

**Table 1. Labor Force and Employment in the Pittsburgh HMA, 2000 to Current**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	June 2015	June 2016
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	1,201.1	1,210.7	1,227.4	1,222.2	1,210.2	1,213.3	1,210.6	1,218.2
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	1,105.3	1,121.4	1,138.8	1,138.4	1,141.4	1,150.9	1,145.3	1,154.3
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	88.6	83.8	68.7	62.4	65.3	63.9
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	6.9	5.7	5.1	5.4	5.2
Total nonfarm payroll jobs	1,147.0	1,153.9	1,142.1	1,134.0	1,133.6	1,132.8	1,137.1	1,146.1	1,148.9	1,120.7	1,125.3	1,144.9	1,157.4	1,157.5	1,159.6	1,161.7	1,160.8	1,162.8
Goods-producing sectors	192.6	188.0	178.0	168.3	161.6	159.0	160.4	162.0	160.8	146.8	143.4	148.7	153.7	153.1	154.4	153.1	154.3	151.2
Mining, logging, & construction	62.9	64.3	62.9	60.1	58.8	58.3	60.2	61.7	62.4	58.0	56.0	59.9	63.9	63.7	65.7	65.6	65.8	65.1
Manufacturing	129.7	123.7	115.1	108.2	102.8	100.7	100.3	100.3	98.4	88.9	87.4	88.9	89.8	89.4	88.6	87.6	88.4	86.1
Service-providing sectors	954.4	965.9	964.1	965.7	972.0	973.8	976.7	984.1	988.1	973.9	981.9	996.2	1,003.7	1,004.4	1,005.2	1,008.6	1,006.6	1,011.5
Trade	188.4	187.2	184.2	183.7	183.9	181.8	181.0	180.4	178.6	172.2	172.4	174.3	174.0	171.7	171.7	171.0	171.5	171.3
Wholesale trade	46.9	46.8	45.6	45.8	46.2	47.4	48.8	49.2	49.1	46.5	46.3	47.0	46.4	45.1	45.1	44.8	45.0	45.0
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	126.5	126.2
Transportation & utilities	54.5	55.2	52.1	48.7	47.7	45.6	45.1	44.4	43.6	41.9	41.9	42.6	42.9	43.0	44.1	45.3	44.8	44.7
Information	25.9	27.3	25.9	25.3	24.0	23.2	22.8	21.8	20.8	19.8	18.5	18.4	18.7	18.6	18.3	18.2	18.2	18.0
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	70.1	70.2	69.6
Professional & business services	139.2	140.7	136.7	134.7	140.6	145.2	148.2	155.9	160.1	154.1	157.9	165.6	171.9	175.0	176.6	179.6	178.8	180.2
Education & health services	198.0	201.6	206.9	211.3	213.9	219.5	223.0	226.2	230.1	233.1	236.0	239.8	240.9	240.1	240.5	239.6	239.7	240.6
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	116.3	114.7	118.7
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	51.2	51.2	51.7	51.4	52.2
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	116.9	117.4	116.4
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	17.8	17.7
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	15.2	15.5
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	83.9	84.5	83.2

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2016.

Source: U.S. Bureau of Labor Statistics

**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 (%)
<b>Population</b>										
Pittsburgh HMA	2,431,087	2,356,285	2,356,000	2,360,000	- 7,475	- 0.3	- 45	0.0	1,325	0.1
Allegheny County submarket	1,281,666	1,223,348	1,232,000	1,239,000	- 5,825	- 0.5	1,375	0.1	2,325	0.2
North submarket	427,887	423,342	423,100	423,300	- 450	- 0.1	- 40	0.0	65	0.0
South submarket	721,534	709,595	700,900	697,900	- 1,200	- 0.2	- 1,400	- 0.2	- 1,000	- 0.1
<b>Households</b>										
Pittsburgh HMA	995,505	1,001,627	1,017,300	1,026,000	610	0.1	2,500	0.2	2,900	0.3
Allegheny County submarket	537,150	533,960	544,500	550,400	- 320	- 0.1	1,675	0.3	1,975	0.4
North submarket	167,443	172,931	176,000	177,900	550	0.3	490	0.3	630	0.4
South submarket	290,912	294,736	296,900	298,100	380	0.1	350	0.1	400	0.1

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is July 1, 2016. The forecast date is July 1, 2019.

