

As of July 1, 2024.

**Table 1. Labor Force and Employment in the Philadelphia HMA, 2010 Through June 2024**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															June 2023	June 2024
Labor Force	970.4	975.3	986.3	984.7	980.4	987.7	998.9	1,009.5	1,018.7	1,037.3	1,038.3	1,019.8	1,030.1	1,044.4	1,036.9	1,056.2
Resident Employment	878.0	881.6	890.2	895.6	907.5	922.8	937.6	950.7	965.3	984.9	921.6	942.4	981.7	1,003.4	993.1	1,014.5
Unemployment	92.4	93.7	96.0	89.1	72.9	64.9	61.3	58.9	53.4	52.4	116.6	77.4	48.4	41.0	43.7	41.8
Unemployment Rate (%)	9.5	9.6	9.7	9.1	7.4	6.6	6.1	5.8	5.2	5.0	11.2	7.6	4.7	3.9	4.2	4.0
Total Nonfarm Payroll Jobs	877.0	882.1	885.5	891.9	904.0	915.2	931.4	945.9	963.7	982.0	900.6	923.8	978.3	1,004.2	993.7	1,013.3
Goods-Producing Sectors	60.4	59.3	58.0	57.2	57.9	58.0	58.2	58.4	58.8	58.5	53.3	55.6	57.4	58.1	57.9	58.2
Mining, Logging, & Construction	19.6	19.5	19.6	20.2	21.4	22.3	23.4	24.1	24.5	24.7	22.3	23.8	25.1	25.5	25.4	25.5
Manufacturing	40.7	39.8	38.4	37.0	36.5	35.7	34.8	34.3	34.4	33.9	31.0	31.8	32.3	32.6	32.5	32.6
Service-Providing Sectors	816.6	822.8	827.5	834.7	846.1	857.2	873.2	887.5	904.9	923.5	847.3	868.2	920.9	946.1	935.8	955.1
Wholesale & Retail Trade	93.5	93.9	95.9	97.3	98.5	98.3	98.0	97.6	97.8	96.9	88.0	92.2	94.7	92.5	93.7	91.0
Wholesale Trade	24.0	24.2	24.5	24.7	24.0	23.6	23.5	23.4	23.7	23.5	22.0	22.3	23.3	23.2	23.4	23.2
Retail Trade	69.5	69.7	71.4	72.6	74.5	74.7	74.5	74.2	74.1	73.4	66.0	69.9	71.4	69.3	70.4	67.8
Transportation & Utilities	32.5	33.0	32.5	32.8	33.9	35.3	36.5	36.6	37.5	40.2	38.1	37.9	38.5	38.2	38.4	37.9
Information	15.0	14.6	14.7	14.1	14.2	14.5	14.4	15.1	15.9	17.4	17.4	15.0	19.5	19.0	19.5	18.7
Financial Activities	56.3	55.4	55.3	56.4	57.8	58.3	58.8	58.2	59.1	59.6	58.1	60.1	63.6	64.7	64.6	64.9
Professional & Business Services	110.3	113.0	114.8	118.0	120.0	122.9	127.6	131.0	133.7	138.3	131.0	135.9	144.8	148.8	147.1	149.1
Education & Health Services	256.0	260.8	262.9	264.2	268.7	273.1	280.3	287.6	296.3	302.5	288.3	290.9	304.4	319.1	312.0	326.2
Leisure & Hospitality	77.2	80.0	83.2	85.5	87.8	89.5	92.2	95.1	96.5	98.7	63.9	74.2	90.2	95.8	93.9	98.0
Other Services	37.1	37.2	37.6	37.9	37.9	38.3	39.2	39.3	39.8	40.2	33.5	35.7	39.3	40.5	40.2	40.8
Government	138.7	134.9	130.7	128.7	127.4	126.8	126.3	127.0	128.4	129.7	129.0	126.2	125.9	127.5	126.4	128.6
Federal	35.6	34.0	33.3	32.7	32.1	32.0	32.3	32.3	32.3	32.5	33.7	33.4	33.4	34.0	33.6	34.5
State	13.9	14.0	13.8	13.5	13.6	13.8	13.5	13.3	13.3	13.3	12.9	12.5	12.4	12.5	12.4	12.6
Local	89.3	87.0	83.6	82.5	81.7	81.0	80.5	81.4	82.7	83.9	82.4	80.3	80.0	81.0	80.5	81.5

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, 2024.

