

# COMPREHENSIVE HOUSING MARKET ANALYSIS

# Pittsburgh, Pennsylvania

**U.S. Department of Housing and Urban Development,**  
Office of Policy Development and Research

As of May 1, 2024



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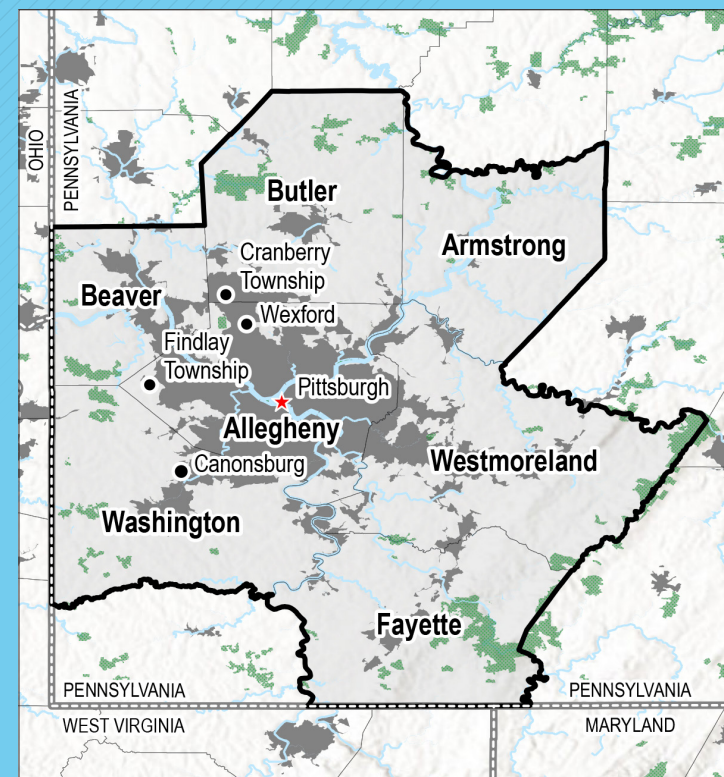
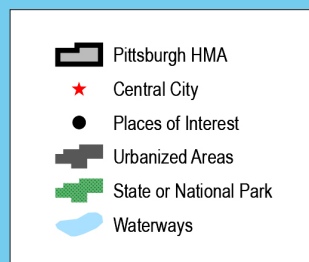
# Executive Summary

## Housing Market Area Description

The Pittsburgh Housing Market Area (HMA) is coterminous with the Pittsburgh, PA Metropolitan Statistical Area (MSA) and includes Allegheny, Armstrong, Beaver, Butler, Fayette, Washington, and Westmoreland Counties. The HMA is located in southwestern Pennsylvania, bordering Ohio, Maryland, and West Virginia.

The current population of the HMA is estimated at 2.33 million.

Following the decline of the steel industry during the late 1970s and 1980s, the HMA became a center for higher education, healthcare, and high-tech companies. The city of Pittsburgh, known as the Steel City, is home to the University of Pittsburgh, Carnegie Mellon University, and Duquesne University, which had a combined undergraduate and graduate enrollment of approximately 54,000 students during the fall of 2023 (University of Pittsburgh, Carnegie Mellon University, and Duquesne University Institutional Research).



## Tools and Resources

Find interim updates for this metropolitan area, and select geographies nationally, at PD&R's [Market-at-a-Glance tool](#).

Additional data for the HMA can be found in this report's [supplemental tables](#).

For information on HUD-supported activity in this area, see the [Community Assessment Reporting Tool](#).



Market Qualifiers

Economy



**Stable:** As of April 2024, approximately 99 percent of the 207,800 jobs lost in the Pittsburgh HMA in March and April 2020 due to the COVID-19 pandemic had been recovered (monthly data, not seasonally adjusted).

During the 12 months ending April 2024, nonfarm payrolls increased by 13,700 jobs, or 1.2 percent, compared with 2.2-percent growth during the 12 months ending April 2023. Nonfarm payrolls increased in 8 of the 11 nonfarm sectors during the 12 months ending April 2024, led by gains in the education and health services sector, which rose by 8,200 jobs, or 3.4 percent, from the previous 12-month period. The unemployment rate averaged 3.3 percent during the 12 months ending April 2024, down from 4.0 percent a year earlier. During the 3-year forecast period, nonfarm payrolls are expected to increase an average of 0.5 percent annually.

Sales Market



**Balanced:** The sales vacancy rate in the HMA is estimated at 1.4 percent as of March 1, 2024, down slightly from 1.5 percent in April 2020, when the sales market was also balanced, and from 2.0 percent in April 2010, when market conditions were soft.

Conditions in the sales market have eased since 2021, when the market was tight, partly because of elevated demand due to historically low mortgage interest rates. Rising mortgage interest rates contributed to a decline in total home sales during the past year. New and existing home sales totaled 33,250 during the 12 months ending April 2024, reflecting an 11-percent decline from a year ago (Zonda). The average home sales price increased 3 percent to \$267,900 during the 12 months ending April 2024. During the next 3 years, demand is estimated for 10,450 new homes. The 1,425 homes under construction will satisfy a portion of that demand during the first year of the forecast period.

Rental Market



**Balanced:** The overall rental market has an estimated vacancy rate of 8.6 percent, up slightly from 8.5 percent in April 2020.

Conditions in the apartment market are also balanced, with an apartment vacancy rate of 6.5 percent as of the first quarter of 2024, up from 6.0 percent as of the first quarter of 2023 (CoStar Group). The average monthly apartment rent in the HMA was \$1,313 as of the first quarter of 2024, up 2 percent from a year earlier. During the forecast period, demand is estimated for 8,975 new rental units. The 3,350 rental units under construction will satisfy all of the demand during the first year of the forecast period and a portion of the demand during the second year.

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3-Year Housing Demand Forecast			
Pittsburgh HMA		Sales Units	Rental Units
	Total Demand	10,450	8,975
	Under Construction	1,425	3,350

Notes: Total demand represents the estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of May 1, 2024. The forecast period is May 1, 2024, to May 1, 2027.  
Source: Estimates by the analyst



# Economic Conditions

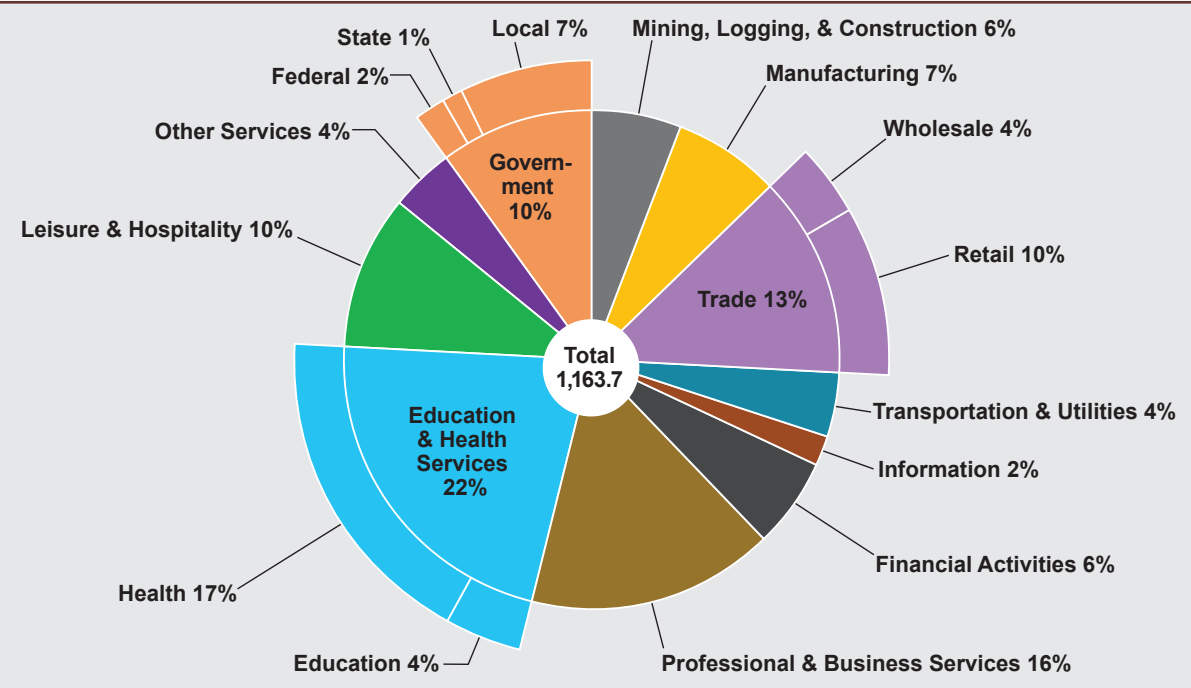
## Largest Sector: Education and Health Services

The education and health services sector accounts for the largest share of nonfarm payroll jobs in the Pittsburgh HMA, anchored by the two largest employers in the HMA—the University of Pittsburgh Medical Center (UPMC) and Highmark Health.

