

As of July 1, 2023.

Table 1. Labor Force and Employment in the Allentown HMA, 2010 Through June 2023

| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 12 Months Ending | |
|----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|-----------|
| | | | | | | | | | | | | | | June 2022 | June 2023 |
| Labor Force | 418.3 | 421.9 | 428.3 | 427.6 | 426.5 | 430.7 | 436.5 | 440.9 | 444.3 | 450.7 | 447.6 | 449.9 | 452.9 | 450.6 | 454.2 |
| Resident Employment | 380.5 | 385.9 | 392.6 | 395.2 | 400.1 | 407.3 | 414.0 | 419.0 | 423.9 | 430.9 | 407.2 | 422.7 | 433.7 | 428.8 | 435.8 |
| Unemployment | 37.8 | 35.9 | 35.8 | 32.3 | 26.4 | 23.4 | 22.6 | 21.9 | 20.3 | 19.7 | 40.4 | 27.3 | 19.3 | 21.8 | 18.4 |
| Unemployment Rate (%) | 9.0 | 8.5 | 8.3 | 7.6 | 6.2 | 5.4 | 5.2 | 5.0 | 4.6 | 4.4 | 9.0 | 6.1 | 4.3 | 4.8 | 4.0 |
| Total Nonfarm Payroll Jobs | 333.6 | 339.8 | 344.7 | 347.9 | 352.6 | 358.2 | 365.3 | 369.6 | 375.1 | 380.8 | 353.5 | 369.9 | 384.9 | 378.4 | 389.1 |
| Goods-Producing Sectors | 47.2 | 47.5 | 47.2 | 47.3 | 48.4 | 49.1 | 49.6 | 50.5 | 52.2 | 53.4 | 50.2 | 52.8 | 54.8 | 54.1 | 55.1 |
| Mining, Logging, & Construction | 12.2 | 12.4 | 12.2 | 12.5 | 13.0 | 12.9 | 13.2 | 13.4 | 13.6 | 13.7 | 12.5 | 13.5 | 13.8 | 13.8 | 13.9 |
| Manufacturing | 35.0 | 35.1 | 35.0 | 34.9 | 35.4 | 36.2 | 36.4 | 37.1 | 38.6 | 39.8 | 37.7 | 39.3 | 40.9 | 40.3 | 41.1 |
| Service-Providing Sectors | 286.4 | 292.3 | 297.6 | 300.6 | 304.1 | 309.1 | 315.7 | 319.2 | 322.9 | 327.3 | 303.3 | 317.1 | 330.1 | 324.3 | 334.0 |
| Wholesale & Retail Trade | 52.2 | 52.9 | 53.4 | 53.0 | 53.7 | 54.0 | 54.5 | 54.7 | 54.7 | 54.5 | 51.1 | 53.0 | 53.7 | 53.4 | 54.4 |
| Wholesale Trade | 13.1 | 13.3 | 13.4 | 13.0 | 13.3 | 13.3 | 13.5 | 13.9 | 14.2 | 14.4 | 14.0 | 14.2 | 14.4 | 14.3 | 14.6 |
| Retail Trade | 39.1 | 39.6 | 40.0 | 40.0 | 40.4 | 40.7 | 41.0 | 40.8 | 40.5 | 40.1 | 37.1 | 38.8 | 39.3 | 39.1 | 39.8 |
| Transportation & Utilities | 14.9 | 16.8 | 18.9 | 19.4 | 20.5 | 23.0 | 26.0 | 28.8 | 30.5 | 32.4 | 33.9 | 36.8 | 39.8 | 38.7 | 40.1 |
| Information | 5.6 | 5.7 | 6.0 | 6.2 | 6.2 | 6.1 | 5.9 | 5.6 | 5.4 | 5.4 | 4.8 | 5.1 | 5.3 | 5.3 | 5.4 |
| Financial Activities | 15.4 | 15.1 | 15.0 | 15.0 | 14.9 | 14.9 | 14.5 | 14.1 | 13.9 | 13.9 | 13.4 | 13.2 | 12.9 | 13.0 | 12.9 |
| Professional & Business Services | 43.1 | 45.9 | 46.2 | 47.6 | 48.9 | 49.1 | 49.9 | 49.3 | 48.6 | 49.1 | 47.0 | 49.7 | 51.8 | 51.0 | 51.9 |
| Education & Health Services | 67.1 | 68.2 | 70.1 | 71.1 | 71.9 | 73.2 | 74.1 | 75.3 | 77.8 | 79.3 | 74.7 | 76.5 | 79.3 | 77.5 | 81.0 |
| Leisure & Hospitality | 31.4 | 32.3 | 33.4 | 34.4 | 34.8 | 35.8 | 37.3 | 37.6 | 37.6 | 38.0 | 28.1 | 31.5 | 35.1 | 33.7 | 35.7 |
| Other Services | 14.1 | 14.1 | 14.1 | 13.8 | 13.6 | 13.8 | 14.2 | 14.4 | 14.5 | 14.6 | 12.4 | 13.5 | 14.2 | 13.9 | 14.4 |
| Government | 42.6 | 41.3 | 40.5 | 40.2 | 39.8 | 39.2 | 39.3 | 39.3 | 39.7 | 40.2 | 38.1 | 37.7 | 38.1 | 38.0 | 38.3 |
| Federal | 2.7 | 2.3 | 2.3 | 2.2 | 2.2 | 2.2 | 2.2 | 2.3 | 2.2 | 2.3 | 2.5 | 2.3 | 2.3 | 2.3 | 2.4 |
| State | 3.2 | 2.9 | 2.9 | 2.8 | 2.8 | 2.8 | 2.8 | 2.6 | 2.6 | 2.6 | 2.5 | 2.5 | 2.5 | 2.5 | 2.4 |
| Local | 36.8 | 36.0 | 35.4 | 35.1 | 34.8 | 34.2 | 34.4 | 34.4 | 34.9 | 35.2 | 33.1 | 33.0 | 33.3 | 33.2 | 33.5 |

