

As of April 1, 2025.

**Table 1. Labor Force and Employment in the Camden HMA, 2010 Through March 2025**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	12 Months Ending	
																March 2024	March 2025
Labor Force	657.5	654.4	654.6	645.9	637.5	643.6	645.9	648.1	642.0	651.0	651.8	656.3	668.8	684.8	689.1	686.1	689.7
Resident Employment	590.1	589.1	589.3	588.3	592.2	605.6	613.5	618.5	615.5	627.3	593.1	613.6	642.7	655.3	657.7	655.9	657.9
Unemployment	67.4	65.3	65.3	57.6	45.2	38.1	32.4	29.7	26.5	23.8	58.7	42.7	26.1	29.5	31.4	30.2	31.8
Unemployment Rate (%)	10.3	10.0	10.0	8.9	7.1	5.9	5.0	4.6	4.1	3.6	9.0	6.5	3.9	4.3	4.6	4.4	4.6
Total Nonfarm Payroll Jobs	505.7	500.6	502.2	504.6	505.5	517.4	528.9	540.5	541.3	544.4	509.1	534.1	560.3	573.0	581.3	575.4	583.0
Goods-Producing Sectors	57.4	56.4	55.5	56.2	55.6	57.8	59.6	61.0	62.7	63.3	60.7	61.4	63.9	64.0	63.3	63.7	63.2
Mining, Logging, & Construction	20.2	19.7	19.7	20.8	20.5	21.7	22.5	22.9	23.2	23.4	22.4	23.0	23.8	23.4	22.9	23.1	22.8
Manufacturing	37.3	36.8	35.8	35.4	35.1	36.1	37.1	38.1	39.5	39.9	38.3	38.4	40.1	40.6	40.4	40.6	40.4
Service-Providing Sectors	448.3	444.1	446.7	448.4	449.9	459.7	469.3	479.5	478.6	481.1	448.4	472.8	496.4	509.0	518.0	511.8	519.8
Wholesale & Retail Trade	94.8	94.4	94.4	94.2	94.8	95.6	96.6	97.0	97.4	95.9	88.0	92.7	95.7	96.4	96.3	96.4	96.3
Wholesale Trade	29.5	29.1	28.8	28.5	28.6	28.3	29.0	29.7	29.7	29.0	26.2	25.8	27.3	28.3	28.2	28.4	28.0
Retail Trade	65.3	65.3	65.6	65.7	66.2	67.3	67.6	67.3	67.7	66.9	61.8	66.9	68.4	68.1	68.1	68.1	68.3
Transportation & Utilities	18.9	18.9	18.7	19.1	19.3	19.8	21.6	24.0	25.9	29.9	32.3	35.6	39.9	40.3	41.2	40.6	41.2
Information	7.7	7.3	7.3	7.4	7.3	7.1	6.9	6.9	7.0	7.0	6.7	6.2	6.0	6.4	6.0	6.4	5.9
Financial Activities	28.7	29.0	30.0	30.0	27.8	28.6	29.8	30.1	29.4	29.0	28.8	29.7	30.0	29.7	29.4	29.6	29.6
Professional & Business Services	70.7	71.4	71.1	71.4	72.8	76.7	77.8	79.8	75.0	73.7	71.4	77.0	80.1	81.4	82.6	81.7	83.2
Education & Health Services	79.7	79.8	82.5	84.0	85.5	89.3	92.8	96.0	96.6	97.6	91.4	95.0	100.3	106.6	111.6	107.7	112.9
Leisure & Hospitality	40.9	41.0	42.0	42.3	43.9	44.8	46.4	48.4	49.7	50.1	37.0	42.8	48.3	50.8	51.9	51.3	51.5
Other Services	21.8	21.5	21.8	20.8	18.5	18.4	18.7	18.6	18.8	19.2	17.4	19.2	20.5	20.9	21.2	21.0	21.2
Government	85.1	80.9	79.0	79.3	80.0	79.4	78.8	78.8	78.9	78.7	75.4	74.6	75.7	76.6	77.8	77.0	78.1
Federal	9.2	8.7	8.5	8.1	8.0	7.8	7.7	7.7	7.5	7.5	7.6	7.4	7.4	7.7	7.7	7.7	7.8
State	13.5	12.5	12.1	12.7	13.8	14.1	14.4	14.3	14.4	14.4	13.9	13.4	13.3	12.8	12.6	12.7	12.5
Local	62.4	59.6	58.4	58.5	58.2	57.5	56.7	56.7	56.9	56.8	53.9	53.8	55.0	56.2	57.5	56.5	57.9

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2025.

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

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Camden HMA	1,250,679	1,287,639	1,331,000	1,355,000	3,700	0.3	8,650	0.7	7,950	0.6
Households										
Camden HMA	461,569	484,404	507,900	521,300	2,275	0.5	4,700	1.0	4,475	0.9

Notes: The current date is April 1, 2025. The forecast date is April 1, 2028.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of April 1, 2025.

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

	Camden HMA		
	2010	2020	Current
Total Housing Inventory	490,354	514,742	533,550
Occupied Units	461,569	484,404	507,900
Owner-Occupied	343,536	340,646	346,700
%	74.4	70.3	68.3
Renter-Occupied	118,033	143,758	161,200
%	25.6	29.7	31.7
Vacant Units	28,785	30,338	25,650
Available Units	16,828	16,333	13,650
For Sale	5,657	5,551	2,450
Rate (%)	1.6	1.6	0.7
For Rent	11,171	10,782	11,200
Rate (%)	8.6	7.0	6.5
Other Vacant	11,957	14,005	12,000

Notes: The current date is April 1, 2025. 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 April 1, 2025.

Table 4. Residential Building Permit Activity in the Camden HMA, 2010 Through March 2025

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	12 Months Ending	
																Mar 2024	Mar 2025
Camden HMA																	
Total	2,303	1,953	2,185	3,144	3,004	2,374	2,325	3,500	2,858	4,891	3,032	3,256	4,571	4,208	4,284	4,228	4,188
Sales	1,533	1,316	1,431	1,634	1,695	1,646	1,604	1,637	1,798	1,855	1,926	2,116	2,443	2,575	2,524	2,563	2,692
Rental	770	637	753	1,510	1,309	728	721	1,863	1,061	3,036	1,106	1,140	2,128	1,633	1,760	1,665	1,496

Sources: U.S. Census Bureau, Building Permits Survey; 2010–23—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

