

As of July 1, 2019.

Table 1. Labor Force and Employment in the Philadelphia HMA, 2000 Through June 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			June 2018	June 2019
Labor Force	915.1	918.0	916.5	903.9	897.9	896.4	898.2	903.7	918.1	932.5	974.0	977.8	988.9	988.8	980.7	986.3	997.4	999.8	1,000.5	1,014.7
Resident Employment	869.7	867.1	855.4	842.8	838.7	842.2	847.9	854.3	859.2	847.6	878.4	881.9	890.6	896.5	908.7	922.7	935.6	942.7	946.1	967.1
Unemployment	45.4	50.9	61.1	61.2	59.2	54.2	50.3	49.3	58.9	84.9	95.6	96.0	98.4	92.4	72.0	63.6	61.8	57.1	54.4	47.7
Unemployment Rate (%)	5.0	5.5	6.7	6.8	6.6	6.0	5.6	5.5	6.4	9.1	9.8	9.8	9.9	9.3	7.3	6.4	6.2	5.7	5.4	4.7
Total Nonfarm Payroll Jobs	914.3	908.3	903.8	891.9	876.3	880.0	884.2	887.1	888.8	872.0	877.0	882.1	885.5	891.9	904.0	915.2	931.3	945.2	953.4	973.7
Goods-Producing Sectors	86.5	83.5	79.7	75.5	72.1	71.2	70.5	68.7	67.5	61.7	60.4	59.3	58.0	57.2	57.9	58.0	58.2	58.4	58.5	59.2
Mining, Logging, & Construction	24.0	24.9	24.8	25.0	23.4	23.7	24.1	23.7	23.3	19.9	19.6	19.5	19.6	20.2	21.4	22.3	23.4	24.1	24.2	25.2
Manufacturing	62.5	58.7	54.9	50.5	48.8	47.5	46.4	45.0	44.2	41.8	40.7	39.8	38.4	37.0	36.5	35.7	34.8	34.3	34.3	34.0
Service-Providing Sectors	827.8	824.7	824.1	816.5	804.1	808.8	813.7	818.5	821.3	810.3	816.6	822.8	827.5	834.7	846.1	857.2	873.1	886.8	895.0	914.5
Wholesale & Retail Trade	114.1	109.7	106.7	104.0	100.0	99.3	97.5	97.1	96.8	93.3	93.5	93.9	95.9	97.3	98.5	98.3	98.0	97.6	98.0	97.7
Wholesale Trade	31.2	30.1	29.9	28.8	27.2	27.4	26.5	26.2	25.7	24.4	24.0	24.2	24.5	24.7	24.0	23.6	23.5	23.4	23.7	24.1
Retail Trade	82.9	79.6	76.8	75.2	72.8	71.9	71.0	70.9	71.1	68.9	69.5	69.7	71.4	72.6	74.5	74.7	74.5	74.2	74.3	73.6
Transportation & Utilities	35.6	35.5	36.1	35.2	33.1	33.0	33.0	32.8	33.1	32.7	32.5	33.0	32.5	32.8	33.9	35.3	36.5	36.6	36.8	38.2
Information	21.8	21.7	21.5	20.4	17.6	16.8	16.2	16.0	15.7	15.6	15.0	14.6	14.7	14.1	14.2	14.5	14.3	14.4	14.6	14.8
Financial Activities	67.0	65.8	65.8	64.9	63.2	62.8	62.5	61.9	61.1	58.7	56.3	55.4	55.3	56.4	57.8	58.3	58.8	58.2	58.6	60.1
Professional & Business Services	111.9	111.3	110.4	108.3	108.2	110.4	113.3	114.9	114.5	108.3	110.3	113.0	114.8	118.0	120.0	122.9	127.6	130.9	132.3	134.5
Education & Health Services	220.1	224.2	227.3	231.6	228.7	232.2	238.2	244.4	250.0	253.0	256.0	260.8	262.9	264.2	268.7	273.1	280.3	287.6	291.7	301.1
Leisure & Hospitality	73.5	73.2	71.7	70.4	72.4	74.3	75.7	76.8	76.6	75.2	77.2	80.0	83.2	85.5	87.8	89.5	92.2	95.1	95.8	99.1
Other Services	39.0	39.2	40.2	39.3	38.7	38.9	38.8	38.5	38.4	37.1	37.1	37.2	37.6	37.9	37.9	38.3	39.2	39.3	39.6	40.1
Government	144.8	144.2	144.3	142.4	142.2	141.1	138.7	136.1	135.1	136.7	138.7	134.9	130.7	128.7	127.4	126.8	126.3	127.0	127.6	128.9
Federal	39.7	38.9	38.4	37.0	36.9	36.5	35.4	34.3	33.8	34.1	35.6	34.0	33.3	32.7	32.1	32.0	32.3	32.3	32.2	32.5
State	13.6	13.9	14.0	13.8	13.4	13.3	13.4	13.4	13.5	13.6	13.9	14.0	13.8	13.5	13.6	13.8	13.5	13.3	13.3	13.2
Local	91.5	91.4	92.0	91.5	91.9	91.3	90.0	88.4	87.8	89.0	89.3	87.0	83.6	82.5	81.7	81.0	80.5	81.4	82.0	83.3

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, 2019.

