

**Table 1. Labor Force and Employment in the Camden HMA, 1990 Through June 2007**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	12 Months Ending	
																		June 2006	June 2007
Labor Force	581.9	593.1	588.2	577.6	584.1	592.9	605.8	618.4	621.2	624.1	610.5	610.4	628.0	633.4	644.7	658.0	670.3	665.9	672.5
Resident Employment	550.3	550.4	537.4	537.1	547.5	557.4	572.0	589.6	595.7	598.9	588.9	586.1	594.4	598.9	614.2	629.4	639.2	635.3	642.9
Unemployment	31.6	42.7	50.8	40.4	36.5	35.5	33.9	28.8	25.4	25.2	21.5	24.4	33.6	34.6	30.5	28.6	31.2	30.6	29.6
Unemployment Rate (%)	5.4	7.2	8.6	7.0	6.3	6.0	5.6	4.7	4.1	4.0	3.5	4.0	5.4	5.5	4.7	4.4	4.6	4.6	4.4
Total Nonfarm Employment	446.2	429.5	424.3	429.9	442.4	450.6	457.1	469.7	483.3	495.7	500.8	504.5	511.5	519.3	531.1	536.1	543.5	540.3	548.2
Goods Producing	83.1	74.8	70.5	71.4	73.4	74.5	73.7	74.5	75.1	75.9	76.3	75.4	72.5	70.9	72.2	72.3	73.2	73.4	72.3
Natural Resources, Mining, & Construction	21.7	18.2	16.7	17.2	18.5	19.2	19.5	21.0	21.7	22.0	22.0	23.4	23.9	24.1	25.5	25.9	26.5	26.7	25.8
Manufacturing	61.4	56.6	53.8	54.1	54.9	55.2	54.2	53.5	53.4	53.9	54.3	51.9	48.7	46.8	46.7	46.4	46.7	46.7	46.5
Service Providing	363.1	354.7	353.8	358.6	369.0	376.2	383.4	395.2	408.3	419.8	424.5	429.2	438.9	448.4	459.0	463.8	470.3	466.9	475.9
Trade	90.8	86.2	84.9	85.0	89.1	91.9	93.7	93.6	95.3	98.7	100.7	101.9	101.9	102.6	103.5	103.4	103.6	103.4	104.4
Wholesale Trade	25.5	23.5	23.1	23.5	24.1	25.5	26.4	27.4	27.7	28.9	30.1	32.7	32.3	32.6	32.5	32.4	32.6	32.4	32.5
Retail Trade	65.3	62.7	61.8	61.5	65.0	66.4	67.3	66.2	67.6	69.8	70.6	69.2	69.6	70.0	71.0	71.0	71.0	70.9	71.9
Transportation & Utilities	15.5	15.0	14.8	15.7	16.4	16.9	17.4	18.4	19.4	20.9	21.2	19.5	18.8	19.0	18.8	19.3	19.8	19.8	19.8
Information	10.4	9.8	9.1	8.6	8.5	8.5	8.2	8.5	8.7	8.7	8.7	8.8	8.6	7.9	8.1	8.7	9.1	9.0	9.0
Financial Activities	26.2	24.8	24.5	25.0	25.7	25.0	25.1	26.2	28.6	31.5	31.3	31.5	32.7	35.0	35.4	35.1	35.8	35.5	36.2
Professional & Business Services	48.4	46.0	45.5	47.9	48.7	49.7	52.7	57.1	59.5	60.4	59.2	61.1	62.8	65.6	69.3	70.9	71.8	71.4	72.6
Education & Health Services	48.2	50.2	53.1	54.6	56.7	58.6	60.4	63.5	65.8	66.8	67.6	67.8	71.8	72.7	73.6	74.5	76.1	75.3	77.0
Leisure & Hospitality	31.3	30.7	29.9	30.2	30.6	31.7	31.2	32.2	33.2	33.9	35.0	35.0	36.2	37.9	39.6	40.2	41.4	40.8	42.4
Other Services	15.2	14.9	14.6	14.9	15.7	16.1	17.0	17.4	18.3	18.9	19.5	20.8	21.6	22.4	23.5	24.2	24.3	23.9	25.1
Government	76.9	77.3	77.3	76.8	77.5	77.8	77.9	78.3	79.4	79.8	81.3	82.8	84.6	85.3	87.1	87.5	88.5	87.9	89.6
Federal	10.4	10.1	9.8	9.4	9.7	9.6	9.6	9.6	9.9	9.8	10.0	10.1	10.2	10.1	10.0	9.9	9.9	9.8	10.0
State	13.8	13.1	12.1	11.7	11.5	12.8	12.9	12.8	13.0	12.8	13.1	13.4	13.6	13.6	14.6	14.3	14.8	14.5	15.0
Local	52.8	54.2	55.4	55.6	56.3	55.4	55.5	55.8	56.6	57.2	58.2	59.3	60.9	61.7	62.6	63.3	63.9	63.5	64.7

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

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the Camden HMA, 1990 to July 1, 2010**

