2023 to 2024 period as both domestic outmigration and natural population loss were smaller than previous levels, the rate of loss in the first four years of the 2020s has been larger than in past decades. This continues to be driven by the region's three decades of negative natural change. While aided by a return of deaths to its historically consistent levels, births continue to decline, reaching its lowest numbers on record. At this point, the continuing drop in births is embedded into the regional demographics and reversing it will be one of the region's biggest challenges, particularly in light of declining birth rates nationwide.
- Negative net migration was the larger factor driving population loss in Allegheny and Greene Counties although all counties experienced natural population loss. However, six of the ten southwestern Pennsylvania counties experienced positive net migration between 2020 and 2024.
- Reversing the region's population loss will remain a challenge as population growth slows nationwide. Increasing international migration and ensuring an economy that will provide the opportunities for existing residents to stay and draw new residents are the most effective solutions for reducing the rate of regional population decline.

# Reach out with inquiries and feedback

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