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

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Philadelphia HMA	2,084,985	2,180,627	2,125,900	2,140,800	9,550	0.4	-12,850	-0.6	4,875	0.2
Philadelphia City Submarket	1,526,006	1,603,797	1,548,000	1,559,000	7,775	0.5	-13,100	-0.8	3,575	0.2
Delaware County Submarket	558,979	576,830	577,900	581,800	1,775	0.3	250	0.0	1,300	0.2
Households										
Philadelphia HMA	808,436	873,573	901,950	920,900	6,505	0.8	6,685	0.8	6,320	0.7
Philadelphia City Submarket	599,736	658,075	686,000	703,400	5,825	0.9	6,575	1.0	5,800	0.8
Delaware County Submarket	208,700	215,498	215,950	217,500	680	0.3	110	0.0	520	0.2

Notes: The current date is July 1, 2024. The forecast date is July 1, 2027.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of July 1, 2024.

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

	Philadelphia HMA			Philadelphia City Submarket			Delaware County Submarket		
	2010	2020	Current	2010	2020	Current	2010	2020	Current
Total Housing Inventory	893,073	956,005	995,550	670,171	726,797	764,275	222,902	229,208	231,275
Occupied Units	808,436	873,573	901,950	599,736	658,075	686,000	208,700	215,498	215,950
Owner-Occupied	471,748	463,430	456,300	324,536	317,428	311,900	147,212	146,002	144,400
%	58.4	53.0	50.6	54.1	48.2	45.5	70.5	67.8	66.9
Renter-Occupied	336,688	410,143	445,650	275,200	340,647	374,100	61,488	69,496	71,550
%	41.6	47.0	49.4	45.9	51.8	54.5	29.5	32.2	33.1
Vacant Units	84,637	82,432	93,600	70,435	68,722	78,275	14,202	13,710	15,325
Available Units	43,282	39,749	49,300	34,250	32,644	41,275	9,032	7,105	8,025
For Sale	9,604	7,307	5,875	7,157	5,557	4,425	2,447	1,750	1,450
Rate (%)	2.0	1.6	1.3	2.2	1.7	1.4	1.6	1.2	1.0
For Rent	33,678	32,442	43,425	27,093	27,087	36,850	6,585	5,355	6,575
Rate (%)	9.1	7.3	8.9	9.0	7.4	9.0	9.7	7.2	8.4
Other Vacant	41,355	42,683	44,300	36,185	36,078	37,000	5,170	6,605	7,300

Notes: The current date is July 1, 2024. 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 July 1, 2024.

**Table 4. Residential Building Permit Activity in the Philadelphia HMA, 2010 Through June 2024**

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															June 2023	June 2024
Philadelphia HMA																
Total	3,333	4,565	5,020	5,831	8,405	7,533	9,687	10,157	6,340	7,944	7,295	28,248	4,536	6,032	5,270	6,087
Sales	1,346	1,631	1,188	1,491	2,240	2,095	2,093	2,103	1,827	1,959	2,060	3,735	1,324	1,273	1,293	1,341
Rental	1,986	2,934	3,832	4,341	6,165	5,438	7,594	8,054	4,513	5,984	5,235	24,513	3,212	4,759	3,977	4,746
Philadelphia City Submarket																
Total	2,744	3,578	4,507	5,438	7,150	6,653	8,610	8,929	5,535	7,503	6,884	26,996	3,914	5,294	4,590	5,455
Sales	767	884	902	1,099	1,237	1,539	1,428	1,429	1,442	1,560	1,767	3,089	812	774	790	845
Rental	1,977	2,694	3,605	4,338	5,913	5,114	7,182	7,501	4,093	5,943	5,117	23,907	3,102	4,520	3,800	4,610
Delaware County Submarket																
Total	588	987	513	394	1,255	880	1,077	1,228	805	441	411	1,251	622	738	680	632
Sales	579	747	285	391	1,003	556	665	674	385	400	293	646	512	499	503	496
Rental	9	240	228	2	251	324	412	554	420	41	118	605	110	239	177	136

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