## Primary Local Economic Factors

The economy of the Pittsburgh HMA was historically largely dependent on the manufacturing sector, particularly the steel industry. During the first half of the 20th century, more than one-half of the steel produced nationally originated in the HMA. However, from 1960 to 1990, manufacturing payrolls in the HMA decreased from more than 38 percent to less than 14 percent of total nonfarm payrolls. Following the decline of the local steel industry during the latter half of the 20th century, the economic base of the HMA transitioned to services. The HMA is now a center for health care, higher education, high-tech firms, and tourism. The education and health services sector accounted for 22 percent of all nonfarm payroll jobs during the 12 months ending April 2024 (Figure 1). Four of the 10 largest employers in the HMA are in the education and health services sectors, including UPMC, Highmark Health, Independence Health System, and Carnegie Mellon University, with a combined 96,078 jobs (Table 1). UPMC had an estimated annual economic impact of \$50 billion on the state of Pennsylvania in 2022, reflecting an increase

Figure 1. Share of Nonfarm Payroll Jobs in the Pittsburgh HMA, by Sector



Notes: Total nonfarm payroll is in thousands. Percentages may not add to 100 percent due to rounding. Based on 12-month averages through April 2024. Source: U.S. Bureau of Labor Statistics

Table 1. Major Employers in the Pittsburgh HMA

Name of Employer	Nonfarm Payroll Sector	Number of Employees
University of Pittsburgh Medical Center	Education & Health Services	59,100
Highmark Health	Education & Health Services	24,000
University of Pittsburgh	Government	14,108
Walmart Inc.	Wholesale & Retail Trade	11,700
The PNC Financial Services Group, Inc.	Financial Activities	11,600
Giant Eagle, Inc.	Wholesale & Retail Trade	10,826
Independence Health System	Education & Health Services	7,300
The Bank of New York Mellon Corporation	Financial Activities	7,000
Carnegie Mellon University	Education & Health Services	5,678
Amazon.com, Inc.	Wholesale & Retail Trade	5,000

Note: Excludes local school districts.  
Source: Pittsburgh Regional Alliance, 2024

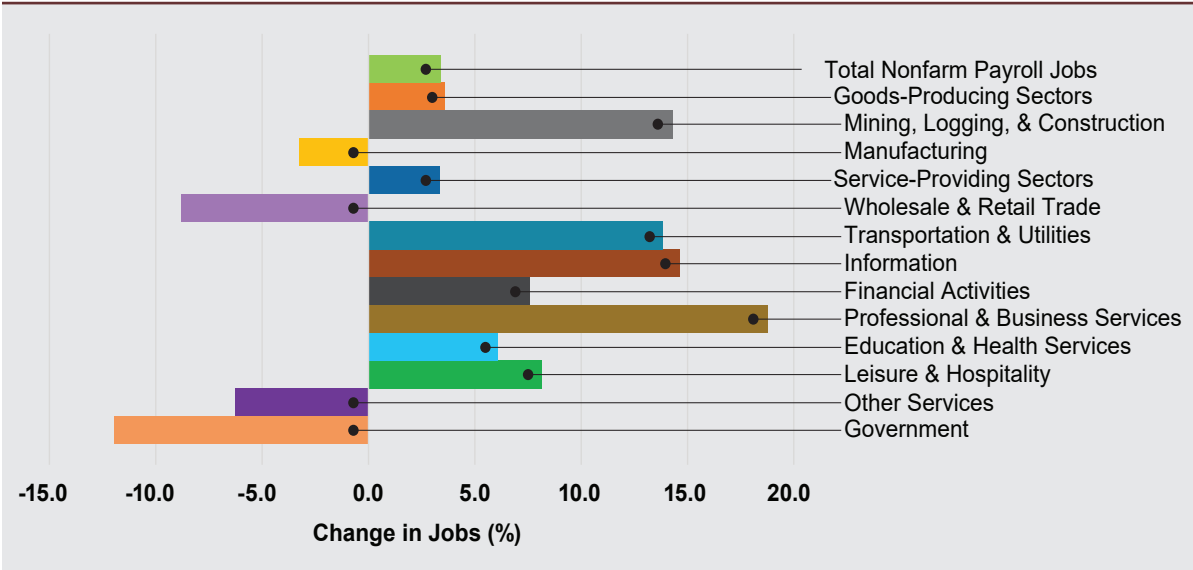


from \$42 billion in 2019 (UPMC 2019–2020 and 2022–2023 Annual Community Reports). Highmark Health generated \$20.6 billion in annual economic activity in the nation in 2021 (Highmark Health 2023 Annual Report).

The high-tech industry has also contributed to economic growth in the HMA. Partly because of the expanding presence of technology companies, including startups—particularly companies specializing in robotics, artificial intelligence, biotechnology, and advanced manufacturing—the HMA has become a hub for high-tech companies, which have contributed to gains in the professional and business services sector, the fastest growing sector in the HMA since 2011 (Figure 2). Notable technology companies in the HMA include Alphabet Inc. (hereafter, Google) and Argo AI Holdings, LLC, both located in the city of Pittsburgh.

The tourism industry, which is part of the leisure and hospitality sector, is also an important component of the HMA economy. In Allegheny County, tourist attractions and events, including festivals and concerts, account for 11 percent of total visits in a year (Visit Pittsburgh). In addition, the presence of major sports teams, including the Pittsburgh Steelers, Pittsburgh Pirates, and Pittsburgh Penguins, is a major draw for visitors to the HMA. The economic impact of visitor spending in Allegheny County was approximately \$6.4 billion in 2023, up from \$5.9 billion in 2022 but still below \$6.5 billion in 2019 before the pandemic.

Figure 2. Sector Growth in the Pittsburgh HMA, 2011 to Current



Note: Current data are based on the 12-month averages ending April 2024.  
Source: U.S. Bureau of Labor Statistics

### Current Conditions—Nonfarm Payrolls

The HMA economy is recovering from significant job losses in March and April 2020 due to countermeasures taken to slow the spread of COVID-19. As of April 2024, approximately 99 percent of the 207,800 jobs lost in March and April 2020 were recovered (monthly data, not seasonally adjusted). Nonfarm payrolls increased year over year during the past 12 months, but gains slowed from a year earlier. During the 12 months ending April 2024, nonfarm payrolls in the HMA rose by 13,700 jobs, or 1.2 percent, to 1.16 million (Table 2). By comparison, jobs rose by 24,600, or 2.2 percent, during the 12 months ending April 2023. Nationally, jobs rose 2.0 percent during the 12 months ending April 2024, slowing from a 3.5-percent increase during the 12 months ending April 2023. Nonfarm payrolls in the HMA were up in 8 of the 11 job sectors during the 12 months ending April 2024. The sectors with the largest job gains were the education and health services, the leisure and hospitality, and the government sectors, increasing by 8,200, 3,300, and 2,200 jobs, or 3.4, 2.9, and 2.0 percent, respectively. The opening of the \$510 million UPMC Mercy Pavilion in the Uptown neighborhood in the city of Pittsburgh in May 2023 and the completion of UPMC Children’s Hospital of Pittsburgh Pediatric Behavioral Health Walk-In Clinic in the Lawrenceville neighborhood in the city of

Pittsburgh in August 2023 supported job growth in the education and health services sector. In the leisure and hospitality sector, new restaurants—including Barcelona Wine Bar, Lawrence Hall, and Bitty and Beau’s Coffee—opened during the 12 months ending April 2024, supporting growth in the food services and drinking places industry, which rose by 1,700 jobs, or 2.0 percent, from a year ago. In the government sector, all job gains during the 12 months ending April 2024 were in the local and federal government subsectors, up by 1,600 and 700 jobs, or 2.0 and 3.7 percent, respectively, which offset a slight decline in the state government subsector of 100 jobs, or 0.4 percent.

## Current Conditions—Unemployment

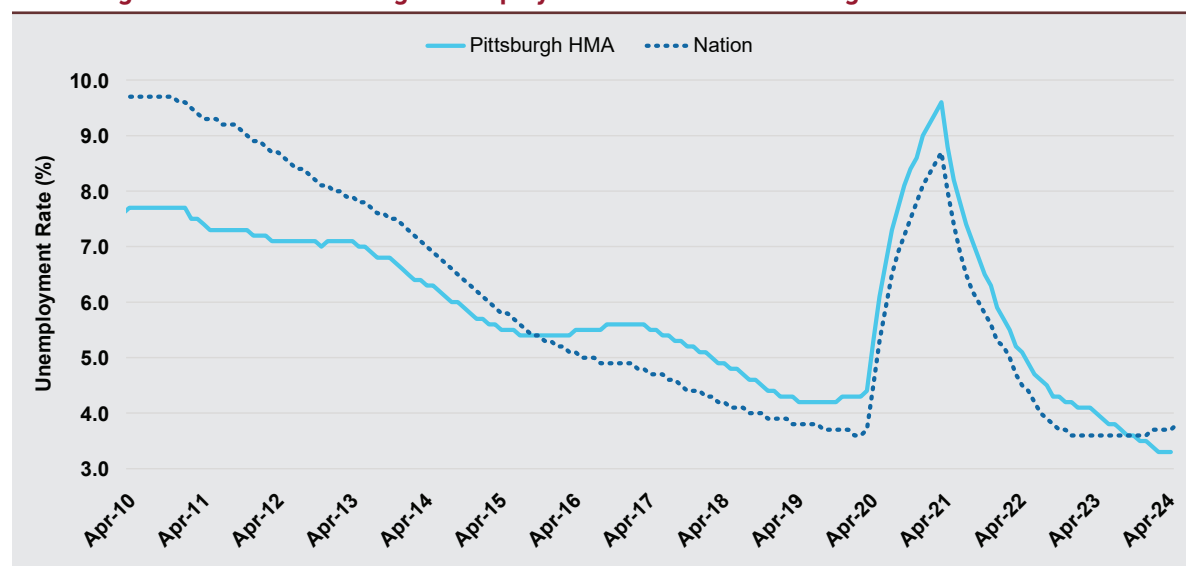
The average unemployment rate in the HMA declined to 3.3 percent during the 12 months ending April 2024, down from 4.0 percent a year earlier and a recent 9.6-percent peak during the 12 months ending March 2021 (Figure 3). The average unemployment rate in the HMA was lower than the national rate, which was 3.7 percent during the 12 months ending April 2024, up from 3.6 percent a year earlier but below a recent 8.7-percent peak during the 12 months ending March 2021. Before the COVID-19 pandemic, the average unemployment rate in the HMA had been generally declining during most years from 2011 through 2019, similar to the nationwide trend.

