

Table 1. Labor Force and Employment in the Philadelphia HMA, 1990 Through 2006

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	12 Months Ending	
																December 2005	December 2006
Labor Force	1,864.8	1,855.3	1,858.0	1,855.6	1,843.9	1,830.7	1,860.2	1,893.3	1,897.6	1,905.7	1,885.9	1,911.4	1,929.1	1,914.7	1,917.4	1,929.6	1,943.8
Resident Employment	1,775.5	1,727.4	1,714.7	1,723.0	1,730.2	1,724.5	1,762.3	1,801.1	1,815.1	1,826.1	1,808.4	1,823.9	1,821.7	1,807.2	1,814.0	1,834.2	1,853.7
Unemployment	89.3	127.9	143.3	132.6	113.7	106.2	97.9	92.2	82.6	79.6	77.5	87.5	107.5	107.5	103.4	95.4	90.0
Unemployment Rate (%)	4.8	6.9	7.7	7.1	6.2	5.8	5.3	4.9	4.4	4.2	4.1	4.6	5.6	5.6	5.4	4.9	4.6
Total Nonfarm Employment	1,756.4	1,702.4	1,682.3	1,685.9	1,700.9	1,712.1	1,744.7	1,789.3	1,825.9	1,861.7	1,894.3	1,900.3	1,885.5	1,869.9	1,869.6	1,890.0	1,904.7
Goods Producing	322.6	294.9	280.3	276.0	276.5	273.0	271.8	278.0	279.7	280.9	283.7	277.8	263.6	248.9	242.2	240.6	239.8
Natural Resources	8.4	4.7	4.4	4.7	3.8	3.7	3.8	3.4	4.1	2.7	1.4	1.9	3.2	2.2	3.4	4.1	4.4
Construction	67.2	59.2	54.8	54.7	57.2	56.2	57.5	64.1	65.8	72.0	76.8	77.2	74.0	75.3	74.9	76.8	78.6
Manufacturing	246.9	231.0	221.1	216.6	215.5	213.1	210.5	210.5	209.9	206.1	205.5	198.7	186.4	171.3	163.9	159.7	156.8
Service Providing	1,433.8	1,407.5	1,401.9	1,409.9	1,424.4	1,439.2	1,473.0	1,511.4	1,546.2	1,580.8	1,610.6	1,622.5	1,621.8	1,621.0	1,627.4	1,649.5	1,664.9
Trade	297.4	275.4	265.7	263.5	265.9	269.5	272.7	276.3	280.6	287.2	292.0	289.4	285.0	283.0	282.8	284.4	283.6
Wholesale Trade	95.3	89.7	83.7	81.3	80.4	80.2	79.5	81.3	83.0	84.2	86.1	86.0	85.8	84.7	83.8	84.4	85.3
Retail Trade	202.1	185.7	182.0	182.2	185.5	189.3	193.2	195.0	197.6	203.0	205.9	203.4	199.2	198.3	199.0	200.0	198.3
Transportation & Utilities	50.1	50.5	51.6	54.0	55.5	55.4	56.5	57.0	57.7	57.8	58.2	60.8	61.1	61.5	59.7	59.9	60.0
Information	48.9	48.7	47.3	46.6	47.7	48.9	48.5	48.9	50.6	52.4	55.6	55.1	52.3	47.4	41.8	41.1	40.8
Financial Activities	141.9	140.3	139.3	138.4	139.7	136.5	137.0	141.9	144.5	146.8	146.6	146.7	145.1	145.6	144.6	145.6	146.2
Professional & Business Services	213.6	208.7	206.2	209.9	213.3	218.5	229.4	246.7	261.8	270.9	276.6	273.6	266.8	268.9	275.8	281.5	290.0
Education & Health Services	278.3	287.7	297.2	303.6	311.1	313.2	322.8	331.9	341.3	346.3	351.1	361.4	367.5	368.6	374.6	384.9	393.2
Leisure & Hospitality	112.8	109.7	109.8	111.4	109.6	111.9	117.7	122.8	125.8	132.1	134.4	136.5	138.9	140.7	143.2	147.1	148.9
Other Services	71.6	69.2	68.5	67.9	67.7	71.2	73.6	73.7	74.7	76.6	79.6	81.5	85.2	84.3	85.2	85.8	84.9
Government	219.4	217.5	216.4	214.8	213.8	214.1	214.8	212.1	209.2	210.8	216.5	217.4	220.0	220.7	219.7	219.1	217.4
Federal	62.6	61.5	59.1	57.6	54.9	52.3	50.8	46.9	46.4	45.9	48.2	46.6	46.7	45.5	45.3	44.5	43.2
State	21.6	20.8	20.7	22.0	23.2	22.4	22.9	22.4	20.2	20.5	20.9	21.8	22.2	23.0	22.7	22.6	22.7
Local	135.2	135.2	136.6	135.3	135.6	139.4	141.1	142.9	142.6	144.5	147.4	149.0	151.2	152.1	151.8	152.0	151.5

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 Philadelphia HMA, 1990 to January 1, 2010