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
<b>Population</b>										
Camden HMA	1,127,972	1,186,999	1,253,400	1,279,000	5,903	0.5	9,159	0.8	8,533	0.7
City of Camden Submarket	87,492	79,904	84,900	86,100	- 759	- 0.9	689	0.8	400	0.5
Remainder of Camden County and Gloucester County Submarket	645,414	683,701	717,100	730,400	3,829	0.6	4,607	0.7	4,433	0.6
Burlington County Submarket	395,066	423,394	451,400	462,500	2,833	0.7	3,863	0.9	3,700	0.8
<b>Households</b>										
Camden HMA	394,157	430,832	462,100	474,500	3,668	0.9	4,313	1.0	4,133	0.9
City of Camden Submarket	26,626	24,177	25,800	26,200	- 245	- 1.0	224	0.9	133	0.5
Remainder of Camden County and Gloucester County Submarket	230,977	252,284	269,100	275,800	2,131	0.9	2,319	0.9	2,233	0.8
Burlington County Submarket	136,554	154,371	167,200	172,500	1,782	1.2	1,770	1.1	1,767	1.0

Notes: Numbers may not add to totals due to rounding. Current date: July 1, 2007. Forecast date: July 1, 2010.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

**Table 3. Housing Inventory, Tenure, and Vacancy in the Camden HMA, 1990, 2000, and Current**

	Camden HMA			City of Camden Submarket			Remainder of Camden County and Gloucester County Submarket			Burlington County Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	415,840	456,044	488,409	30,138	29,769	30,700	242,466	264,964	283,120	143,236	161,311	174,630
Occupied Units	394,157	430,832	462,102	26,626	24,177	25,800	230,977	252,284	269,100	136,554	154,371	167,200
Owners	289,395	322,060	351,916	12,885	11,141	11,200	173,600	191,418	208,500	102,910	119,501	132,200
%	73.4	74.8	76.2	48.4	46.1	43.4	75.2	75.9	77.5	75.4	77.4	79.1
Renters	104,762	108,772	110,185	13,741	13,036	14,600	57,377	60,866	60,600	33,644	34,870	35,000
%	26.6	25.2	23.8	51.6	53.9	56.6	24.8	24.1	22.5	24.6	22.6	20.9
Vacant Units	21,683	25,212	26,307	3,512	5,592	4,900	11,489	12,680	14,020	6,682	6,940	7,430
Available Units	13,860	12,284	12,057	1,733	1,453	1,400	7,825	7,003	6,880	4,302	3,828	3,780
For Sale	5,183	5,017	4,741	540	599	470	2,688	2,726	2,530	1,955	1,692	1,740
Rate (%)	1.8	1.5	1.3	4.0	5.1	4.0	1.5	1.4	1.2	1.9	1.4	1.3
For Rent	8,677	7,267	7,317	1,193	854	930	5,137	4,277	4,350	2,347	2,136	2,040
Rate (%)	7.6	6.3	6.2	8.0	6.1	6.0	8.2	6.6	6.7	6.5	5.8	5.5
Other Vacant	7,823	12,928	14,250	1,779	4,139	3,500	3,664	5,677	7,140	2,380	3,112	3,650

Notes: Numbers may not add to totals due to rounding. Current date: July 1, 2007.

Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

**Table 4. Residential Building Permit Activity in the Camden HMA, 1990 Through June 2007**

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	12 Months Ending	
																		June 2006	June 2007
<b>Camden HMA</b>																			
Total	3,908	3,288	3,907	4,970	4,542	3,431	4,572	4,803	4,955	5,149	4,908	4,576	5,321	5,598	4,979	5,256	5,108	4,240	4,970
Single-family	3,467	3,173	3,716	4,407	4,326	3,365	4,172	4,255	4,363	4,315	4,262	4,146	4,507	4,444	4,162	4,332	2,889	3,565	2,642
Multifamily	441	115	191	563	216	66	400	548	592	834	646	430	814	1,154	817	924	2,219	675	2,328
<b>City of Camden Submarket</b>																			
Total	1	0	0	0	0	0	0	16	14	13	5	40	242	112	141	17	173	75	225
Single-family	1	0	0	0	0	0	0	16	14	13	5	40	226	112	24	1	18	1	48
Multifamily	0	0	0	0	0	0	0	0	0	0	0	0	16	0	117	16	155	74	177
<b>Remainder of Camden County and Gloucester County Submarket</b>																			
Total	2,307	2,060	2,221	2,799	2,293	1,743	2,279	2,487	2,226	2,381	2,128	2,352	2,720	3,681	3,322	3,764	2,151	2,851	2,004
Single-family	1,986	1,969	2,139	2,443	2,239	1,718	2,204	2,227	2,065	1,996	1,975	1,988	2,255	2,693	2,836	3,041	1,875	2,441	1,663
Multifamily	321	91	82	356	54	25	75	260	161	385	153	364	465	988	486	723	276	410	341
<b>Burlington County Submarket</b>																			
Total	1,600	1,228	1,686	2,171	2,249	1,688	2,293	2,300	2,715	2,755	2,775	2,184	2,359	1,805	1,516	1,475	2,784	1,314	2,741
Single-family	1,480	1,204	1,577	1,964	2,087	1,647	1,968	2,012	2,284	2,306	2,282	2,118	2,026	1,639	1,302	1,290	996	1,123	931
Multifamily	120	24	109	207	162	41	325	288	431	449	493	66	333	166	214	185	1,788	191	1,810

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

**Table 5.** Median Income in the Camden HMA, 1989, 1999, and 2007

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2007	1989 to 1999	1999 to 2007
Median Family Income	41,959	58,395	71,600	3.4	2.6
Median Household Income	35,437	47,536	NA	3.0	NA

NA = data are not available.

Notes: Data are for the broader Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area (MSA). The Camden Housing Market Area is one of three metropolitan divisions within the MSA.

Sources: 1989 and 1999 median household income—1990 Census and 2000 Census; median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 2006 median household income—U.S. Census Bureau, 2006 American Community Survey