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

Source: U.S. Bureau of Labor Statistics



As of July 1, 2023.

Table 2. Population and Household Trends in the Allentown HMA, 2010 to Forecast

| | 2010 | 2020 | Current | Forecast | Average Annual Change | | | | | |
|---------------|---------|---------|---------|----------|-----------------------|----------|-----------------|----------|---------------------|----------|
| | | | | | 2010 to 2020 | | 2020 to Current | | Current to Forecast | |
| | | | | | Number | Rate (%) | Number | Rate (%) | Number | Rate (%) |
| Population | | | | | | | | | | |
| Allentown HMA | 821,173 | 861,889 | 876,600 | 888,900 | 4,075 | 0.5 | 4,525 | 0.5 | 4,100 | 0.5 |
| Households | | | | | | | | | | |
| Allentown HMA | 315,712 | 334,162 | 343,100 | 349,600 | 1,850 | 0.6 | 2,750 | 0.8 | 2,175 | 0.6 |

Notes: The current date is July 1, 2023. The forecast date is July 1, 2026.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of July 1, 2023.

Table 3. Housing Inventory, Tenure, and Vacancy in the Allentown HMA, 2010, 2020, and Current

| | Allentown HMA | | |
|-------------------------|---------------|---------|---------|
| | 2010 | 2020 | Current |
| Total Housing Inventory | 342,200 | 358,023 | 366,125 |
| Occupied Units | 315,712 | 334,162 | 343,100 |
| Owner-Occupied | 225,198 | 227,965 | 232,600 |
| % | 71.3 | 68.2 | 67.8 |
| Renter-Occupied | 90,514 | 106,197 | 110,500 |
| % | 28.7 | 31.8 | 32.2 |
| Vacant Units | 26,488 | 23,861 | 23,025 |
| Available Units | 11,634 | 9,128 | 9,025 |
| For Sale | 4,163 | 2,732 | 2,350 |
| Rate (%) | 1.8 | 1.2 | 1.0 |
| For Rent | 7,471 | 6,396 | 6,675 |
| Rate (%) | 7.6 | 5.7 | 5.7 |
| Other Vacant | 14,854 | 14,733 | 14,000 |

Notes: The current date is July 1, 2023. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the U.S. Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



As of July 1, 2023.

Table 4. Residential Building Permit Activity in the Allentown HMA, 2010 Through June 2023

| Type of Building Permit | | | | | | | | | | | | | | | 12 Months Ending | |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----------|------------------|--|
| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | June 2022 | June 2023 | |
| Allentown HMA | | | | | | | | | | | | | | | | |
| Total | 1,534 | 1,428 | 1,069 | 1,898 | 1,801 | 1,364 | 1,930 | 1,838 | 1,445 | 2,549 | 1,982 | 3,015 | 2,322 | 1,484 | 1,979 | |
| Sales | 1,187 | 1,063 | 837 | 1,149 | 1,054 | 944 | 1,068 | 942 | 1,082 | 1,083 | 1,116 | 1,922 | 1,596 | 1,079 | 1,377 | |
| Rental | 347 | 365 | 232 | 749 | 747 | 420 | 862 | 896 | 363 | 1,466 | 866 | 1,093 | 726 | 405 | 602 | |

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023 preliminary data and estimates by the analyst



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Table 5. Median Income in the Allentown HMA, 2009, 2019, and 2022

| | Median Income (\$) | | | Average Annual Change (%) | |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
| | 2009 | 2019 | 2022 | 2009 to 2019 | 2019 to 2022 |
| Median Family Income | 70,000 | 78,400 | 90,600 | 1.1 | 4.9 |
| Median Household Income | 56,802 | 70,793 | 76,041 | 2.2 | 2.4 |

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

