

As of January 1, 2020

**Table 1. Labor Force and Employment in the Pittsburgh HMA, 2000 Through December 2019**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Labor Force	1,195.7	1,211.6	1,213.0	1,206.0	1,203.9	1,196.8	1,200.7	1,208.0	1,228.7	1,223.3	1,201.2	1,210.8	1,227.3	1,222.6	1,210.4	1,211.4	1,212.9	1,205.9	1,203.5	1,213.6
Resident Employment	1,144.1	1,153.5	1,143.9	1,135.5	1,135.8	1,134.2	1,144.1	1,155.1	1,166.3	1,133.7	1,105.4	1,121.4	1,138.8	1,139.0	1,141.9	1,147.2	1,144.7	1,145.4	1,152.3	1,163.8
Unemployment	51.5	58.2	69.0	70.5	68.1	62.6	56.6	52.8	62.4	89.6	95.8	89.4	88.5	83.7	68.4	64.2	68.2	60.5	51.2	49.8
Unemployment Rate (%)	4.3	4.8	5.7	5.8	5.7	5.2	4.7	4.4	5.1	7.3	8.0	7.4	7.2	6.8	5.7	5.3	5.6	5.0	4.3	4.1
Total Nonfarm Payroll Jobs	1,147.1	1,154.0	1,142.2	1,134.1	1,133.6	1,132.8	1,137.2	1,146.2	1,149.0	1,120.9	1,125.6	1,145.2	1,157.6	1,157.6	1,159.5	1,161.6	1,162.4	1,173.2	1,186.2	1,190.8
Goods-Producing Sectors	192.8	188.2	178.2	168.5	161.7	159.1	160.5	162.1	160.8	146.9	143.5	148.8	153.8	153.2	154.4	153.5	148.9	152.5	157.0	157.2
Mining, Logging, & Construction	62.9	64.3	62.9	60.1	58.8	58.4	60.3	61.8	62.4	58.0	56.0	59.9	63.9	63.7	65.7	65.8	63.1	66.8	70.4	72.8
Manufacturing	129.8	123.8	115.1	108.3	102.8	100.7	100.3	100.3	98.4	88.9	87.5	88.9	89.8	89.5	88.7	87.7	85.8	85.7	86.6	84.3
Service-Providing Sectors	954.3	965.8	964.0	965.7	971.9	973.7	976.7	984.2	988.2	974.0	982.1	996.4	1,003.8	1,004.4	1,005.1	1,008.1	1,013.5	1,020.7	1,029.2	1,033.6
Wholesale & Retail Trade	187.9	186.7	183.7	183.2	183.4	181.3	180.5	179.9	178.1	171.7	171.9	173.9	173.5	171.3	171.3	170.4	168.7	166.3	164.2	162.4
Wholesale Trade	46.4	46.3	45.1	45.3	45.7	46.9	48.3	48.7	48.6	46.0	45.8	46.6	45.9	44.7	44.7	44.2	43.0	42.4	42.7	43.4
Retail Trade	141.5	140.4	138.6	137.9	137.7	134.4	132.2	131.2	129.5	125.7	126.1	127.3	127.6	126.6	126.6	126.2	125.7	123.9	121.5	119.0
Transportation & Utilities	54.5	55.2	52.1	48.7	47.7	45.6	45.1	44.4	43.6	41.9	41.9	42.7	42.9	43.0	44.0	44.9	44.2	45.2	46.7	47.1
Information	25.9	27.4	26.0	25.4	24.1	23.3	22.9	21.9	21.0	20.0	18.7	18.6	18.9	18.8	18.5	18.5	18.5	18.9	19.5	19.9
Financial Activities	67.3	67.8	68.5	70.1	69.6	69.2	68.4	68.1	67.8	67.5	68.3	69.5	70.9	71.2	70.6	70.4	71.5	73.2	74.8	74.9
Professional & Business Services	139.5	141.0	137.0	135.0	140.9	145.5	148.6	156.3	160.5	154.4	158.2	166.0	172.4	175.4	177.1	180.9	181.9	181.7	182.2	184.4
Education & Health Services	198.1	201.7	206.9	211.3	213.9	219.5	223.0	226.2	230.1	233.1	236.1	239.9	240.9	240.1	240.5	239.4	243.2	249.4	256.2	256.3
Leisure & Hospitality	97.0	100.2	102.7	104.0	104.8	105.8	106.4	107.5	108.0	106.3	107.7	109.9	111.7	114.0	114.3	115.8	118.1	119.5	120.3	122.4
Other Services	56.4	58.0	58.0	58.5	59.2	56.6	54.6	53.2	52.6	51.8	51.2	51.4	51.7	51.0	50.8	50.9	50.9	50.7	50.6	51.5
Government	127.7	127.9	129.2	129.5	128.3	127.0	127.1	126.5	126.5	127.3	128.1	124.6	121.0	119.5	118.0	117.0	116.4	115.8	114.8	114.7
Federal	20.6	19.9	19.5	19.9	19.4	19.1	19.1	18.8	18.8	18.6	19.4	18.4	17.9	17.4	17.6	17.8	18.0	18.1	18.1	18.2
State	16.4	16.1	16.1	15.9	15.9	15.6	15.6	15.5	15.8	15.7	16.0	15.6	15.3	15.1	15.2	15.1	15.0	14.7	14.3	14.6
Local	90.8	91.8	93.6	93.7	93.1	92.3	92.4	92.2	92.0	93.0	92.8	90.7	87.8	87.0	85.3	84.1	83.4	83.0	82.4	82.0