Table 2. Population and Household Trends in the Philadelphia 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										
Philadelphia HMA	2,068,414	2,084,985	2,155,000	2,173,000	1,650	0.1	7,525	0.4	6,175	0.3
Philadelphia City Submarket	1,517,550	1,526,006	1,589,000	1,603,000	850	0.1	6,775	0.4	4,850	0.3
Delaware County Submarket	550,864	558,979	566,100	570,100	810	0.1	770	0.1	1,325	0.2
Households										
Philadelphia HMA	796,391	808,436	847,200	858,500	1,200	0.2	4,200	0.5	3,775	0.4
Philadelphia City Submarket	590,071	599,736	633,900	643,300	970	0.2	3,700	0.6	3,150	0.5
Delaware County Submarket	206,320	208,700	213,300	215,200	240	0.1	500	0.2	610	0.3

Notes: The current date is July 1, 2019. The forecast date is July 1, 2022.

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



As of July 1, 2019.

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

	Philadelphia HMA			Philadelphia City Submarket			Delaware County Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	878,936	893,073	916,400	661,958	670,171	691,600	216,978	222,902	224,700
Occupied Units	796,391	808,436	847,300	590,071	599,736	633,900	206,320	208,700	213,300
Owner-Occupied	498,017	471,748	443,000	349,633	324,536	299,100	148,384	147,212	143,800
%	62.5	58.4	52.3	59.3	54.1	47.2	71.9	70.5	67.4
Renter-Occupied	298,374	336,688	404,300	240,438	275,200	334,800	57,936	61,488	69,500
%	37.5	41.6	47.7	40.7	45.9	52.8	28.1	29.5	32.6
Vacant Units	82,545	84,637	69,150	71,887	70,435	57,750	10,658	14,202	11,400
Available Units	30,597	43,282	34,150	24,869	34,250	27,775	5,728	9,032	6,425
For Sale	8,812	9,604	6,750	6,768	7,157	4,875	2,044	2,447	1,900
Rate (%)	1.7	2.0	1.5	1.9	2.2	1.6	1.4	1.6	1.3
For Rent	21,785	33,678	27,400	18,101	27,093	22,900	3,684	6,585	4,525
Rate (%)	6.8	9.1	6.3	7.0	9.0	6.4	6.0	9.7	6.1
Other Vacant	51,948	41,355	35,000	47,018	36,185	30,000	4,930	5,170	5,000

Note: The current date is July 1, 2019.

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



As of July 1, 2019.

Table 4. Residential Building Permit Activity in the Philadelphia HMA, 2000 Through June 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				June 2018	June 2019
Philadelphia HMA																					
Total	2,815	2,989	2,039	2,903	3,865	3,992	3,607	3,459	2,862	1,553	2,472	2,182	3,650	3,387	5,769	4,582	4,986	5,377	4,566	5,509	5,565
Sales	993	1,157	1,105	1,505	2,146	2,071	3,026	2,339	1,340	1,006	935	1,096	825	1,079	1,475	1,453	1,447	1,372	1,284	1,328	1,401
Rental	1,822	1,832	934	1,398	1,719	1,921	581	1,120	1,522	547	1,537	1,086	2,825	2,308	4,294	3,129	3,539	4,005	3,282	4,181	4,164
Philadelphia City Submarket																					
Total	1,673	1,422	1,104	1,754	2,954	3,156	2,444	2,122	1,871	947	2,109	1,552	3,275	3,145	4,933	3,956	4,155	4,464	3,929	4,735	4,773
Sales	102	418	407	605	1,356	1,272	2,025	1,528	911	579	580	638	650	839	860	1,112	1,039	959	940	950	1,069
Rental	1,571	1,004	697	1,149	1,598	1,884	419	594	960	368	1,529	914	2,625	2,306	4,073	2,844	3,116	3,505	2,989	3,785	3,704
Delaware County Submarket																					
Total	1,142	1,567	935	1,149	911	836	1,163	1,337	991	606	363	630	375	242	836	626	831	913	637	774	792
Sales	891	739	698	900	790	799	1,001	811	429	427	355	458	175	240	615	341	408	413	344	378	332
Rental	251	828	237	249	121	37	162	526	562	179	8	172	200	2	221	285	423	500	293	396	460

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2018—final data and estimates by the analyst; 2019 preliminary data and estimates by the analyst



As of July 1, 2019.

Table 5. Median Income in the Philadelphia HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Household Income	NA	57,413	47,326	NA	-2.4

NA = data not available.

Source: U.S. Census Bureau, 2009 and 2017 American Community Survey 1-year data