**Table 2. 12-Month Average Nonfarm Payroll Jobs (1,000s) in the Pittsburgh HMA, by Sector**

	12 Months Ending April 2023	12 Months Ending April 2024	Absolute Change	Percentage Change
<b>Total Nonfarm Payroll Jobs</b>	<b>1,150.0</b>	<b>1,163.7</b>	<b>13.7</b>	<b>1.2</b>
<b>Goods-Producing Sectors</b>	<b>149.5</b>	<b>148.7</b>	<b>-0.8</b>	<b>-0.5</b>
Mining, Logging, & Construction	65.8	64.0	-1.8	-2.7
Manufacturing	83.7	84.7	1.0	1.2
<b>Service-Providing Sectors</b>	<b>1,000.5</b>	<b>1,015.0</b>	<b>14.5</b>	<b>1.4</b>
Wholesale & Retail Trade	156.7	156.8	0.1	0.1
Transportation & Utilities	47.3	47.7	0.4	0.8
Information	21.7	21.4	-0.3	-1.4
Financial Activities	72.1	73.5	1.4	1.9
Professional & Business Services	189.8	187.9	-1.9	-1.0
Education & Health Services	242.3	250.5	8.2	3.4
Leisure & Hospitality	113.2	116.5	3.3	2.9
Other Services	47.0	48.0	1.0	2.1
Government	110.5	112.7	2.2	2.0

Notes: Based on 12-month averages through April 2023 and April 2024. Numbers may not add to totals due to rounding. Data are in thousands. Source: U.S. Bureau of Labor Statistics

**Figure 3. 12-Month Average Unemployment Rate in the Pittsburgh HMA and the Nation**



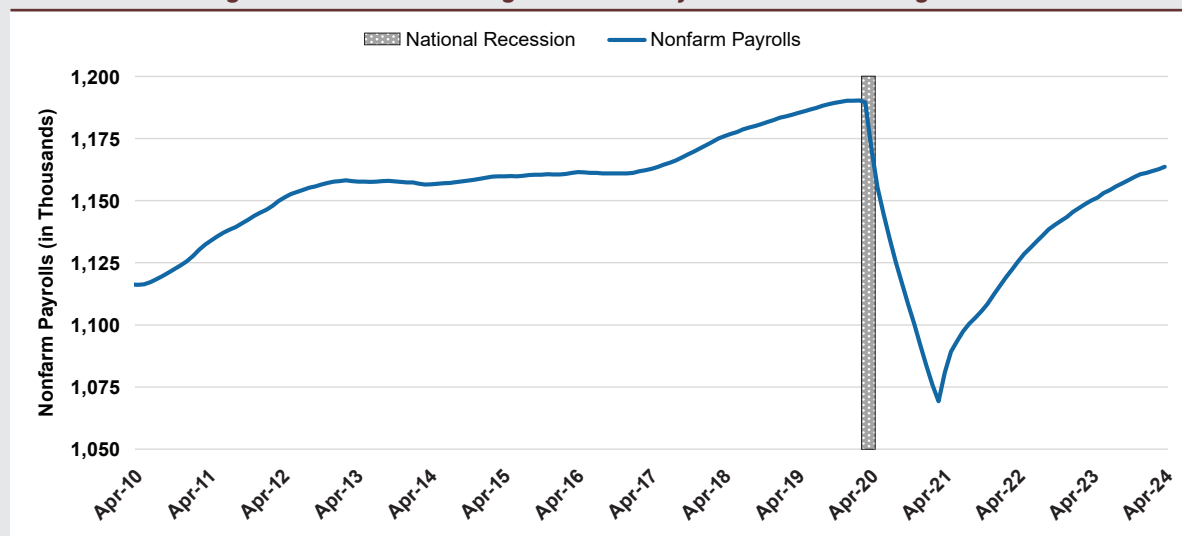
Note: Based on the 12-month moving average. Source: U.S. Bureau of Labor Statistics

## Economic Periods of Significance

### 2011 and 2012

The economic recovery from the Great Recession and local economic downturn in the HMA began in 2010, and by 2012, all jobs lost during the downturn were recovered. During 2011 and 2012, nonfarm payroll growth averaged 16,000 jobs, or 1.4 percent, a year (Figure 4). By comparison, growth in nonfarm payrolls nationwide was slightly faster, averaging an annual increase of 1.5 percent during 2011 and 2012. Job gains in the HMA occurred in 10 of 11 sectors. Job additions were strongest in the professional and business services, the mining, logging, and construction, and the education and health services sectors, which rose annually by averages of 7,100, 3,900, and 2,400 jobs, or 4.4, 6.8, and 1.0 percent, respectively. Jobs increased in the professional and business services sector, partly because of the expansion of Google at Bakery Square in the Larimer neighborhood in the city of Pittsburgh, which added more than 100 employees during 2011 and 2012. Natural gas drilling activity in the Marcellus Shale, a natural gas field beneath much of Ohio, West Virginia, Pennsylvania, and New York, increased during the period, supporting job growth in the mining, logging, and construction sector. In 2011, nearly 380 drilling permits were issued, and approximately 170 wells were drilled in Washington County, the most in southwestern Pennsylvania (Pennsylvania Department of Environmental Protection). Job growth in the

Figure 4. 12-Month Average Nonfarm Payrolls in the Pittsburgh HMA



Note: 12-month moving average.

Sources: U.S. Bureau of Labor Statistics; National Bureau of Economic Research

education and health services sector was supported by rising enrollment at Carnegie Mellon University and Duquesne University during 2012, with fall enrollment increasing by a combined 470 students, or 2.2 percent, from a year earlier. In addition, construction of the \$250 million UPMC East hospital in the municipality of Monroeville contributed to job growth in the mining, logging, and construction sector, and when completed in July 2012 to growth in the education and health services sector with the addition of 400 hospital employees. Job losses only occurred in the government sector, which declined by an average of 3,500 jobs, or 2.8 percent, annually.

### 2013 Through 2019

Following 2 years of relatively strong job growth, economic growth in the HMA slowed from 2013 through 2016. Nonfarm payroll growth averaged 800 jobs, or 0.1 percent, annually from 2013 through 2016—a much lower rate than payroll growth in the nation, which averaged 1.8 percent a year during the same period. Gains in the HMA were strongest in the professional and business services and the leisure and hospitality sectors, which rose by respective averages of 2,400 and 1,600 jobs, or 1.4 percent each, a year. In 2013, Google hired 75 additional employees, including many software engineers, contributing



to gains in the professional and business services sector. In 2015, Uber Technologies, Inc. opened a robotics research facility in the Strip District in the city of Pittsburgh to develop self-driving cars, hiring 50 robotics engineers. Large declines in the wholesale and retail trade and the government sectors, which lost respective averages of 1,200 and 1,100 jobs, or 0.7 and 1.0 percent, a year, contributed to the slow growth. In 2013, J.C. Penney Company, Inc. reduced its workforce in the HMA by 300 employees, contributing to job losses in the wholesale and retail trade sector.

Job growth in the HMA accelerated from 2017 through 2019, in contrast to slowing job growth in the nation during the same 3-year period. The HMA added an average of 9,800 jobs, or 0.8 percent, annually from 2017 through 2019. Despite the acceleration, job growth in the HMA was slower than the 1.5-percent rate of job growth in the nation. The education and health services and the mining, logging, and construction sectors led job gains, increasing by averages of 5,200 and 3,900 jobs, or 2.1 and 5.8 percent, respectively, a year. The completion of the Allegheny Health Network (AHN) Pediatric Orthopedic Institute in 2017, located in the unincorporated community of Wexford in Allegheny County, supported job growth in the education and health services sector during the period.

## 2020

The economy in the HMA contracted sharply in 2020 because of the countermeasures taken to slow the spread of COVID-19. On an annual basis, nonfarm payrolls declined by 98,500 jobs, or 8.3 percent, from a year earlier. The rate of decline in the HMA was higher than in the nation, where payrolls fell 5.8 percent during the same year. All 11 sectors in the HMA lost jobs. The largest share of job losses was in the leisure and hospitality sector, which accounted for 32 percent of job losses in the HMA and fell by 32,000 jobs, or 26.6 percent, from a year earlier. Many establishments in the sector,

including restaurants and hotels, were required to close or operate at limited capacity during the early stages of the COVID-19 pandemic, contributing to the elevated number of jobs lost. Jobs in the sector also fell partly because of a decrease in visitors to the HMA and a decline in hotel occupancies. In December 2020, the average occupancy rate at hotels in the CoStar Group-defined Pittsburgh Hospitality market area declined by nearly one-half to 34.8 percent, down from 63.5 percent in December 2019 (CoStar Group). Significant job losses also occurred in the education and health services sector, which accounted for 16 percent of job losses in the HMA and declined by 15,900 jobs, or 6.1 percent, from a year earlier. Declines in enrollment at Carnegie Mellon University and Duquesne University, which fell by a combined 1,075 students, or 4.6 percent, from a year earlier, contributed to job losses in the sector.

## 2021 Through 2023

Economic conditions in the HMA began improving in 2021. Nonfarm payroll job growth from 2021 through 2023 was robust, with payrolls increasing by an average of 23,000 jobs, or 2.1 percent, annually. Nationwide job growth was stronger, however, averaging 3.2 percent annually. Job gains in the HMA occurred in 10 of the 11 sectors and were strongest in the leisure and hospitality, the professional and business services, and the wholesale and retail trade sectors, which rose by averages of 9,100, 4,400, and 2,200 jobs, or 9.4, 2.4, and 1.4 percent, respectively, annually and accounted for a combined 68 percent of the job growth in the HMA. In 2022, the 219-room The Landing Hotel Pittsburgh opened in the North Shore neighborhood in the city of Pittsburgh, adding jobs in the leisure and hospitality sector. Hotel occupancies in the HMA rose during the 3-year period. As of December 2023, the average hotel occupancy rate was 58.5 percent, up from 49.5 percent in December 2021 (CoStar Group).





## Forecast

During the 3-year forecast period, nonfarm payroll growth in the HMA is expected to continue at a steady pace, with jobs increasing at an average rate of 0.5 percent annually. Job gains are expected to continue to be strongest in the education and health services and the leisure and hospitality sectors. The construction of the \$1.5 billion UPMC Presbyterian hospital in the Oakland neighborhood in the city of Pittsburgh, which broke ground in 2022, is expected to be complete by the end of 2026, supporting job growth

in the education and health services sector. In addition, AHN is planning to build a 300,000-square-foot, \$232 million hospital in the borough of Canonsburg in Washington County, expected to be complete in 2027. These projects are also expected to support job growth in the mining, logging, and construction sector. Ongoing job additions in the leisure and hospitality sector are expected as tourism in the HMA fully recovers and exceeds prepandemic levels. In April 2024, the city of Pittsburgh was named a top global travel destination by *National Geographic*.



