

As of May 1, 2024.

**Table 1. Labor Force and Employment in the Pittsburgh HMA, 2010 Through April 2024**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															April 2023	April 2024
Labor Force	1,197.6	1,208.4	1,224.9	1,218.5	1,209.7	1,212.8	1,214.8	1,217.1	1,217.6	1,226.5	1,205.7	1,181.6	1,173.5	1,178.6	1,174.7	1,184.1
Resident Employment	1,104.9	1,121.0	1,138.5	1,137.8	1,140.4	1,147.3	1,147.1	1,154.9	1,164.3	1,173.9	1,097.4	1,111.8	1,124.3	1,137.9	1,127.9	1,144.9
Unemployment	92.7	87.4	86.4	80.7	69.3	65.5	67.7	62.2	53.3	52.6	108.3	69.8	49.2	40.7	46.8	39.3
Unemployment Rate (%)	7.7	7.2	7.1	6.6	5.7	5.4	5.6	5.1	4.4	4.3	9.0	5.9	4.2	3.5	4.0	3.3
Total Nonfarm Payroll Jobs	1,125.6	1,145.2	1,157.6	1,157.4	1,158.9	1,160.5	1,160.9	1,171.1	1,182.4	1,190.2	1,091.7	1,112.2	1,143.5	1,160.6	1,150.0	1,163.7
Goods-Producing Sectors	143.5	148.8	153.8	153.2	154.4	153.5	148.9	152.5	157.2	161.7	146.6	148.4	149.2	149.2	149.5	148.7
Mining, Logging, & Construction	56.0	59.9	63.9	63.7	65.7	65.8	63.1	66.8	70.4	74.7	65.9	68.3	66.2	64.7	65.8	64.0
Manufacturing	87.5	88.9	89.8	89.5	88.7	87.7	85.8	85.7	86.7	87.0	80.7	80.1	83.0	84.5	83.7	84.7
Service-Providing Sectors	982.1	996.4	1,003.8	1,004.2	1,004.5	1,007.0	1,012.0	1,018.6	1,025.2	1,028.5	945.1	963.7	994.3	1,011.4	1,000.5	1,015.0
Wholesale & Retail Trade	171.9	173.9	173.5	171.3	171.3	170.4	168.7	166.3	164.2	161.3	150.3	154.6	156.5	156.9	156.7	156.8
Wholesale Trade	45.8	46.6	45.9	44.7	44.7	44.2	43.0	42.4	42.4	42.2	39.3	39.5	40.8	41.1	41.0	41.0
Retail Trade	126.1	127.3	127.6	126.6	126.6	126.2	125.7	123.9	121.8	119.1	111.0	115.1	115.7	115.8	115.7	115.7
Transportation & Utilities	41.9	42.7	42.9	43.0	44.0	44.9	44.2	45.2	46.5	46.5	43.3	45.5	47.1	47.6	47.3	47.7
Information	18.7	18.6	18.9	18.8	18.5	18.5	18.4	18.6	18.8	19.0	18.1	20.2	21.3	21.6	21.7	21.4
Financial Activities	68.3	69.5	70.9	71.0	70.0	69.3	70.1	71.4	72.6	73.8	72.4	70.9	71.7	73.0	72.1	73.5
Professional & Business Services	158.2	166.0	172.4	175.4	177.1	180.9	181.9	181.7	181.9	184.1	175.7	181.1	189.3	188.9	189.8	187.9
Education & Health Services	236.1	239.9	240.9	240.1	240.5	239.4	243.2	249.4	256.7	258.9	243.0	237.5	240.1	247.7	242.3	250.5
Leisure & Hospitality	107.7	109.9	111.7	114.0	114.3	115.8	118.1	119.5	119.7	120.5	88.5	99.3	111.4	115.8	113.2	116.5
Other Services	51.2	51.4	51.7	51.0	50.8	50.9	50.9	50.7	50.0	49.7	43.0	44.4	46.5	47.7	47.0	48.0
Government	128.1	124.6	121.0	119.5	118.0	117.0	116.4	115.8	114.8	114.8	110.8	110.3	110.3	112.2	110.5	112.7
Federal	19.4	18.4	17.9	17.4	17.6	17.8	18.0	18.1	18.1	18.3	18.8	18.6	18.7	19.4	18.9	19.6
State	16.0	15.6	15.3	15.1	15.2	15.1	15.0	14.7	14.3	14.3	13.5	13.2	13.1	13.1	13.1	13.0
Local	92.8	90.7	87.8	87.0	85.3	84.1	83.4	83.0	82.5	82.2	78.6	78.4	78.5	79.7	78.6	80.1

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of May 1, 2024.

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

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Pittsburgh HMA	2,356,285	2,370,930	2,333,000	2,322,000	1,475	0.1	-9,175	-0.4	-3,800	-0.2
Households										
Pittsburgh HMA	1,001,627	1,024,382	1,033,500	1,044,000	2,275	0.2	2,225	0.2	3,500	0.3

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



As of May 1, 2024.

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

	Pittsburgh HMA		
	2010	2020	Current
Total Housing Inventory	1,102,048	1,124,531	1,139,725
Occupied Units	1,001,627	1,024,382	1,033,500
Owner-Occupied	697,151	698,891	695,900
%	69.6	68.2	67.3
Renter-Occupied	304,476	325,491	337,600
%	30.4	31.8	32.7
Vacant Units	100,421	100,149	106,225
Available Units	44,177	40,931	41,625
For Sale	14,428	10,751	9,875
Rate (%)	2.0	1.5	1.4
For Rent	29,749	30,180	31,750
Rate (%)	8.9	8.5	8.6
Other Vacant	56,244	59,218	64,600

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

Table 4. Residential Building Permit Activity in the Pittsburgh HMA, 2010 Through April 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															April 2023	April 2024
Pittsburgh HMA																
Total	4,125	3,864	4,336	5,830	6,899	6,722	7,063	5,918	5,637	6,104	5,364	5,993	7,215	7,400	7,277	6,658
Sales	3,435	2,674	2,956	3,278	3,121	3,388	3,098	3,044	3,111	2,934	3,585	3,949	3,252	3,399	3,301	3,435
Rental	690	1,190	1,380	2,552	3,778	3,334	3,965	2,874	2,526	3,170	1,779	2,044	3,963	4,001	3,976	3,223

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



Table 5. Median Income in the Pittsburgh HMA, 2009, 2019, and 2022

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	62,500	79,900	95,400	2.5	6.1
Median Household Income	46,349	62,638	70,607	3.1	4.1

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

