

Table 1. Labor Force and Employment in the Allentown-Bethlehem-Easton HMA, 1990 Through December 2010

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				December 2009	December 2010
Labor Force	354.0	354.9	357.4	355.9	353.7	353.0	359.1	367.7	369.3	373.2	385.3	392.9	397.9	397.8	401.0	408.5	415.3	416.7	422.9	423.1	423.1
Resident Employment	335.4	331.7	330.0	332.1	332.3	333.3	339.0	349.7	352.7	357.6	371.0	375.9	376.0	375.3	379.8	388.6	396.4	398.6	399.3	386.0	382.4
Unemployment	18.6	23.2	27.4	23.7	21.3	19.8	20.0	18.0	16.6	15.6	14.3	17.0	21.9	22.6	21.3	20.0	18.9	18.1	23.6	37.1	40.7
Unemployment Rate (%)	5.2	6.5	7.7	6.7	6.0	5.6	5.6	4.9	4.5	4.2	3.7	4.3	5.5	5.7	5.3	4.9	4.5	4.3	5.6	8.8	9.6
Total Nonfarm Payroll Jobs	286.6	283.2	282.3	286.3	289.9	291.2	292.9	299.2	306.9	313.5	323.4	326.1	324.5	325.9	329.8	336.1	341.8	344.8	344.0	333.6	333.0
Goods Producing	79.2	75.9	73.3	72.5	71.6	69.9	67.5	67.7	67.5	67.8	69.4	68.8	63.9	58.5	57.8	58.2	57.2	56.6	55.2	49.2	47.5
Mining, Logging, & Construction	13.7	12.5	11.1	11.1	11.6	11.5	11.6	12.1	12.7	13.7	14.5	14.7	14.9	14.8	16.0	16.9	17.0	16.6	15.7	13.1	12.3
Manufacturing	65.5	63.4	62.2	61.3	60.0	58.5	55.9	55.7	54.8	54.1	54.9	54.1	49.0	43.6	41.8	41.4	40.2	40.0	39.5	36.1	35.2
Service Providing	207.5	207.2	209.0	213.9	218.3	221.3	225.4	231.5	239.4	245.7	254.1	257.2	260.6	267.4	272.0	277.9	284.7	288.2	288.8	284.4	285.6
Trade	45.6	43.5	42.6	42.2	42.4	43.0	43.4	44.3	44.1	46.3	49.6	50.3	51.3	51.9	52.3	53.9	54.8	55.0	54.8	52.5	52.2
Wholesale Trade	9.2	9.0	9.1	9.3	9.4	9.7	9.8	10.3	10.3	10.4	11.2	11.4	11.2	11.3	11.6	12.4	13.4	13.8	14.0	13.4	13.3
Retail Trade	36.4	34.5	33.5	32.9	33.0	33.3	33.6	34.0	33.8	35.9	38.4	38.9	40.1	40.6	40.7	41.5	41.4	41.2	40.8	39.1	38.9
Transportation & Utilities	8.9	9.0	8.8	8.9	9.1	9.6	9.8	10.0	11.0	11.7	12.0	12.5	12.7	13.3	12.6	13.8	15.3	15.5	15.2	14.6	14.8
Information	6.6	6.3	6.2	6.5	6.6	6.9	7.2	7.7	8.1	8.5	9.0	8.8	7.7	7.7	7.7	7.5	7.5	7.4	7.4	6.5	5.6
Financial Activities	13.2	13.6	14.0	14.1	14.5	14.1	14.2	14.1	15.1	15.8	16.1	16.8	16.7	16.6	16.4	16.5	16.6	16.2	15.8	15.6	15.3
Professional & Business Services	28.2	28.1	28.7	30.5	31.6	31.5	32.5	33.6	36.0	37.0	37.3	37.2	37.2	39.2	41.2	41.9	43.4	43.7	42.6	40.9	42.5
Education & Health Services	38.6	40.6	41.5	43.4	44.4	45.1	45.8	47.2	48.7	49.0	50.9	52.2	53.6	55.7	57.5	59.1	60.9	62.8	64.4	65.8	67.0
Leisure & Hospitality	21.4	21.6	21.9	22.5	22.5	22.7	23.1	24.4	25.3	25.6	26.3	26.2	27.6	28.2	28.8	29.2	30.0	30.5	30.8	30.8	31.4
Other Services	12.6	12.4	12.3	12.4	12.6	13.0	13.5	13.8	14.0	14.3	14.5	14.8	14.9	14.9	15.2	15.3	15.1	15.2	15.1	14.6	14.2
Government	32.4	32.2	32.9	33.6	34.7	35.5	36.1	36.4	37.0	37.6	38.5	38.5	38.8	39.7	40.4	40.6	41.1	42.0	42.7	43.1	42.6
Federal	2.7	2.6	2.6	2.6	3.0	3.4	3.4	3.3	3.3	3.3	3.4	3.2	3.0	2.7	2.7	2.6	2.6	2.6	2.5	2.5	2.6
State	3.1	2.9	2.9	3.0	3.0	3.1	3.1	3.0	3.0	2.9	3.0	3.0	3.0	3.2	3.3	3.3	3.3	3.2	3.2	3.3	3.2
Local	26.6	26.7	27.4	27.9	28.7	29.0	29.6	30.2	30.7	31.4	32.1	32.3	32.8	33.7	34.4	34.7	35.3	36.2	36.9	37.3	36.8