# Population and Households

Current Population: 2.33 Million

Population decline in the Pittsburgh HMA has been accelerating since 2021, largely because of net out-migration and a faster rate of net natural decline compared with the previous 11 years.

## Population Trends

The population in the HMA is estimated at 2.33 million as of May 1, 2024, representing an average annual decline of 9,175, or 0.4 percent, since April 2020 (Table 3). Approximately 52 percent of the HMA population live in Allegheny County, and nearly 15 percent reside in Westmoreland County. The remaining 33 percent of the HMA population reside in Armstrong, Butler, Beaver, Fayette, and Washington Counties.

The population in the HMA grew during the early 2010s but has declined since 2014. From 2010 to 2014, population growth averaged 5,800 people, or 0.2 percent, annually (Figure 5). The strong economic recovery following the Great Recession, which was partly attributable to an increase in natural gas mining on the Marcellus Shale, contributed to population growth from net in-migration. Averaging 8,900 people a year from 2010 to 2014, net in-migration accounted for all the population growth in the HMA because net natural decline averaged 3,100 people a year.

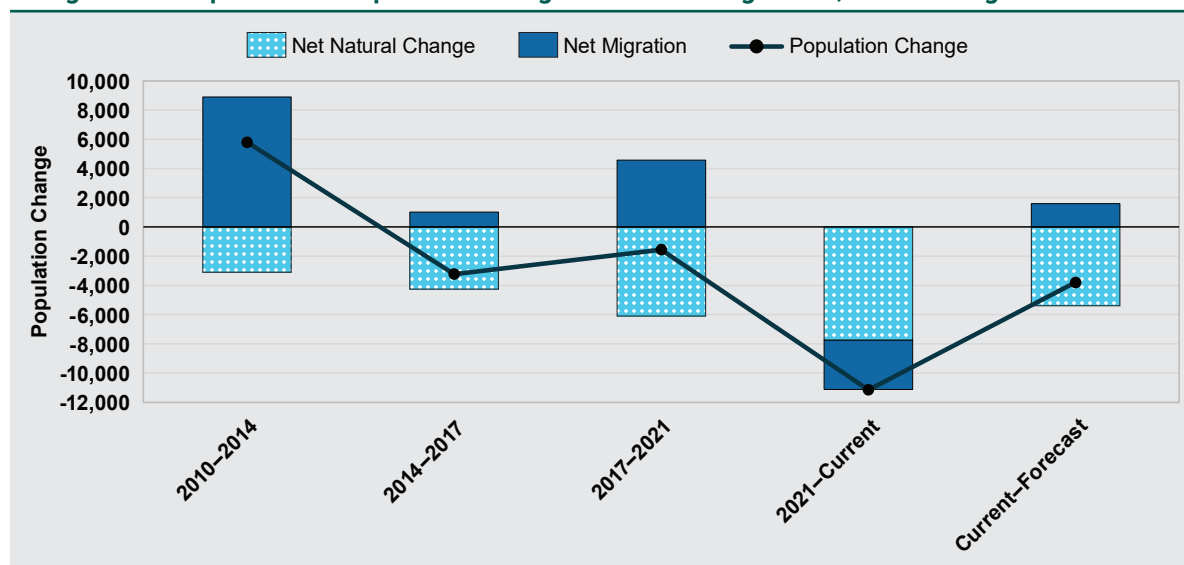
Table 3. Pittsburgh HMA Population and Household Quick Facts

Population Quick Facts	2020	Current	Forecast
	Population	2,370,930	2,333,000
	Average Annual Change	1,475	-9,175
	Percentage Change	0.1	-0.4
Household Quick Facts	2020	Current	Forecast
	Households	1,024,382	1,033,500
	Average Annual Change	2,275	2,225
	Percentage Change	0.2	0.2

Notes: Average annual changes and percentage changes are based on averages from 2010 to 2020, 2020 to current, and current to forecast. The forecast period is the current date (May 1, 2024) to May 1, 2027.

Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst

Figure 5. Components of Population Change in the Pittsburgh HMA, 2010 Through the Forecast



Notes: Data displayed are average annual totals. The forecast period is the current date (May 1, 2024) to May 1, 2027.

Sources: U.S. Census Bureau; current to forecast—estimates by the analyst

In response to slow economic growth from 2013 through 2016, the population in the HMA declined from 2014 to 2017 by an average of 3,250, or 0.1 percent, annually. Faster rates of net natural decline and slowing net in-migration compared with the 2010-to-2014 period led to population decline. Net natural decline accounted for all the population loss in the HMA, averaging 4,250 people a year, whereas net

in-migration averaged 1,000 people a year. From 2017 to 2021, a period of accelerating job growth followed by a year of job losses from the pandemic, the population continued declining but by a lower number because of higher levels of net in-migration. The population declined by 1,550, or 0.1 percent, annually from 2017 to 2021. Net natural decline rose to 6,125 people a year, largely because of an elevated number of COVID-19-related deaths, whereas net in-migration increased to an average of 4,575 people a year as more people moved to the HMA because of the relative home affordability compared with larger surrounding MSAs. Since 2021, the population in the HMA has declined at a faster pace because of a faster rate of net natural decline and a reversal to net out-migration. The population in the HMA has declined by 11,150, or 0.5 percent, annually since 2021, with net natural decline and net out-migration averaging 7,750 and 3,400 people a year, respectively.

## Migration Trends

Most net in-migration to the HMA has come from nearby larger metropolitan areas and Asia. The largest domestic sources of net in-migration to the HMA during the 2016-through-2020 period were the Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA (hereafter, Philadelphia MSA), the New York-Newark-Jersey City, NY-NJ-PA MSA (hereafter, New York MSA), and the Washington-Arlington-Alexandria, DC-VA-MD-WV MSA (hereafter, Washington, D.C. MSA) (Table 4;

**Table 4. Pittsburgh HMA Migration Flows: 2016–20**

Into the HMA	
Asia	4,984
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	4,896
New York-Newark-Jersey City, NY-NJ-PA	3,779
Washington-Arlington-Alexandria, DC-VA-MD-WV	2,320
Youngstown-Warren-Boardman, OH-PA	1,725
Out of the HMA	
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	4,029
Reading, PA	2,436
State College, PA	1,911
Washington-Arlington-Alexandria, DC-VA-MD-WV	1,885
Erie, PA	1,795

Source: U.S. Census Bureau Migration Flows, 2016–2020 American Community Survey 5-year data

U.S. Census Bureau Metro-to-Metro Migration Flows; 2016–2020 American Community Survey [ACS] 5-year data). Relatively more affordable housing in the HMA contributed to net in-flows from those metropolitan areas. The average price of a home in the Philadelphia MSA was 39 percent higher than the average price of a home in the HMA in 2020 (Zonda). In the New York and Washington, D.C. MSAs, the respective average prices of homes were more than 2.7 and 2.3 times higher than the average price of a home in the HMA in 2020.

Net out-migration has been partly due to retirees moving to retirement destinations, including the Houston-The Woodlands-Sugar Land, TX MSA and Tampa-St. Petersburg-Clearwater, FL MSA, which accounted for a combined 11 percent of net out-migration.

## Age Cohort Trends

The HMA has a relatively older resident population, with a median age of 42.9 years compared with 39.0 years nationally and a high percentage of retirement-age residents. The cohort of residents aged 65 and older grew at a rate of 1.9 percent annually from 2010 to 2022 (2010 and 2022 ACS 1-year data). As a result, the cohort of residents aged 65 and older increased from 17 percent of the HMA population in 2010 to 22 percent in 2022 (Figure 6) and was above the 17-percent national rate in 2022. The



increasing share of retirement-age residents has contributed to the faster rate of net natural decline and a shrinking average household size.

## Student Population

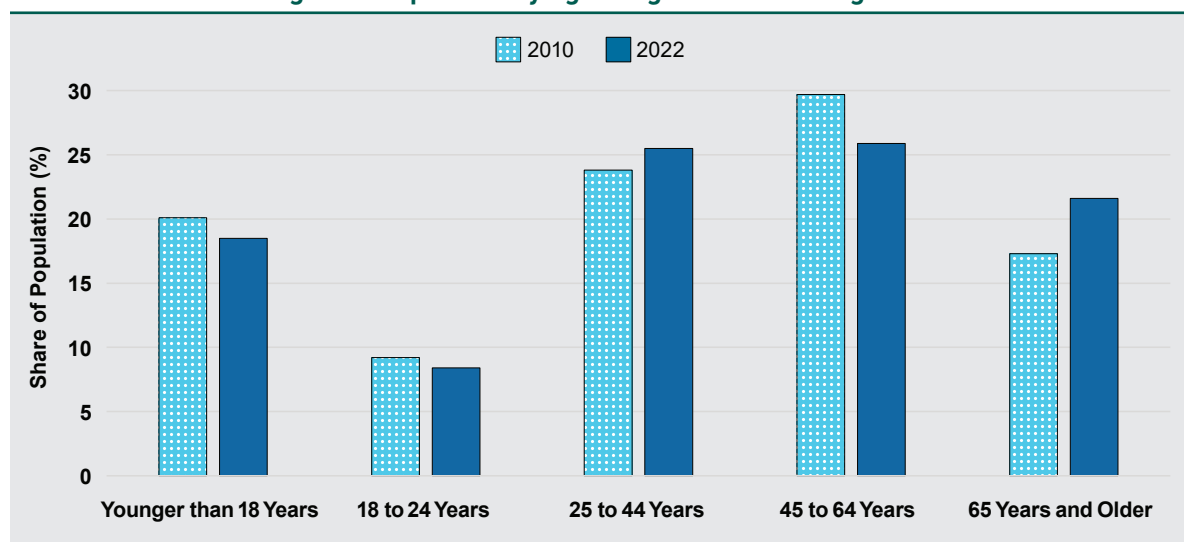
From 2010 to 2023, total enrollment at the University of Pittsburgh, Carnegie Mellon University, and Duquesne University rose an average of 0.6 percent annually and totaled approximately 54,000 full-time students enrolled in the HMA as of the fall semester of 2023. The student population at the three universities accounts for approximately 2 percent of the HMA population. Approximately 15,750 full-time students are housed in on-campus dormitories and university-affiliated apartments. The remaining 38,250 students live off campus and account for an estimated 3 percent of renter households in the HMA.