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, 2020

**Table 2. Population and Household Trends in the Pittsburgh 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										
Pittsburgh HMA	2,431,087	2,356,285	2,315,000	2,301,000	-7,475	-0.3	-4,200	-0.2	-4,750	-0.2
Allegheny County Submarket	1,281,666	1,223,348	1,215,000	1,210,000	-5,825	-0.5	-830	-0.1	-1,700	-0.1
Suburban Submarket	1,149,421	1,132,937	1,100,000	1,091,000	-1,650	-0.1	-3,375	-0.3	-3,050	-0.3
Households										
Pittsburgh HMA	995,505	1,001,627	1,019,000	1,023,000	610	0.1	1,750	0.2	1,625	0.1
Allegheny County Submarket	537,150	533,960	549,400	553,000	-320	-0.1	1,575	0.3	1,175	0.2
Suburban Submarket	458,355	467,667	469,200	470,500	930	0.2	160	0.0	430	0.1

**Note:** The forecast period is from the current date (January 1, 2020), to January 1, 2023.

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



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

	Pittsburgh HMA			Allegheny County Submarket			Suburban Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,078,481	1,102,048	1,111,000	583,646	589,201	594,600	494,835	512,847	516,600
Occupied Units	995,505	1,001,627	1,018,600	537,150	533,960	549,400	458,355	467,667	469,200
Owner-Occupied	711,382	697,151	701,600	360,036	345,393	350,700	351,346	351,758	350,900
%	71.5	69.6	68.9	67.0	64.7	63.8	76.7	75.2	74.8
Renter-Occupied	284,123	304,476	317,000	177,114	188,567	198,700	107,009	115,909	118,300
%	28.5	30.4	31.1	33.0	35.3	36.2	23.3	24.8	25.2
Vacant Units	82,976	100,421	92,600	46,496	55,241	45,200	36,480	45,180	47,400
Available Units	39,411	44,177	35,600	24,054	26,023	21,225	15,357	18,154	14,400
For Sale	12,462	14,428	9,950	6,804	7,520	4,625	5,658	6,908	5,350
Rate (%)	1.7	2.0	1.4	1.9	2.1	1.3	1.6	1.9	1.5
For Rent	26,949	29,749	25,650	17,250	18,503	16,600	9,699	11,246	9,050
Rate (%)	8.7	8.9	7.5	8.9	8.9	7.7	8.3	8.8	7.1
Other Vacant	43,565	56,244	57,000	22,442	29,218	24,000	21,123	27,026	33,000

Note: The current date is January 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 Pittsburgh HMA, 2000 Through December 2019**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Pittsburgh HMA</b>																				
Total	6,781	6,881	7,359	7,175	7,291	6,231	6,313	5,360	4,149	3,485	4,195	3,659	4,140	5,970	5,949	5,884	5,893	5,624	5,914	6,465
Sales	5,425	5,021	5,456	5,537	5,933	5,253	4,537	4,093	3,490	2,713	3,433	2,739	2,989	3,278	3,221	3,378	3,221	3,078	3,205	3,005
Rental	1,356	1,860	1,903	1,638	1,358	978	1,776	1,267	659	772	762	920	1,151	2,692	2,728	2,506	2,672	2,546	2,709	3,460
<b>Allegheny County Submarket</b>																				
Total	2,706	2,911	3,241	2,821	2,671	2,634	2,776	2,472	1,836	1,708	1,904	1,945	1,924	2,703	3,543	3,477	3,815	3,286	3,372	4,050
Sales	2,021	1,747	2,039	2,093	1,910	2,087	1,848	1,691	1,310	1,067	1,410	1,270	1,326	1,428	1,474	1,423	1,372	1,290	1,552	1,345
Rental	685	1,164	1,202	728	761	547	928	781	526	641	494	675	598	1,275	2,069	2,054	2,443	1,996	1,820	2,705
<b>Suburban Submarket</b>																				
Total	4,075	3,970	4,118	4,354	4,620	3,597	3,537	2,888	2,313	1,777	2,291	1,714	2,216	3,267	2,406	2,407	2,078	2,338	2,542	2,415
Sales	3,404	3,274	3,417	3,444	4,023	3,166	2,689	2,402	2,180	1,646	2,023	1,469	1,663	1,850	1,747	1,955	1,849	1,788	1,653	1,660
Rental	671	696	701	910	597	431	848	486	133	131	268	245	553	1,417	659	452	229	550	889	755

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



**Table 5. Median Income in the Pittsburgh HMA, 1999, 2009, and 2018**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	42,700	62,500	79,900	3.9	2.8
Median Household Income	NA	46,349	59,710	NA	2.9

NA = data not available.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2018 median household income—U.S. Census Bureau, 2009 and 2018 American Community Survey, 1-year data