

Table 1. Labor Force and Employment in the Pittsburgh HMA, 2000 Through July 2011

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												July 2010	July 2011
Labor Force	1,191.6	1,209.4	1,212.8	1,201.1	1,200.6	1,200.5	1,203.2	1,205.4	1,226.3	1,220.0	1,212.6	1,212.6	1,214.5
Resident Employment	1,139.5	1,152.0	1,144.0	1,130.5	1,132.4	1,137.6	1,146.9	1,153.3	1,163.7	1,130.7	1,115.2	1,115.4	1,124.3
Unemployment	52.1	57.4	68.8	70.6	68.2	62.9	56.3	52.1	62.6	89.4	97.4	97.2	90.2
Unemployment Rate (%)	4.4	4.7	5.7	5.9	5.7	5.2	4.7	4.3	5.1	7.3	8.0	8.0	7.4
Total Nonfarm Payroll Jobs	1,147.0	1,153.9	1,142.1	1,134.0	1,133.6	1,132.8	1,137.1	1,146.1	1,148.9	1,120.7	1,123.7	1,117.9	1,133.2
Goods Producing	192.6	188.0	178.0	168.2	161.6	159.0	160.4	162.0	160.8	146.8	143.5	142.8	145.9
Mining, Logging, & Construction	62.9	64.3	62.9	60.0	58.8	58.3	60.2	61.8	62.4	58.0	56.1	55.8	57.2
Manufacturing	129.7	123.7	115.1	108.2	102.8	100.7	100.3	100.3	98.4	88.9	87.5	87.0	88.7
Service Providing	954.4	965.9	964.1	965.7	972.0	973.8	976.7	984.1	988.1	973.9	980.2	975.1	987.4
Trade	188.4	187.2	184.2	183.6	183.9	181.8	181.0	180.4	178.6	172.2	172.2	171.3	173.5
Wholesale Trade	46.9	46.8	45.6	45.8	46.2	47.4	48.8	49.2	49.1	46.5	46.3	45.8	47.6
Retail Trade	141.5	140.4	138.6	137.8	137.7	134.4	132.2	131.2	129.5	125.7	125.9	125.6	125.9
Transportation & Utilities	54.5	55.2	52.1	48.7	47.7	45.6	45.1	44.4	43.6	41.9	41.7	41.5	42.3
Information	25.9	27.3	25.9	25.2	24.0	23.2	22.8	21.8	20.8	19.8	18.3	18.9	18.0
Financial Activities	67.3	67.8	68.5	70.1	69.6	69.2	68.4	68.1	67.8	67.5	68.4	68.0	68.9
Professional & Business Services	139.2	140.7	136.7	134.6	140.6	145.2	148.2	155.9	160.1	154.1	156.8	154.7	158.8
Education & Health Services	198.0	201.6	206.9	211.3	213.9	219.5	223.0	226.2	230.1	233.1	236.1	234.6	238.5
Leisure & Hospitality	97.0	100.2	102.7	104.0	104.8	105.8	106.4	107.5	108.0	106.3	107.5	106.5	109.1
Other Services	56.4	58.0	58.0	58.5	59.2	56.6	54.6	53.2	52.6	51.8	51.2	51.3	51.2
Government	127.7	127.9	129.2	129.4	128.3	127.0	127.1	126.5	126.5	127.3	128.0	128.3	127.1
Federal	20.6	19.9	19.5	19.8	19.4	19.1	19.1	18.8	18.8	18.6	19.4	19.2	18.8
State	16.4	16.1	16.1	15.9	15.9	15.6	15.6	15.5	15.8	15.7	15.6	15.6	15.2
Local	90.8	91.8	93.6	93.7	93.1	92.3	92.4	92.2	92.0	93.0	93.0	93.3	93.4

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 Pittsburgh HMA, 2000 to August 1, 2014

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Pittsburgh HMA	2,431,087	2,356,285	2,357,000	2,361,000	– 7,475	– 0.3	540	0.0	1,325	0.1
Central Pittsburgh Submarket	1,281,666	1,223,348	1,225,000	1,229,000	– 5,825	– 0.5	1,250	0.1	1,325	0.1
Southern Pittsburgh Submarket	721,534	709,595	708,300	705,900	– 1,200	– 0.2	– 970	– 0.1	– 800	– 0.1
Northern Pittsburgh Submarket	427,887	423,342	423,900	425,800	– 450	– 0.1	420	0.1	630	0.1
Households										
Pittsburgh HMA	995,505	1,001,627	1,001,000	1,005,000	610	0.1	– 470	0.0	1,325	0.1
Central Pittsburgh Submarket	537,150	533,960	533,500	534,500	– 320	– 0.1	– 350	– 0.1	330	0.1
Southern Pittsburgh Submarket	290,912	294,736	294,300	294,900	380	0.1	– 330	– 0.1	200	0.1
Northern Pittsburgh Submarket	167,443	172,931	173,500	175,200	550	0.3	430	0.2	570	0.3

Notes: Numbers may not add to totals because of rounding. Current date: August 1, 2011. Forecast date: August 1, 2014. Rates of change are calculated on a compound basis.