## Household Trends

As of May 1, 2024, an estimated 1.03 million households reside in the HMA. Since 2020, the number of households has increased by an average of 2,225, or 0.2 percent, annually. The number of households in the HMA grew despite the falling population because of a decline in the average household size.

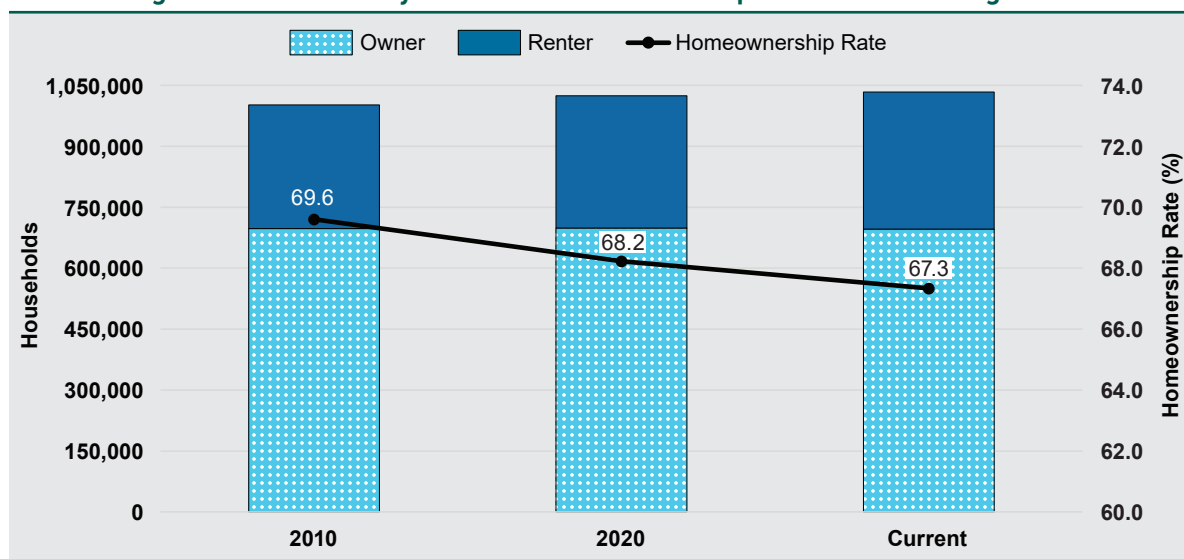
From 2010 to 2020, the number of households increased by an average of 2,275 households, or 0.2 percent, a year—faster than the 0.1-percent annual population growth rate in the HMA during the same period. An estimated 67.3 percent of households are homeowners, down from 68.2 percent in 2020 and 69.6 percent in 2010 (Figure 7). As of the current date, 695,900 owner

**Figure 6. Population by Age Range in the Pittsburgh HMA**



Source: 2010 and 2022 American Community Survey 1-year data

**Figure 7. Households by Tenure and Homeownership Rate in the Pittsburgh HMA**



Note: The current date is May 1, 2024.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst

households and 337,600 renter households reside in the HMA. The number of owner households has declined by an average of 730, or 0.1 percent, each year since 2020, compared with renter household growth averaging 2,975, or 0.9 percent, annually.

## Forecast

During the next 3 years, the pace of population decline in the HMA is expected to slow from the 2021-to-current period. The population is expected to decline

by 3,800, or 0.2 percent, annually to an estimated 2.32 million by May 1, 2027. Population decline is expected to slow throughout the 3-year forecast period, with the decreases entirely due to net natural decline. Net in-migration is expected to resume, although at a lower average level than during the 2017-to-2021 period. Household growth is expected to average 3,500, or 0.3 percent, annually, reaching 1.04 million households in the HMA by the end of the forecast period. The homeownership rate is expected to increase slightly compared with the 2021-to-current period.



# Home Sales Market

## Market Conditions: Balanced

During the 12 months ending April 2024, the average home sales price in the HMA increased, and home sales declined, but the pace of decline slowed compared with a year earlier.

## Current Conditions

The home sales market in the Pittsburgh HMA is balanced, with an overall estimated vacancy rate of 1.4 percent (Table 5), down slightly from 1.5 percent in April 2020, when conditions were also balanced. The market has eased from tight conditions in 2021. Following the onset of the pandemic, the sales market began tightening during late 2020 when historically low mortgage interest rates, averaging 3.0 percent for a 30-year, fixed-rate mortgage during 2020 and 2021 (Freddie Mac), led to increased demand for homes, and the inventory of homes declined from 3.3 months of supply in April 2020 to 2.0 months in April 2021 (CoreLogic, Inc.). Sales market conditions returned to balanced during the past 2 years, partly because rising mortgage interest rates have reduced sales housing demand, but the supply of homes for sale has remained low because many homeowners with current mortgages at lower interest rates

Table 5. Home Sales Quick Facts in the Pittsburgh HMA

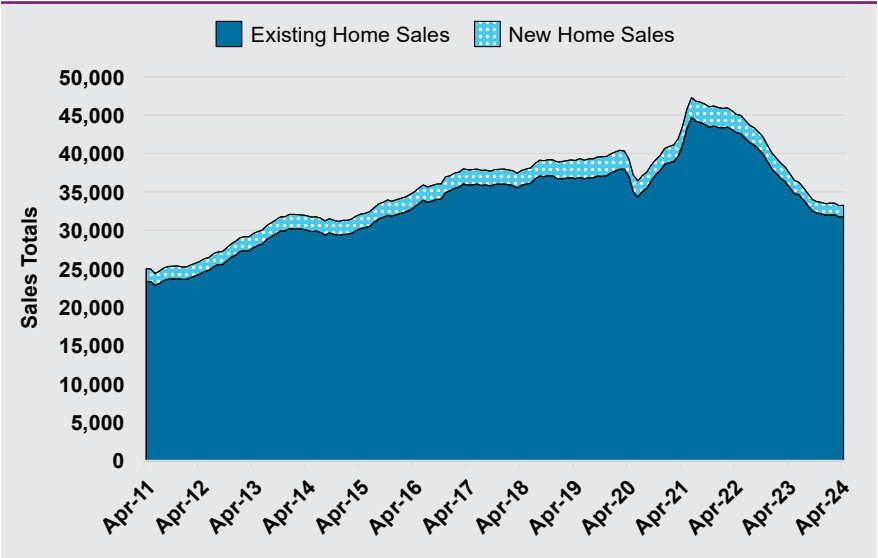
Home Sales Quick Facts	Pittsburgh HMA		Nation
	Vacancy Rate	1.4%	NA
	Months of Inventory	2.2	3.0
	Total Home Sales	33,250	4,996,000
	1-Year Change	-11%	-15%
	New Home Sales Price	\$485,100	\$491,300
	1-Year Change	-2%	-1%
	Existing Home Sales Price	\$257,900	\$409,500
	1-Year Change	4%	5%
	Mortgage Delinquency Rate	1.3%	0.9%

NA = data not available.  
Notes: The vacancy rate is as of the current date; home sales and prices are for the 12 months ending April 2024; and months of inventory and mortgage delinquency data are as of April 2024. The current date is May 1, 2024.  
Sources: Vacancy rate—estimates by the analyst; months of inventory and mortgage delinquency rate—CoreLogic, Inc.; HMA home sales and prices—Zonda; National home sales and prices—CoreLogic, Inc.

have been deterred from selling their homes. During April 2024, the inventory of homes available for sale represented a 2.2-month supply compared with 2.6 months in April 2023 (CoreLogic, Inc.). The average mortgage interest rate was 7.0 percent, up from 6.3 percent in April 2023 (Freddie Mac).

During the 12 months ending April 2024, new and existing home sales fell by approximately 4,125 homes, or 11 percent, to a total of 33,250 homes sold, following a decline of 17 percent a year earlier (CoreLogic, Inc.). Existing home sales declined 11 percent to 31,800 homes sold during the 12 months ending April 2024, whereas new home sales decreased 19 percent from a year earlier to approximately 1,450 homes sold (Figure 8). New home sales accounted for 4 percent of total home sales during the 12 months ending April 2024, down from 5 percent a year earlier. Among existing home sales, regular resales accounted for 98 percent of the total during the 12 months ending April 2024, and the remaining 2 percent were real estate owned (REO) sales, a proportion unchanged from the previous 12-month period.

Figure 8. 12-Month Sales Totals by Type in the Pittsburgh HMA



Notes: New and existing sales include single-family homes, townhomes, and condominiums. Existing sales include regular resales and REO sales.  
Source: Zonda



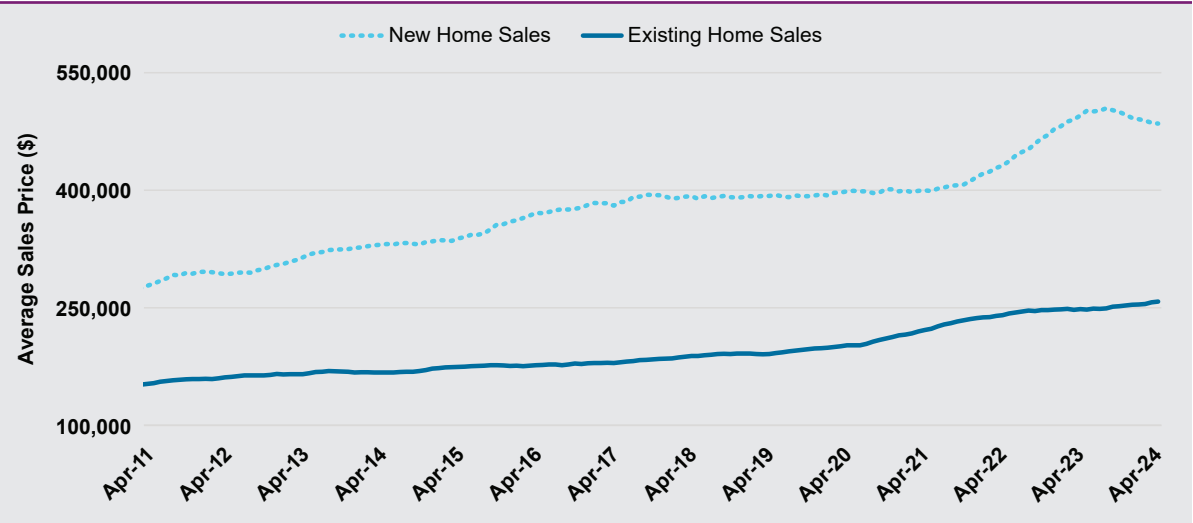


Despite declining home sales, home prices in the HMA have continued to increase during the past year. The average home sales price increased 3 percent to \$267,900 during the 12 months ending April 2024 compared with a 4-percent increase during the 12 months ending April 2023. During the 12 months ending April 2024, the average sales price of an existing home rose 4 percent to \$257,900, whereas the average new home sales price fell 2 percent to \$485,100 (Figure 9). Figure 10 shows the share of home sales by type and price range during the 12 months ending April 2024. The plurality of existing home sales, 29 percent, were priced between \$100,000 and \$199,000, whereas most new home sales were priced between \$300,000 and \$599,000.

