

As of March 1, 2020.

Table 1. Labor Force and Employment in the Lancaster HMA, 2000 Through February 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					February 2019	February 2020
Labor Force	251.5	255.4	260.3	257.9	264.4	267.6	267.1	269.6	274.6	269.6	268.0	266.0	269.2	270.5	272.5	275.7	279.7	279.0	282.0	285.3	282.6	286.1
Resident Employment	244.4	246.7	250.1	247.2	254.2	257.8	257.8	260.4	262.9	250.1	247.9	247.7	251.7	254.2	259.9	264.4	268.2	268.4	272.6	275.4	273.3	276.0
Unemployment	7.0	8.8	10.3	10.6	10.2	9.8	9.3	9.2	11.7	19.4	20.1	18.3	17.5	16.3	12.6	11.3	11.5	10.7	9.5	9.8	9.3	10.1
Unemployment Rate (%)	2.8	3.4	3.9	4.1	3.9	3.7	3.5	3.4	4.3	7.2	7.5	6.9	6.5	6.0	4.6	4.1	4.1	3.8	3.4	3.4	3.3	3.5
Total Nonfarm Payroll Jobs	225.9	226.2	227.2	227.7	231.3	233.8	235.3	236.7	237.1	227.2	226.4	226.5	229.5	232.5	238.6	242.9	247.6	251.5	257.0	259.6	257.7	260.1
Goods-Producing Sectors	70.7	67.9	65.5	62.6	62.2	61.7	61.4	60.0	58.3	52.1	50.3	50.2	50.8	50.5	51.2	52.1	52.8	54.2	55.9	55.6	55.9	55.6
Mining, Logging, & Construction	14.4	14.8	15.3	15.6	16.4	17.2	17.6	17.4	17.0	15.1	14.4	14.4	14.8	14.9	15.2	15.8	16.1	17.1	18.1	18.3	18.1	18.4
Manufacturing	56.3	53.0	50.2	47.0	45.8	44.6	43.8	42.7	41.3	37.0	35.9	35.8	36.0	35.6	36.0	36.3	36.6	37.1	37.8	37.3	37.7	37.3
Service-Providing Sectors	155.2	158.3	161.7	165.1	169.1	172.1	173.9	176.7	178.8	175.1	176.1	176.3	178.7	182.0	187.4	190.8	194.8	197.3	201.2	204.0	201.8	204.4
Wholesale & Retail Trade	41.6	41.2	41.2	41.9	42.0	42.7	43.2	43.7	44.0	42.3	42.4	42.0	42.1	42.7	44.2	45.2	45.6	45.6	45.9	45.8	45.9	45.8
Wholesale Trade	11.6	11.2	11.3	12.3	12.6	13.0	13.5	14.0	14.4	13.6	13.4	12.9	13.1	13.7	15.1	15.7	16.0	16.4	16.2	16.2	16.1	16.3
Retail Trade	30.0	30.0	29.9	29.6	29.4	29.7	29.7	29.7	29.6	28.7	29.0	29.1	29.0	29.0	29.1	29.5	29.6	29.2	29.7	29.6	29.8	29.6
Transportation & Utilities	6.8	7.3	7.8	8.3	9.1	9.5	10.1	10.7	11.0	10.0	9.8	9.8	9.8	9.9	10.3	11.3	12.6	13.1	14.1	14.4	14.2	14.5
Information	4.3	4.2	4.1	4.0	4.0	3.9	3.7	3.9	4.0	3.8	3.4	3.2	3.1	3.1	3.1	3.1	3.2	3.1	3.0	2.8	2.9	2.8
Financial Activities	10.5	11.1	10.9	10.0	9.8	9.4	9.6	9.7	9.6	9.1	8.8	8.4	8.5	8.6	8.7	8.7	8.3	8.3	8.5	8.5	8.5	8.5
Professional & Business Services	17.8	18.7	19.1	20.3	21.7	21.9	20.7	21.1	20.7	18.9	19.8	20.7	21.5	22.2	23.5	24.2	24.8	25.4	26.0	27.0	26.2	27.0
Education & Health Services	26.3	27.5	29.4	31.1	32.6	34.2	35.8	36.6	38.0	39.0	39.5	39.9	40.8	42.0	43.0	43.6	44.5	45.4	46.4	47.4	46.6	47.5
Leisure & Hospitality	19.2	19.2	19.7	19.6	20.1	20.7	21.1	21.3	21.6	21.4	21.4	21.3	22.1	22.4	23.2	23.4	24.3	24.5	25.2	25.5	25.3	25.6
Other Services	9.4	9.4	9.4	9.1	9.1	9.0	9.0	9.1	8.9	9.2	9.8	10.3	10.8	11.0	11.5	11.7	12.0	12.0	12.3	12.6	12.3	12.6
Government	19.3	19.8	20.3	20.7	20.8	20.8	20.7	20.7	21.0	21.4	21.3	20.7	20.1	20.1	19.9	19.6	19.8	19.9	19.9	20.1	20.0	20.1
Federal	1.7	1.6	1.6	1.6	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.3	1.2	1.2	1.2	1.2	1.2	1.3	1.3	1.3	1.3	1.3
State	3.1	3.2	3.2	3.2	3.1	3.1	3.0	2.9	3.0	3.0	3.0	3.0	3.0	3.2	3.3	3.1	3.2	3.0	3.0	3.0	3.0	3.1
Local	14.5	14.9	15.5	16.0	16.2	16.3	16.2	16.3	16.6	16.9	16.8	16.4	15.9	15.7	15.4	15.3	15.4	15.5	15.6	15.7	15.7	15.7

