

Table 1. Labor Force and Employment in the Harrisburg-Carlisle HMA, 2000 through April 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			April 2017	April 2018
Labor force	269.3	272.7	277.1	274.4	276.1	277.9	281.6	283.6	288.9	286.7	290.0	289.6	291.6	290.5	289.5	293.5	296.6	296.2	297.0	294.8
Resident employment	260.3	261.5	264.3	261.7	263.9	266.6	271.1	273.2	275.8	266.3	268.2	269.3	271.5	272.2	275.1	280.7	283.4	283.8	283.9	282.7
Unemployment	9.0	11.2	12.8	12.6	12.1	11.2	10.4	10.3	13.1	20.4	21.8	20.4	20.0	18.4	14.3	12.8	13.2	12.4	13.1	12.0
Unemployment rate (%)	3.3	4.1	4.6	4.6	4.4	4.0	3.7	3.6	4.5	7.1	7.5	7.0	6.9	6.3	5.0	4.3	4.4	4.2	4.4	4.1
Total nonfarm payroll jobs	322.2	322.3	324.4	322.5	323.3	326.2	331.2	332.8	333.3	323.6	320.9	322.8	323.9	324.6	328.0	334.1	338.6	342.0	340.1	342.7
Goods-producing sectors	43.8	41.8	40.7	38.8	37.7	37.5	37.6	37.2	36.1	31.9	30.7	30.9	30.7	30.8	31.8	32.1	32.2	33.1	32.3	33.6
Mining, logging, and construction	12.5	12.7	13.3	12.4	12.2	12.6	12.9	12.9	12.4	11.2	10.7	10.7	10.6	10.9	10.7	10.7	10.9	11.6	10.9	11.9
Manufacturing	31.3	29.1	27.4	26.4	25.5	24.9	24.7	24.3	23.8	20.8	20.0	20.1	20.2	19.9	21.1	21.4	21.3	21.5	21.3	21.7
Service-providing sectors	278.4	280.5	283.8	283.7	285.7	288.8	293.6	295.6	297.2	291.7	290.2	291.9	293.1	293.8	296.2	302.0	306.4	308.9	307.8	309.1
Wholesale and retail trade	47.6	48.0	47.5	46.5	46.6	47.1	47.3	47.5	47.3	44.2	43.5	43.5	43.4	43.0	43.0	43.4	43.8	43.7	43.9	43.6
Wholesale trade	14.6	14.2	13.9	13.8	13.9	14.1	14.2	14.0	13.9	12.5	12.0	11.9	11.8	11.6	11.8	12.1	11.9	11.9	12.0	11.8
Retail trade	33.0	33.8	33.6	32.7	32.7	33.0	33.1	33.5	33.4	31.7	31.5	31.6	31.6	31.4	31.2	31.3	31.9	31.8	32.0	31.8
Transportation and utilities	22.6	22.4	21.8	21.8	22.1	21.3	22.0	22.6	22.7	21.9	21.2	21.3	21.3	21.4	22.8	25.7	28.0	29.3	28.6	29.1
Information	7.6	8.1	7.8	7.0	6.4	6.3	6.6	6.7	6.6	5.9	5.5	5.2	5.0	4.7	4.5	4.4	4.0	3.7	3.9	3.7
Financial activities	24.0	24.1	24.9	25.2	24.7	24.6	24.7	24.5	24.6	24.0	22.7	22.0	22.1	22.5	22.9	22.1	21.5	21.6	21.6	21.6
Professional and business services	33.0	32.4	32.3	32.2	35.0	37.0	38.6	39.4	39.4	38.8	39.2	41.9	42.9	44.5	45.3	47.6	48.7	48.9	48.8	48.6
Education and health services	40.9	42.2	43.0	42.9	42.6	43.7	44.6	45.5	46.6	47.8	48.6	49.7	50.4	51.6	52.8	54.0	55.3	56.4	55.6	57.2
Leisure and hospitality	24.2	24.8	25.9	26.6	26.7	27.8	28.7	29.3	29.8	29.3	30.0	30.2	31.0	31.2	31.3	31.6	31.7	32.2	31.9	32.3
Other services	15.6	15.6	16.1	16.7	17.1	16.9	16.8	16.4	16.4	16.0	16.4	16.5	16.2	15.3	14.6	14.4	14.9	14.8	15.0	14.8
Government	63.0	63.1	64.5	64.8	64.4	64.1	64.4	63.8	63.9	63.8	63.1	61.9	60.9	59.7	58.9	58.8	58.5	58.3	58.6	58.3
Federal	9.6	8.9	8.9	8.7	8.4	8.1	7.9	7.8	7.7	7.8	7.9	7.8	7.6	7.2	7.1	7.2	7.3	7.3	7.3	7.3
State	33.0	33.7	34.6	34.8	34.6	34.8	35.0	34.6	34.4	33.9	33.2	32.8	32.7	32.3	31.9	31.9	31.6	31.2	31.6	31.1
Local	20.4	20.5	21.0	21.3	21.4	21.2	21.4	21.4	21.8	22.1	22.0	21.3	20.6	20.3	19.9	19.7	19.6	19.8	19.7	19.9

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 Harrisburg-Carlisle HMA, 2000 to Forecast

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
	2000	2010	Current	Forecast						
Population										
Harrisburg-Carlisle HMA	509,074	549,475	575,100	585,200	4,050	0.8	3,175	0.6	3,375	0.6
Households										
Harrisburg-Carlisle HMA	202,380	222,281	233,900	238,000	2,000	0.9	1,425	0.6	1,375	0.6

Notes: Numbers may not add to totals because of rounding. The current date is May 1, 2018. The forecast date is May 1, 2021. Rates of change are calculated on a compound basis.
Sources: 2000 and 2010—U.S. Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Harrisburg-Carlisle HMA, 2000, 2010, and Current

	Harrisburg-Carlisle HMA		
	2000	2010	Current
Total housing inventory	217,025	240,818	255,300
Occupied units	202,380	222,281	233,900
Owner-occupied	141,107	153,307	153,900
%	69.7	69.0	65.8
Renter-occupied	61,273	68,974	80,000
%	30.3	31.0	34.2
Vacant units	14,645	18,537	21,450
Available units	7,841	9,098	7,300
For sale	2,570	3,210	2,825
Rate (%)	1.8	2.1	1.8
For rent	5,271	5,888	4,475
Rate (%)	7.9	7.9	5.3
Other vacant	6,804	9,439	14,150

Notes: Numbers may not add to totals because of rounding. The current date is May 1, 2018.

Sources: 2000 and 2010—U.S. Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Harrisburg-Carlisle HMA, 2000 through April 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		April 2017	April 2018
Harrisburg-Carlisle HMA																			
Total	2,063	2,225	2,386	2,831	2,452	2,704	2,073	2,229	1,864	1,658	1,612	1,598	1,916	1,924	1,611	1,819	2,030	1,572	2,023
Single-family	1,730	1,843	2,210	2,348	2,306	2,328	1,886	2,030	1,472	1,199	1,315	952	1,215	1,331	1,201	1,195	1,239	1,197	1,266
Multifamily	333	382	176	483	146	376	187	199	392	459	297	646	701	593	410	624	791	375	757

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Harrisburg-Carlisle HMA, 2009 and 2016

	2009	2016	Average Annual Change (%)
			2009 to 2016
Median Family Income	66,935	76,289	1.9
Median household income	53,036	61,467	2.1

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 2009 and 2016 American Community Survey 1-year data