### Home Sales Trends

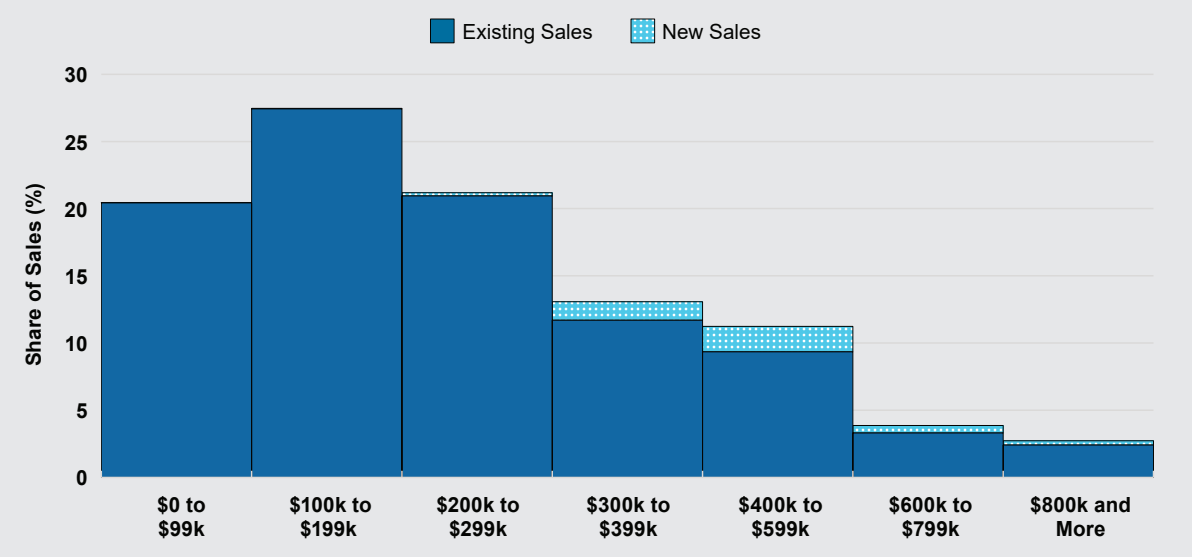
Existing home sales declined substantially during the housing crisis of the late 2000s and subsequent Great Recession to a low of 23,600 homes sold in 2011 before generally rising from 2012 through 2020 (CoreLogic, Inc.). Strong sales demand fueled by net in-migration led to rapid growth in existing home sales from 2012 through 2016, up by an average of 2,300 homes, or 8 percent, a year. Existing home sales moderated from 2017 through 2020, rising by an average of 870, or 2 percent, annually. Sales briefly declined in April and May 2020 with the onset of the pandemic before rising sharply during 2021 by 4,825 homes, or 12 percent, compared with sales in 2020. The acceleration in home sales during 2021 was because of

Figure 9. 12-Month Average Sales Price by Type of Sale in the Pittsburgh HMA



Notes: New and existing sales include single-family homes, townhomes, and condominiums. Existing sales include regular resales and REO sales. Source: Zonda

Figure 10. Share of Overall Sales by Price Range During the 12 Months Ending April 2024 in the Pittsburgh HMA



Notes: New and existing sales include single-family homes, townhomes, and condominiums. Existing sales include regular resales and REO sales. Source: Zonda



increased demand, partly due to the greater availability of remote work following the onset of the COVID-19 pandemic, coupled with historically low mortgage interest rates which made homebuying more attainable. Existing home sales fell during 2022 and 2023, down by 5,725 homes, or 14 percent, each year, largely because of rising mortgage interest rates.

Similar to existing home sales, new home sales in the HMA declined after the housing crisis and Great Recession to 1,625 homes sold in 2011. New home sales increased from 2012 through 2019 by an average of 110 homes, or 6 percent, annually. Sales of new homes, which are generally priced higher than existing homes, declined in 2020 by 440 homes, or 17 percent, partly because of economic uncertainty and concerns regarding the spread of COVID-19. During 2021, however, new home sales rose by 500 homes, or 24 percent, in response to low mortgage interest rates. Rising mortgage interest rates contributed to a significant decline in new home sales during 2022 and 2023, down by 540 homes, or 24 percent, a year.

## Home Sales Price Trends

Existing home prices in the HMA increased at a generally modest but steady pace during the 2010s. From 2011 through 2019, the average existing home price increased by an average of \$5,275, or 3 percent, annually (CoreLogic, Inc.). The modest price growth contributed to the relative affordability of sales housing in the HMA. The home sales market began tightening following the onset of the COVID-19 pandemic, with existing home prices rising rapidly by an average of \$19,200, or 9 percent, annually during 2020 and 2021. Historically low mortgage interest rates during 2020 and 2021 and the affordability of homes in the HMA compared with the Philadelphia, New York, and Washington, D.C. MSAs contributed to strong demand for homes in the HMA and put upward pressure on home prices. In addition, the low inventory of homes for sale contributed to the sharp increase in existing home prices. Existing home price growth continued during 2022 and 2023 but at a slower rate, increasing by \$8,550, or 4 percent, annually, reflecting easing market conditions.

New home prices rose at a faster pace during the early through mid-2010s compared with later in the decade. From 2011 through 2017, the average new home price increased an average of 5 percent, or by \$16,850, annually, before price gains slowed to an average of 1 percent, rising by \$2,275, annually from 2018 through 2020. New home price growth accelerated from 2021 through 2023, averaging \$31,200, or 7 percent, annually. Increased costs for building materials and labor shortages from the pandemic contributed to the increase in new home prices.

## Seriously Delinquent Mortgages and Real Estate Owned Properties

In April 2024, 1.3 percent of home loans in the HMA were seriously delinquent mortgages or had transitioned into REO status, down from 1.5 percent in April 2023 and below the 5.7-percent peak in February 2010 (CoreLogic, Inc.). Improving economic conditions during the past year contributed to the decrease in the percentage of seriously delinquent mortgages and REO properties in April 2024 compared with a year earlier. By comparison, the rate for the nation was 0.9 percent as of April 2024, down from 1.1 percent in April 2023 and an 8.6-percent peak in February 2010.

After generally declining from the peak in February 2010, the percentage of seriously delinquent mortgages and REO properties in the HMA rose sharply during the early months of the COVID-19 pandemic, when weak economic conditions made it more difficult for many homeowners to stay current on mortgage payments. The rate increased from a low of 1.8 percent in March 2020 to a recent 4.3-percent peak in August 2020. By comparison, the rate nationwide increased from 1.4 percent in April 2020 to 4.4 percent in August 2020.

REO sales in the HMA were greater during the early to mid-2010s, but their significance in the sales market has declined since 2018. As a share of all existing home sales in the state, REO sales averaged 8 percent from 2010 through 2017 and declined to an average of 4 percent from 2018 through 2021 and an average of 2 percent since 2022 (Zonda).



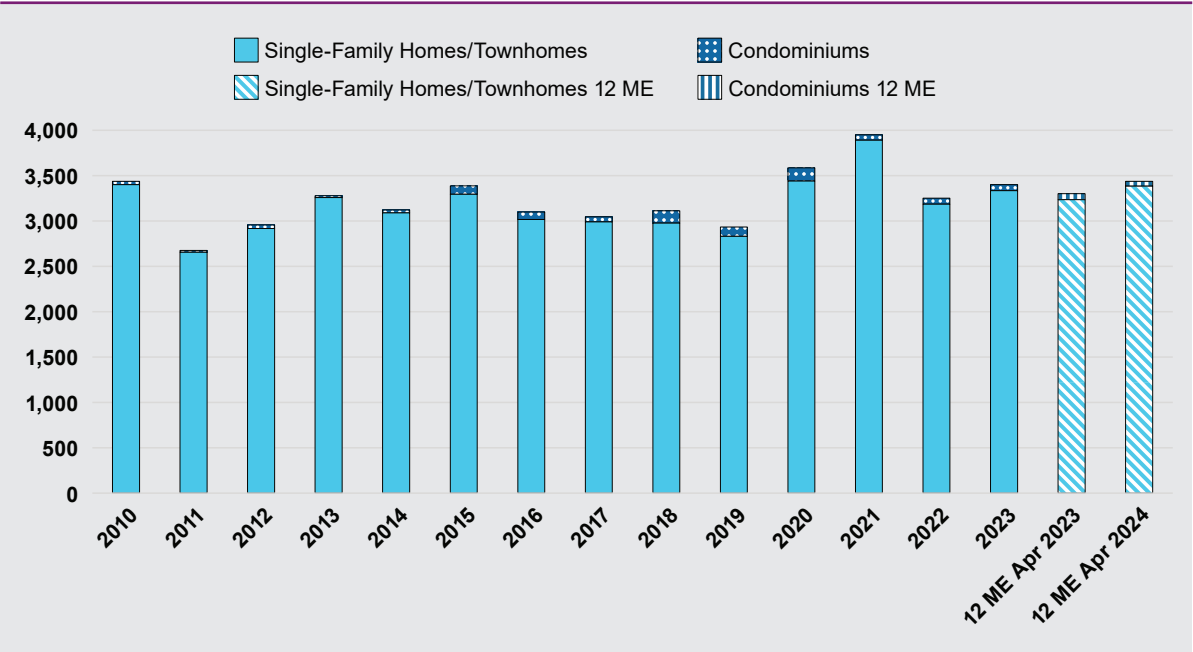
### Current Home Sales by County

During the 12 months ending April 2024, Allegheny, Westmoreland, and Washington Counties accounted for 51, 15, and 11 percent of all home sales in the HMA, respectively (Zonda). The remaining 23 percent of home sales in the HMA occurred in Armstrong, Beaver, Butler, and Fayette Counties. Home sales prices in the HMA varied by county. During the 12 months ending April 2024, Allegheny, Washington, and Westmoreland Counties had average sales prices of \$280,800, \$292,500, and \$221,400, up 2, 2, and 3 percent, respectively, from a year ago. Butler County had the highest average home price at \$370,200, up 5 percent from the 12 months ending April 2023. The lowest average home price was in Armstrong County, where the average home price was \$153,500, up 4 percent from a year earlier.

