

As of January 1, 2022.

Table 1. Labor Force and Employment in the Philadelphia HMA, 2000 Through 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Labor Force	915.1	918.0	915.7	902.2	897.7	897.2	899.0	904.5	916.5	932.3	970.4	975.3	986.3	984.7	980.4	987.7	998.9	999.7	1,006.6	1,024.9	1,018.6	985.2
Resident Employment	868.8	867.3	855.5	840.8	839.0	842.7	847.4	853.4	857.4	848.3	878.0	881.6	890.2	895.6	907.5	922.8	937.6	941.4	953.4	971.6	902.2	905.5
Unemployment	46.3	50.8	60.2	61.4	58.7	54.5	51.6	51.1	59.1	84.0	92.4	93.7	96.0	89.1	72.9	64.9	61.3	58.3	53.2	53.3	116.5	79.7
Unemployment Rate (%)	5.1	5.5	6.6	6.8	6.5	6.1	5.7	5.6	6.4	9.0	9.5	9.6	9.7	9.1	7.4	6.6	6.1	5.8	5.3	5.2	11.4	8.1
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	931.4	945.9	963.7	982.0	899.6	904.8
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	58.8	58.5	53.3	53.9
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	24.5	24.7	22.3	22.7
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	34.4	33.9	31.0	31.2
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	873.2	887.5	904.9	923.5	846.3	850.9
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	97.8	96.9	87.9	90.4
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	23.5	22.0	22.0
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	74.1	73.4	65.9	68.4
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	37.5	40.2	37.5	36.5
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	14.4	15.1	15.9	17.4	17.4	17.8
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	59.1	59.6	57.7	56.7
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	131.0	133.7	138.3	131.0	133.2
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	296.3	302.5	289.0	287.7
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	96.5	98.7	63.6	66.8
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	39.8	40.2	33.3	34.1
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	128.4	129.7	129.1	127.7
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	32.3	32.5	33.7	33.1
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	13.3	12.8	12.5
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	82.7	83.9	82.6	82.1

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.
Source: U.S. Bureau of Labor Statistics



As of January 1, 2022.

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	2,184,000	2,200,000	1,650	0.1	8,450	0.4	5,250	0.2
Philadelphia City Submarket	1,517,550	1,526,006	1,603,000	1,612,000	850	0.1	6,550	0.4	2,950	0.2
Delaware County Submarket	550,864	558,979	581,100	588,000	810	0.1	1,875	0.3	2,300	0.4
Households										
Philadelphia HMA	796,391	808,436	877,400	890,600	1,200	0.2	5,875	0.7	4,375	0.5
Philadelphia City Submarket	590,071	599,736	660,300	670,900	970	0.2	5,150	0.8	3,525	0.5
Delaware County Submarket	206,320	208,700	217,100	219,700	240	0.1	710	0.3	850	0.4

Notes: The current date is January 1, 2022. The forecast date is January 1, 2025.

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



As of January 1, 2022.

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	965,700	661,958	670,171	736,300	216,978	222,902	229,400
Occupied Units	796,391	808,436	877,400	590,071	599,736	660,300	206,320	208,700	217,150
Owner-Occupied	498,017	471,748	459,300	349,633	324,536	312,400	148,384	147,212	146,900
%	62.5	58.4	52.3	59.3	54.1	47.3	71.9	70.5	67.6
Renter-Occupied	298,374	336,688	418,100	240,438	275,200	347,900	57,936	61,488	70,250
%	37.5	41.6	47.7	40.7	45.9	52.7	28.1	29.5	32.4
Vacant Units	82,545	84,637	88,300	71,887	70,435	76,000	10,658	14,202	12,300
Available Units	30,597	43,282	35,275	24,869	34,250	29,000	5,728	9,032	6,325
For Sale	8,812	9,604	5,375	6,768	7,157	3,800	2,044	2,447	1,600
Rate (%)	1.7	2.0	1.2	1.9	2.2	1.2	1.4	1.6	1.1
For Rent	21,785	33,678	29,900	18,101	27,093	25,200	3,684	6,585	4,725
Rate (%)	6.8	9.1	6.7	7.0	9.0	6.8	6.0	9.7	6.3
Other Vacant	51,948	41,355	53,000	47,018	36,185	47,000	4,930	5,170	6,000

Notes: The current date is January 1, 2022. 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 Census Bureau.

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 Philadelphia HMA, 2000 Through December 2021

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Philadelphia HMA																						
Total	2,919	3,161	2,474	3,725	4,596	4,194	4,319	3,860	3,138	2,385	2,259	3,133	3,462	3,969	5,721	5,204	5,922	6,233	5,683	6,762	7,834	26,871
Sales	1,016	1,199	1,330	1,434	2,225	2,198	3,031	2,351	1,345	1,035	935	1,102	857	1,071	1,550	1,504	1,487	1,493	1,326	1,544	1,758	2,713
Rental	1,903	1,962	1,144	2,291	2,371	1,996	1,288	1,509	1,793	1,350	1,324	2,031	2,605	2,898	4,171	3,700	4,435	4,740	4,357	5,218	6,076	24,158
Philadelphia City Submarket																						
Total	1,777	1,594	1,376	2,576	3,685	3,327	2,985	2,793	2,129	1,374	1,896	2,464	3,087	3,727	4,885	4,578	5,090	5,304	5,154	6,481	7,580	26,116
Sales	125	460	632	534	1,435	1,368	2,071	1,540	916	608	580	644	682	831	935	1,163	1,079	1,080	1,090	1,299	1,590	2,342
Rental	1,652	1,134	744	2,042	2,250	1,959	914	1,253	1,213	766	1,316	1,820	2,405	2,896	3,950	3,415	4,011	4,224	4,064	5,182	5,990	23,774
Delaware County Submarket																						
Total	1,142	1,567	1,098	1,149	911	867	1,334	1,067	1,009	1,011	363	669	375	242	836	626	832	929	529	281	254	755
Sales	891	739	698	900	790	830	960	811	429	427	355	458	175	240	615	341	408	413	236	245	168	371
Rental	251	828	400	249	121	37	374	256	580	584	8	211	200	2	221	285	424	516	293	36	86	384

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021—preliminary data and estimates by the analyst