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

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

	Pittsburgh HMA			Allegheny County Submarket			North Submarket			South Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,078,481	1,102,048	1,110,000	583,646	589,201	592,000	180,020	188,898	191,800	314,815	323,949	326,000
Occupied units	995,505	1,001,627	1,017,300	537,150	533,960	544,500	167,443	172,931	176,000	290,912	294,736	296,900
Owner-occupied	711,382	697,151	688,500	360,036	345,393	337,700	128,060	129,244	129,200	223,286	222,514	221,700
%	71.5	69.6	67.7	67.0	64.7	62.0	76.5	74.7	73.4	76.8	75.5	74.7
Renter-occupied	284,123	304,476	328,800	177,114	188,567	206,800	39,383	43,687	46,800	67,626	72,222	75,200
%	28.5	30.4	32.3	33.0	35.3	38.0	23.5	25.3	26.6	23.2	24.5	25.3
Vacant units	82,976	100,421	92,350	46,496	55,241	47,450	12,577	15,967	15,750	23,903	29,213	29,150
Available units	39,411	44,177	38,150	24,054	26,023	22,250	5,193	6,747	5,775	10,164	11,407	10,150
For sale	12,462	14,428	10,600	6,804	7,520	5,500	2,071	2,692	1,975	3,587	4,216	3,150
Rate (%)	1.7	2.0	1.5	1.9	2.1	1.6	1.6	2.0	1.5	1.6	1.9	1.4
For rent	26,949	29,749	27,550	17,250	18,503	16,750	3,122	4,055	3,800	6,577	7,191	6,975
Rate (%)	8.7	8.9	7.7	8.9	8.9	7.5	7.3	8.5	7.5	8.9	9.1	8.5
Other vacant	43,565	56,244	54,200	22,442	29,218	25,200	7,384	9,220	10,000	13,739	17,806	19,000

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2016.

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

**Table 4. Residential Building Permit Activity in the Pittsburgh HMA, 2000 to Current**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	June 2015	June 2016
<b>Pittsburgh HMA</b>																		
Total	4,830	5,316	5,641	6,820	5,221	5,483	4,768	4,694	4,481	3,177	3,332	3,460	3,706	4,546	5,762	7,274	6,521	5,945
Single-family	3,364	3,500	3,861	4,204	4,186	4,075	3,768	3,430	2,781	2,288	2,609	2,242	2,509	3,031	2,653	2,887	2,791	2,697
Multifamily	1,466	1,816	1,780	2,616	1,035	1,408	1,000	1,264	1,700	889	723	1,218	1,197	1,515	3,109	4,387	3,730	3,248
<b>Allegheny County submarket</b>																		
Total	2,597	2,934	3,022	3,377	2,175	2,561	2,330	1,814	2,772	1,858	1,653	1,945	2,049	2,403	3,765	4,687	4,227	3,997
Single-family	1,380	1,512	1,676	1,642	1,537	1,488	1,483	1,447	1,277	1,031	1,170	1,063	1,150	1,430	1,217	1,433	1,345	1,532
Multifamily	1,217	1,422	1,346	1,735	638	1,073	847	367	1,495	827	483	882	899	973	2,548	3,254	2,882	2,465
<b>North submarket</b>																		
Total	1,088	1,294	884	1,706	1,218	1,220	800	1,193	642	552	771	763	898	1,116	1,100	937	1,019	705
Single-family	839	982	873	1,156	1,080	1,080	775	754	580	520	671	559	600	738	674	647	661	550
Multifamily	249	312	11	550	138	140	25	439	62	32	100	204	298	378	426	290	358	155
<b>South submarket</b>																		
Total	1,145	1,088	1,735	1,737	1,828	1,702	1,638	1,687	1,067	767	908	752	759	1,027	897	1,650	1,275	1,243
Single-family	1,145	1,006	1,312	1,406	1,569	1,507	1,510	1,229	924	737	768	620	759	863	762	807	785	615
Multifamily	0	82	423	331	259	195	128	458	143	30	140	132	0	164	135	843	490	628

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2016.

Sources: Tall Timber Group; estimates by analyst

**Table 5.** Median Income in the Pittsburgh HMA, 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	42,700	60,300	69,700	3.5	2.4
Median household income	37,467	46,349	54,080	2.2	2.6

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data