### Sales Construction Trends

Homebuilding activity in the Pittsburgh HMA, as measured by the number of single-family homes, townhomes, and condominiums permitted—was generally steady during the 2010s before rising during 2020 and 2021 in response to increased demand for homes (Figure 11). From 2010 through 2019, homebuilding activity averaged 3,100 homes annually, ranging from a low of 2,675 homes in 2011 to a high of 3,425 homes in 2010. New home production rose during 2020 and 2021—a period when builders responded to rapidly rising home prices, the low

Figure 11. Annual Sales Permitting Activity in the Pittsburgh HMA



12 ME = 12 months ending.  
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

inventory of existing homes for sale, and robust demand for homes during the pandemic—averaging 3,775 homes each year. Accelerating population decline due to net out-migration partly contributed to falling levels of homebuilding activity during 2022 and 2023, averaging 3,325 homes annually. During the 12 months ending April 2024, approximately 3,425 homes were permitted, up 4 percent from a year earlier (preliminary data, with adjustments by the analyst).

### New Sales Construction

Since 2010, the largest proportion of new single-family home sales construction has been concentrated in Allegheny and Butler Counties, accounting for 41 and 22 percent, respectively, of all single-family home construction in the HMA. During the 12 months ending April 2024, approximately 600 new single-family homes were under construction in Allegheny County. Construction is underway at The Abbey, a single-family home community in Findlay Township in Allegheny County. The community is expected to have





103 homes in two phases at buildout, with each one built as the home sites are sold. The three-, four-, five-, and six-bedroom homes in the community range in size from 1,877 to 3,880 square feet, with prices starting at \$370,000. Construction began in 2023, and 26 of the 52 homesites in the first phase have been sold. Also under construction is Laurel Pointe, a single-family community in Cranberry Township in Butler County, expected to have 157 homes at buildout, with prices starting at \$770,000. Construction of the four-, five-, six-, and seven-bedroom homes began in 2020, and 45 homes have been sold.

Forecast

During the next 3 years, demand is expected for 10,450 new homes (Table 6). The 1,425 homes under construction in the HMA will satisfy a portion of the demand in the first year of the forecast period. Demand is expected to be relatively steady throughout the forecast period. Sales housing construction is expected to continue to be primarily in Allegheny County.

Table 6. Demand for New Sales Units in the Pittsburgh HMA During the Forecast Period

Sales Units	
Demand	10,450 Units
Under Construction	1,425 Units

Note: The forecast period is May 1, 2024, to May 1, 2027.  
Source: Estimates by the analyst



# Rental Market

## Market Conditions: Balanced

The apartment vacancy rate as of the first quarter of 2024 increased from a year earlier, and growth in the average apartment rent slowed slightly.

## Current Conditions and Recent Trends

Rental market conditions in the Pittsburgh HMA are currently balanced, easing from tight conditions in 2022. As of May 1, 2024, the overall rental vacancy rate is estimated at 8.6 percent, up slightly from 8.5 percent in April 2020, when rental conditions were also balanced (Table 7). In 2022, nearly 40 percent of renter households lived in multifamily buildings with five or more units, predominantly apartments, up from 38 percent in 2010 (2010 and 2022 ACS 1-year data). The remaining 60 percent of renter households resided in attached and detached single-family homes, mobile homes, or two- to four-unit multifamily structures.

## Single-Family Home Rentals

During 2022, 38 percent of renter households in the HMA lived in attached and detached single-family homes, unchanged from 2010 (2010 and 2022 ACS 1-year data). Professionally managed single-family homes represent a small portion of the market. The average vacancy rate

Table 7. Rental and Apartment Market Quick Facts in the Pittsburgh HMA

Rental Market Quick Facts	2020 (%)		Current (%)
	Rental Vacancy Rate		8.6
	2010 (%)		2022 (%)
	Occupied Rental Units by Structure		
	Single-Family Attached & Detached	38	38
Multifamily (2–4 Units)	21	19	
Multifamily (5+ Units)	38	40	
Other (Including Mobile Homes)	3	3	
Apartment Market Quick Facts	1Q 2024		YoY Change
	Apartment Vacancy Rate		0.5
	Average Rent		2%

1Q = first quarter. YoY = year-over-year.  
Notes: The current date is May 1, 2024. Percentages may not add to 100 due to rounding.  
Sources: 2020 vacancy rate—2020 Census; current vacancy rate—estimate by the analyst; occupied rental units by structure—2010 and 2022 American Community Survey 1-year data; apartment data—CoStar Group

for professionally managed, single-family rental homes in the HMA during April 2024 was 3.5 percent, unchanged from April 2023 and April 2022 (CoreLogic, Inc.). Average rent growth for single-family homes in the HMA was strong during the past year. As of April 2024, monthly rents for one-, two-, three-, and four-bedroom homes in the HMA averaged \$1,171, \$1,221, \$1,506, and \$1,975, respectively, up 5, 3, 3, and 12 percent from a year earlier. As of April 2024, the average rent per square foot in the HMA rose 4 percent from April 2023.

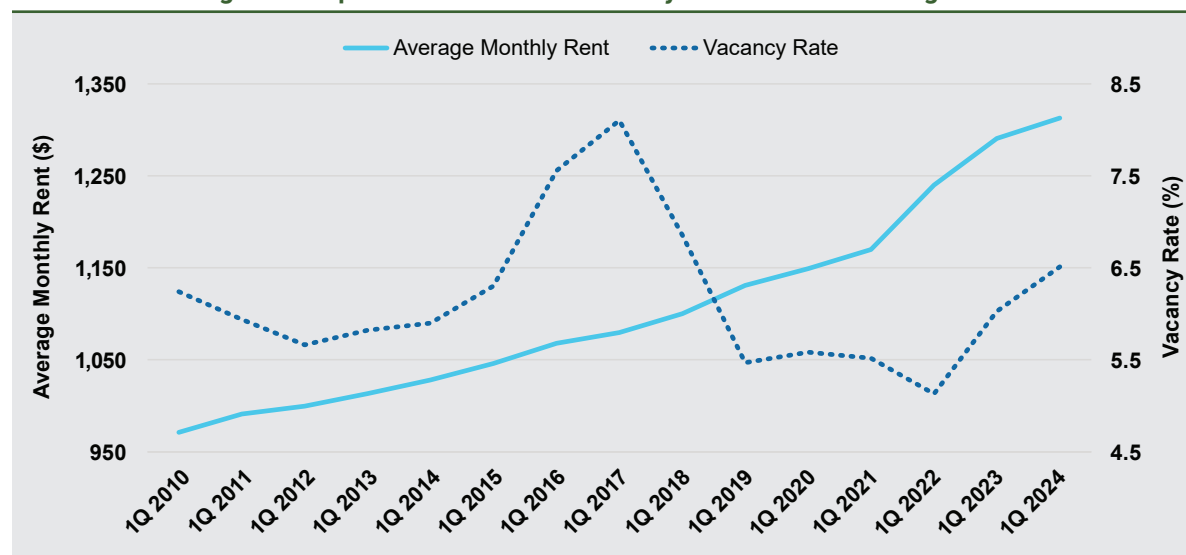
## Apartment Market Conditions

Apartment market conditions in the HMA were balanced as of the first quarter of 2024, with a 6.5-percent vacancy rate, up from 6.0 percent as of the first quarter of 2023 and from a low of 5.1 percent as of the first quarter of 2022, when the apartment market was tight (Figure 12; CoStar Group). An elevated number of apartment completions and lower levels of absorption during the past 2 years led to the easing market conditions. During the past 2 years, rent growth slowed, partly in response to increasing vacancy rates. As of the first quarter of 2024, the average apartment rent in the HMA rose 2 percent from a year earlier to \$1,313 compared with a 4-percent increase as of the first quarter of 2023 and a 6-percent increase as of the first quarter of 2022—the fastest year-over-year rate of rent growth since 2010. For context, from the first quarter of 2010 to the first quarter of 2021, rent growth was relatively modest and steady, averaging 2 percent annually.



Apartment market conditions in the HMA softened from 2010 to 2017, transitioning from balanced in 2010 to slightly soft in 2017 partly because rental construction was rising rapidly during much of the early to mid-2010s. Apartment vacancy rates in the HMA during the 2010-to-2017 period ranged from a low of 5.7 percent as of the first quarter of 2012 to a high of 8.1 percent as of the first quarter of 2017. Apartment market conditions transitioned from slightly soft as of the first quarter of 2017 to tight conditions as of the first quarter of 2022, when the vacancy rate fell to a low of 5.1 percent. Labor and building materials shortages due to supply chain disruptions caused by the COVID-19 pandemic led to extended construction times for apartment developments and delayed completions, limiting the number of new units added to the rental supply during 2020 and 2021. In addition, absorption of apartment units outpaced the supply of new units entering the market, contributing to declines in apartment vacancy rates in 2021 and 2022. Approximately 2,675 apartment units were absorbed during 2021 and 2022, whereas approximately 2,285 units were completed during those 2 years (CoStar Group). Market conditions have eased during the past 2 years, partly because of an increase in new apartment units completed and a decline in units absorbed. Approximately 3,050 apartment units were completed during the 24 months ending March 2024, whereas approximately 1,475 were absorbed.