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

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

	Pittsburgh HMA			Central Pittsburgh Submarket			Southern Pittsburgh Submarket			Northern Pittsburgh Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,078,481	1,085,797	1,100,000	583,646	582,637	587,100	314,815	317,720	323,600	180,020	185,440	188,900
Occupied Units	995,505	1,001,627	1,001,000	537,150	533,960	533,500	290,912	294,736	294,300	167,443	172,931	173,500
Owners	711,382	697,151	692,600	360,036	345,393	343,200	223,286	222,514	220,000	128,060	129,244	129,300
%	71.5	69.6	69.2	67.0	64.7	64.3	76.8	75.5	74.8	76.5	74.7	74.5
Renters	284,123	304,476	308,700	177,114	188,567	190,300	67,626	72,222	74,300	39,383	43,687	44,200
%	28.5	30.4	30.8	33.0	35.3	35.7	23.2	24.5	25.2	23.5	25.3	25.5
Vacant Units	82,976	84,170	98,300	46,496	48,677	53,650	23,903	22,984	29,300	12,577	12,509	15,350
Available Units	39,411	44,177	37,950	24,054	26,023	21,150	10,164	11,407	10,700	5,193	6,747	6,075
For Sale	12,462	14,428	13,150	6,804	7,520	6,825	3,587	4,216	3,800	2,071	2,692	2,500
Rate (%)	1.7	2.0	1.9	1.9	2.1	2.0	1.6	1.9	1.7	1.6	2.0	1.9
For Rent	26,949	29,749	24,800	17,250	18,503	14,300	6,577	7,191	6,900	3,122	4,055	3,575
Rate (%)	8.7	8.9	7.4	8.9	8.9	7.0	8.9	9.1	8.5	7.3	8.5	7.5
Other Vacant	43,565	39,993	60,400	22,442	22,654	32,500	13,739	11,577	18,600	7,384	5,762	9,275

Notes: Numbers may not add to totals because of rounding. Current date: August 1, 2011.

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

Table 4. Residential Building Permit Activity in the Pittsburgh HMA, 2000 Through July 2011

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												July 2010	July 2011
Pittsburgh HMA													
Total	6,737	6,881	7,059	6,656	7,136	6,158	6,530	4,804	4,023	3,743	4,008	3,670	3,655
Single-family	5,227	4,936	5,296	5,309	5,548	4,672	4,367	3,844	3,383	2,681	3,185	2,920	3,045
Multifamily	1,510	1,945	1,763	1,347	1,588	1,486	2,163	960	640	1,062	823	750	610
Central Pittsburgh Submarket													
Total	2,747	2,911	3,241	2,577	2,791	2,492	2,993	1,870	1,644	1,444	1,624	1,475	1,605
Single-family	1,865	1,708	1,927	1,924	1,866	1,594	1,738	1,565	1,285	1,052	1,201	1,125	1,175
Multifamily	882	1,203	1,314	653	925	898	1,255	305	359	392	423	350	430
Southern Pittsburgh Submarket													
Total	2,342	2,160	2,234	2,349	2,513	1,957	1,759	1,493	1,558	1,160	1,410	1,295	1,140
Single-family	1,951	1,827	1,957	2,004	2,131	1,732	1,589	1,296	1,400	1,082	1,234	1,175	1,100
Multifamily	391	333	277	345	382	225	170	197	158	78	176	120	40
Northern Pittsburgh Submarket													
Total	1,648	1,810	1,584	1,730	1,832	1,709	1,778	1,441	821	1,139	974	900	910
Single-family	1,411	1,401	1,412	1,381	1,551	1,346	1,040	983	698	547	750	620	770
Multifamily	237	409	172	349	281	363	738	458	123	592	224	280	140

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Pittsburgh HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	42,700	60,300	64,000	3.5	3.0
Median Household Income	37,467	46,349	NA	2.2	NA

NA = data not available.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 median household income—U.S. Census Bureau, American Community Survey, 2009