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Allentown-Bethlehem-Easton HMA, 1990 to January 1, 2014

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Allentown-Bethlehem-Easton HMA	686,688	740,395	823,800	837,300	5,375	0.8	7,750	1.0	4,500	0.5
Lehigh Valley Submarket	538,235	579,156	649,600	660,700	4,100	0.7	6,550	1.1	3,700	0.6
Carbon County Submarket	56,846	58,802	65,300	66,400	200	0.3	600	1.0	370	0.6
Warren County Submarket	91,607	102,437	108,900	110,200	1,075	1.1	600	0.6	430	0.4
Households										
Allentown-Bethlehem-Easton HMA	259,828	285,808	315,500	320,800	2,600	1.0	2,750	0.9	1,775	0.6
Lehigh Valley Submarket	203,842	223,447	244,900	249,200	1,950	0.9	2,000	0.9	1,425	0.6
Carbon County Submarket	21,989	23,701	27,800	28,300	170	0.8	380	1.5	170	0.6
Warren County Submarket	33,997	38,660	42,800	43,300	470	1.3	390	1.0	170	0.4

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2011. Forecast date: January 1, 2014. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Allentown-Bethlehem-Easton HMA, 1990, 2000, and Current

	Allentown-Bethlehem-Easton HMA			Lehigh Valley Submarket			Carbon County Submarket			Warren County Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	277,649	307,269	341,200	213,680	235,620	261,200	27,380	30,492	34,200	36,589	41,157	45,800
Occupied Units	259,828	285,808	315,500	203,842	223,447	244,900	21,989	23,701	27,800	33,997	38,660	42,800
Owners	185,927	204,951	231,900	145,155	158,313	178,900	17,128	18,529	21,700	23,644	28,109	31,300
%	71.6	71.7	73.5	71.2	70.9	73.1	77.9	78.2	78.1	69.5	72.7	73.1
Renters	73,901	80,857	83,600	58,687	65,134	66,000	4,861	5,172	6,100	10,353	10,551	11,500
%	28.4	28.3	26.5	28.8	29.1	26.9	22.1	21.8	21.9	30.5	27.3	26.9
Vacant Units	17,821	21,461	25,700	9,838	12,173	16,300	5,391	6,791	6,400	2,592	2,497	3,000
Available Units	8,009	9,237	9,400	6,055	6,890	7,100	568	1,055	700	1,386	1,292	1,600
For Sale	3,027	3,530	4,025	2,121	2,443	2,900	324	468	390	582	619	740
Rate (%)	1.6	1.7	1.7	1.4	1.5	1.6	1.9	2.5	1.8	2.4	2.2	2.3
For Rent	4,982	5,707	5,375	3,934	4,447	4,200	244	587	310	804	673	870
Rate (%)	6.3	6.6	6.0	6.3	6.4	6.0	4.8	10.2	4.8	7.2	6.0	7.0
Other Vacant	9,812	12,224	16,300	3,783	5,283	9,200	4,823	5,736	5,700	1,206	1,205	1,400

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2011.

Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Allentown-Bethlehem-Easton HMA, 1990 Through December 2010

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				December 2009	December 2010
Allentown-Bethlehem-Easton HMA																					
Total	2,151	2,517	3,042	3,116	2,888	2,704	2,909	2,816	3,392	4,004	4,017	4,229	4,912	4,376	4,906	5,174	4,483	3,211	1,694	1,650	1,305
Single-family	1,867	2,144	2,587	2,627	2,525	2,457	2,518	2,516	3,116	3,514	3,259	3,513	4,202	3,999	4,461	4,319	3,860	2,640	1,508	1,400	1,130
Multifamily	284	373	455	489	363	247	391	300	276	490	758	716	710	377	445	855	623	571	186	250	175
Lehigh Valley Submarket																					
Total	1,757	1,966	2,396	2,356	2,041	2,085	2,295	2,191	2,374	2,923	2,914	3,202	3,689	3,371	3,765	4,037	3,182	2,394	1,374	1,310	990
Single-family	1,491	1,623	1,945	1,906	1,722	1,858	1,904	1,893	2,155	2,455	2,299	2,549	3,028	3,003	3,395	3,309	2,815	1,987	1,198	1,090	820
Multifamily	266	343	451	450	319	227	391	298	219	468	615	653	661	368	370	728	367	407	176	220	170
Carbon County Submarket																					
Total	167	355	358	294	241	175	170	174	234	191	207	262	343	420	521	571	599	517	174	170	140
Single-family	167	355	354	287	241	175	170	174	200	191	205	230	307	416	493	569	593	412	174	140	140
Multifamily	0	0	4	7	0	0	0	0	34	0	2	32	36	4	28	2	6	105	0	30	0
Warren County Submarket																					
Total	227	196	288	466	606	444	444	451	784	890	896	765	880	585	620	566	702	300	146	170	175
Single-family	209	166	288	434	562	424	444	449	761	868	755	734	867	580	573	441	452	241	136	170	170
Multifamily	18	30	0	32	44	20	0	2	23	22	141	31	13	5	47	125	250	59	10	0	5

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Allentown-Bethlehem-Easton HMA, 1989, 1999, and 2009

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2009	1989 to 1999	1999 to 2009
Median Family Income	38,652	52,114	70,000	3.0	3.0
Median Household Income	32,667	43,098	56,802	2.8	2.8

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census; 2009 median household income—U.S. Census Bureau, American Community Survey, 2009