**Figure 12. Apartment Rents and Vacancy Rates in the Pittsburgh HMA**



1Q = first quarter.

Note: The vacancy rates and average monthly rents are for market-rate and mixed market-rate and affordable general occupancy apartment properties with five or more units, including those that are stabilized and in lease up.

Source: CoStar Group

## Apartment Market Conditions by Geography

Among the 11 CoStar Group-defined market areas in the HMA, apartment market conditions ranged from slightly tight in the Westmoreland County market area, where the vacancy rate as of the first quarter of 2024 was 4.1 percent, to slightly soft in the Downtown Pittsburgh market area, where the vacancy rate was 10.1 percent. Seven of the 11 market areas had increasing vacancy rates from a year earlier. The North Allegheny market area had the largest percentage point increase in the vacancy rate as of the first quarter of 2024, up by 2.8 percentage points to 7.5 percent, compared with the first quarter of 2023.

Average apartment rents rose year over year in 9 of the 11 market areas as of the first quarter of 2024, ranging from a 7-percent increase in the Westmoreland County market area to a modest 1-percent increase in the Fayette County market area. The two market areas with declining average apartment rents were the East Pittsburgh and the Downtown Pittsburgh market areas, with rent declines of 1 and less than 1 percent, respectively. The Downtown Pittsburgh and East Pittsburgh market areas nevertheless had the



highest average apartment rents in the HMA as of the first quarter of 2024, averaging \$1,748 and \$1,526, respectively. The lowest average rent was in the Armstrong County market area—the smallest market area by number of units in the HMA, with 240 units, and accounting for less than 1 percent of all units in the HMA—with an average rent of \$595, up 3 percent from \$581 as of the first quarter of 2023.

### Student Housing

Duquesne University is located in the Downtown Pittsburgh market area, and both Carnegie Mellon University and the University of Pittsburgh are in the East Pittsburgh market area. The 10.1 percent vacancy rate in the Downtown Pittsburgh market area as of the first quarter of 2024 was down from 10.5 percent a year earlier and 11.0 percent as of the first quarter of 2022 (CoStar Group). The \$1,748 average rent as of the first quarter of 2024 was down by \$7, or less than 1 percent, from \$1,755 as of the first quarter of 2023. In the East Pittsburgh market area, the vacancy rate was 5.0 percent as of the first quarter of 2024, up from 4.9 percent a year earlier. The average rent of \$1,526 as of the first quarter of 2024 reflected a decline of \$9, or 1 percent, from a year earlier.

Apartment properties targeted to students are generally located near the campuses and offer leases by the bedroom. The vacancy rate at student apartments affiliated with the University of Pittsburgh was 4.8 percent as of the first quarter of 2024, up from 4.0 percent as of the first

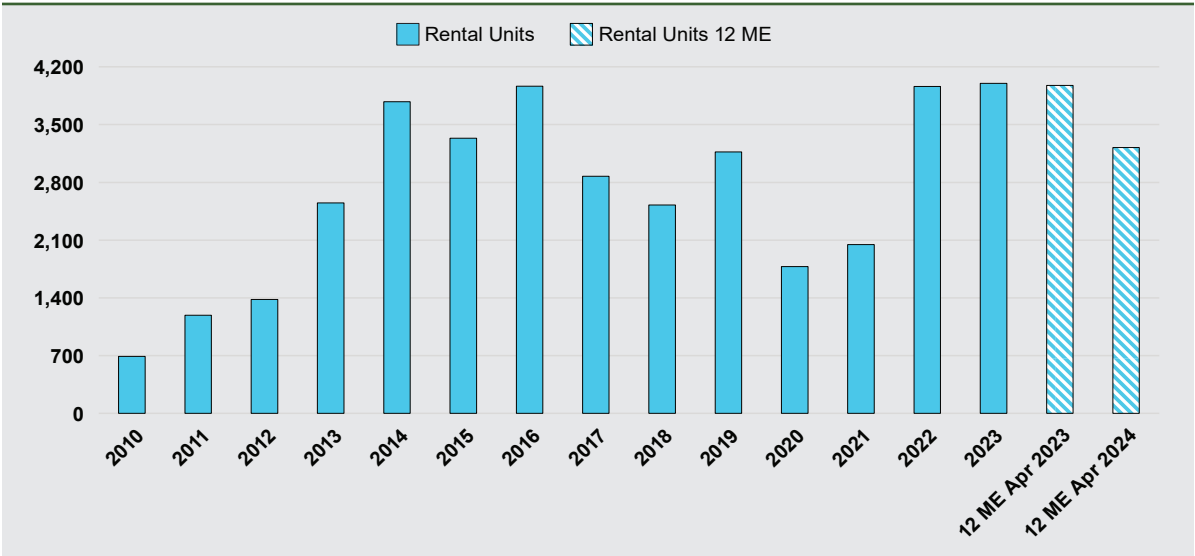
quarter of 2023 (CoStar Group). The average asking rent per bedroom was \$1,070 as of the first quarter of 2024, up nearly 1 percent from \$1,065 as of the first quarter of 2023. At student apartments affiliated with Carnegie Mellon University, the vacancy rate was 4.9 percent as of the first quarter of 2024, up from 3.8 percent a year earlier. The average asking rent per bedroom was \$1,122, up nearly 1 percent from \$1,114 as of the first quarter of 2023. At student apartments affiliated with Duquesne University, the vacancy rate was 9.7 percent as of the first quarter of 2024, down from 10.3 percent as of the first quarter of 2023. The average asking rent per bedroom was \$1,102, down 2 percent from \$1,127 as of the first quarter of 2023.

Construction of the 216-unit Forbes Hall at Duquesne University is underway and will accommodate 556 students. Construction of the 11-story property is expected to be complete by the fall semester of 2024. It will include a mix of studio, two-bedroom, and four-bedroom units.

### Rental Construction Activity

Rental construction, as measured by the number of rental units permitted, trended upward during the early to mid-2010s before generally declining during the latter half of the 2010s (Figure 13). Rental construction

Figure 13. Annual Rental Permitting Activity in the Pittsburgh HMA



12 ME = 12 months ending.  
Note: Includes apartments and units intended for rental occupancy.  
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

activity increased almost every year from a low of 690 units in 2010 to a high of 3,975 units in 2016. Builders scaled back construction in response to softening rental market conditions during the mid-2010s, and an average of 2,850 rental units were permitted annually from 2017 through 2019. Rental permitting slowed further to an average of 1,900 units permitted during 2020 and 2021, partly because of pandemic-related supply-chain problems and labor shortages. Accelerating rent growth and low vacancies contributed to elevated rental unit permitting during 2022 and 2023, averaging 3,975 units annually. In response to the surge in new rental supply entering the market and easing apartment market conditions, builders have recently scaled back construction compared with a year ago. Approximately 3,225 rental units were permitted during the 12 months ending April 2024, representing a 19-percent decline from the 3,975 units permitted during the 12 months ending April 2023 (preliminary data, with adjustments by the analyst).

### New Developments

New apartment construction has been concentrated in Allegheny County since 2010, accounting for more than 73 percent of multifamily permitting in the HMA. The Park at Southside Works, with 247 units, is under construction in the Southside neighborhood in the city of Pittsburgh. When complete by the

summer of 2024, the apartment community will include studio, one-bedroom, and two-bedroom units with monthly rents ranging from \$1,710 to \$4,325. The Meridian, a 231-unit apartment community in the Shadyside neighborhood in the city of Pittsburgh, is under construction, with expected completion in 2025. Details about asking rents and unit types have not yet been announced.

### Forecast

During the 3-year forecast period, demand is estimated for 8,975 new rental units in the HMA (Table 8). The 3,350 units under construction are expected to satisfy all of the demand during the first year of the forecast period and a portion of the demand during the second year. Demand is expected to be relatively steady throughout the forecast period and will continue to be concentrated in Allegheny County.

**Table 8. Demand for New Rental Units in the Pittsburgh HMA During the Forecast Period**

Rental Units	
Demand	8,975 Units
Under Construction	3,350 Units

Note: The forecast period is May 1, 2024, to May 1, 2027.  
Source: Estimates by the analyst



# Terminology Definitions and Notes

## A. Definitions

<b>Absorption</b>	The net change, positive or negative, in the number of occupied units in a given geographic range.
<b>Apartment Vacancy Rate/ Average Monthly Rent</b>	Data are for market-rate and mixed market-rate and affordable general occupancy apartment properties with five or more units, including those that are stabilized and in lease-up. A property is stabilized once an occupancy rate of 90 percent or above is reached or at least 18 months have passed since the property was changed from under construction to existing on the CoStar Group website.
<b>Building Permits/ Permitting/ Permitted</b>	Building permits do not necessarily reflect all residential building activity. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.
<b>Demand</b>	The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.
<b>Existing Home Sales</b>	Includes regular resales and REO sales.
<b>Forecast Period</b>	May 1, 2024–May 1, 2027—Estimates by the analyst.
<b>Great Recession</b>	The Great Recession occurred nationally from December 2007 to June 2009.

<b>Home Sales/ Home Sales Prices</b>	Includes single-family home, townhome, and condominium sales.
<b>Net Natural Decline</b>	Resident deaths are greater than resident births.
<b>Regular Resales</b>	These are home closings that have no ties to either new home closings (builders) or foreclosures. They are homes that were previously constructed and sold to an unaffiliated third party and include short sales.
<b>Rental Market/ Rental Vacancy Rate</b>	Includes apartments and other rental units, such as single-family, multifamily, and mobile homes.
<b>Seriously Delinquent Mortgages</b>	Mortgages 90 or more days delinquent or in foreclosure.

## B. Notes on Geography

1.	The metropolitan statistical area definitions noted in this report are based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated April 10, 2018.
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## C. Additional Notes

1.	This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.
2.	The factual framework for this analysis follows the guidelines and methods developed by the Economic and Market Analysis Division within HUD. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.





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