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Philadelphia HMA	3,728,909	3,849,647	3,919,000	3,946,000	12,074	0.3	10,275	0.3	9,000	0.2
City of Philadelphia Submarket	1,585,577	1,517,550	1,471,500	1,450,000	-6,803	-0.4	-6,822	-0.5	-7,167	-0.5
Bucks and Montgomery Counties Submarket	1,219,285	1,347,732	1,412,500	1,437,000	12,845	1.0	9,595	0.7	8,167	0.6
Chester and Delaware Counties Submarket	924,047	984,365	1,035,000	1,059,000	6,032	0.6	7,501	0.7	8,000	0.8
Households										
Philadelphia HMA	1,383,208	1,459,119	1,501,200	1,518,400	7,591	0.5	6,234	0.4	5,733	0.4
City of Philadelphia Submarket	603,075	590,071	578,700	573,900	-1,300	-0.2	-1,685	-0.3	-1,600	-0.3
Bucks and Montgomery Counties Submarket	445,502	504,823	535,100	546,800	5,932	1.3	4,485	0.9	3,900	0.7
Chester and Delaware Counties Submarket	334,631	364,225	387,400	397,700	2,959	0.9	3,433	0.9	3,433	0.9

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

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

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

	Philadelphia HMA			City of Philadelphia Submarket			Bucks and Montgomery Counties Submarket			Chester and Delaware Counties Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	1,491,310	1,565,641	1,617,332	674,899	661,958	656,341	465,790	522,932	555,271	350,621	380,751	405,720
Occupied Units	1,383,208	1,459,119	1,501,200	603,075	590,071	578,700	445,502	504,823	535,100	334,631	364,225	387,400
Owners	947,670	997,883	1,042,900	373,601	349,633	343,800	328,455	379,438	408,300	245,614	268,812	290,800
%	68.5	68.4	69.5	61.9	59.3	59.4	73.7	75.2	76.3	73.4	73.8	75.1
Renters	435,538	461,236	458,300	229,474	240,438	234,900	117,047	125,385	126,800	89,017	95,413	96,600
%	31.5	31.6	30.5	38.1	40.7	40.6	26.3	24.8	23.7	26.6	26.2	24.9
Vacant Units	108,102	106,522	116,132	71,824	71,887	77,641	20,288	18,109	20,171	15,990	16,526	18,320
Available Units	56,676	43,889	45,982	32,816	24,869	25,241	13,835	10,163	11,221	10,025	8,857	9,520
For Sale	16,918	13,535	14,821	8,294	6,768	7,016	4,927	3,499	4,124	3,697	3,268	3,681
Rate (%)	1.8	1.3	1.4	2.2	1.9	2.0	1.5	0.9	1.0	1.5	1.2	1.2
For Rent	39,758	30,354	31,161	24,522	18,101	18,225	8,908	6,664	7,097	6,328	5,589	5,839
Rate (%)	8.4	6.2	6.4	9.7	7.0	7.2	7.1	5.0	5.3	6.6	5.5	5.7
Other Vacant	51,426	62,633	70,150	39,008	47,018	52,400	6,453	7,946	8,950	5,965	7,669	8,800

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

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

Table 4. Residential Building Permit Activity in the Philadelphia HMA, 1990 Through 2006

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	12 Months Ending	
																December 2005	December 2006
Philadelphia HMA																	
Total	7,999	7,773	9,032	10,268	9,873	9,578	9,895	11,747	11,766	11,362	11,352	10,284	10,261	11,677	12,683	12,195	9,673
Single-family	6,495	6,625	8,465	9,417	9,182	8,333	8,197	8,965	9,883	9,696	9,041	8,179	8,666	7,979	8,348	8,236	6,819
Multifamily	1,504	1,148	567	851	691	1,245	1,698	2,782	1,883	1,666	2,311	2,105	1,595	3,698	4,335	3,959	2,854
City of Philadelphia Submarket																	
Total	747	366	250	426	435	487	674	863	457	367	1,333	772	554	1,754	2,864	2,506	2,164
Single-family	179	148	189	183	233	262	214	50	40	97	95	104	147	128	134	383	448
Multifamily	568	218	61	243	202	225	460	813	417	270	1,238	668	407	1,626	2,730	2,123	1,716
Bucks and Montgomery Counties Submarket																	
Total	4,792	4,855	5,845	6,750	6,409	5,497	5,848	6,100	6,542	6,579	5,826	5,045	5,468	5,813	5,247	5,772	4,164
Single-family	4,119	4,406	5,491	6,282	6,163	5,008	4,976	5,417	5,846	5,630	5,148	4,522	4,663	4,274	4,332	4,192	3,381
Multifamily	673	449	354	468	246	489	872	683	696	949	678	523	805	1,539	915	1,580	783
Chester and Delaware Counties Submarket																	
Total	2,460	2,552	2,937	3,092	3,029	3,594	3,373	4,784	4,767	4,416	4,193	4,467	4,239	4,110	4,572	3,917	3,345
Single-family	2,197	2,071	2,785	2,952	2,786	3,063	3,007	3,498	3,997	3,969	3,798	3,553	3,856	3,577	3,882	3,661	2,990
Multifamily	263	481	152	140	243	531	366	1,286	770	447	395	914	383	533	690	256	355

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

Table 5. Median Income in the Philadelphia HMA, 1989, 1999, and 2006

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2006	1989 to 1999	1999 to 2006
Median Family Income	41,959	58,395	72,100	3.9	3.4
Median Household Income	35,437	47,536	NA	3.4	NA

Notes: Data are for the broader Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area (MSA). The HMA is one of two metropolitan divisions within the MSA. NA = data are not available.

Sources: 1989 and 1999—U.S. Census; 2006—U.S. Department of Housing and Urban Development, Office of Policy Development and Research