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

Source: U.S. Bureau of Labor Statistics



As of March 1, 2020.

Table 2. Population and Household Trends in the Lancaster HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Lancaster HMA	470,658	519,445	546,800	552,500	4,875	1.0	2,750	0.5	1,900	0.3
Households										
Lancaster HMA	172,560	193,602	205,200	207,800	2,100	1.2	1,175	0.6	880	0.4

Notes: The current date is March 1, 2020. The forecast date is March 1, 2023.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of March 1, 2020.

Table 3. Inventory, Tenure, and Vacancy in the Lancaster HMA, 2000, 2010, and Current

	Lancaster HMA		
	2000	2010	Current
Total Housing Inventory	179,990	202,952	213,400
Occupied Units	172,560	193,602	205,150
Owner-Occupied	122,208	132,703	137,800
%	70.8	68.5	67.2
Renter-Occupied	50,352	60,899	67,350
%	29.2	31.5	32.8
Vacant Units	7,430	9,350	8,250
Available Units	4,271	5,364	3,825
For Sale	1,688	1,953	1,250
Rate (%)	1.4	1.5	0.9
For Rent	2,583	3,411	2,575
Rate (%)	4.9	5.3	3.7
Other Vacant	3,159	3,986	4,400

Note: The current date is March 1, 2020.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



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Table 4. Residential Building Permit Activity in the Lancaster HMA, 2000 Through February 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					February 2019	February 2020
Lancaster HMA																						
Total	2,136	2,287	2,548	2,690	2,775	2,240	2,237	2,226	1,484	1,262	1,381	1,204	1,160	1,258	1,109	1,154	1,287	1,436	1,251	1,496	1,290	1,410
Sales	1,715	1,886	2,085	1,996	2,284	1,945	1,712	1,391	1,180	1,001	1,154	741	792	1,001	1,024	970	1,017	986	988	991	990	990
Rental	421	401	463	694	491	295	525	835	304	261	227	463	368	257	85	184	270	450	263	505	300	420

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2019 final data and estimates by the analyst; 2020 preliminary data and estimates by the analyst



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Table 5. Median Income in the Lancaster HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	48,000	67,400	76,191	3.5	1.2
Median Household Income	41,994	55,673	67,376	2.9	1.9

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

