

## **Pennsylvania**

*Scranton--Wilkes-Barre, PA*

### **Housing Supply**

- Nationwide, the number of housing starts fell by 9.8% over the month of 0 2025 to 1,256,000. Single-family starts rose by 0.4% to 924,000. Multifamily starts fell by 29.7% to 332,000. Over the past 12 months, total housing starts are down by 4.6%. Single-family starts are down by 7.3% but multifamily starts are up by 4.1%.
- In the Northeast Region, which includes the state of Pennsylvania, the number of housing starts fell by 40.0% over the month of 0 2025 to 105,000. Single-family starts fell by 9.9% to 64,000. Multifamily starts fell by 60.6% to 41,000. Over the past 12 months, total housing starts are up by 6.1%. Single-family starts are down by 8.6% but multifamily starts are up by 41.4%.
- On a year-to-date basis, total permits over the past 12 months ending in 0 2025 are down by 1.2% across the state of Pennsylvania to 10,420. Single-family permits are up by 0.4% to 6,923 but multifamily permits are down by 4.1% to 3,497. In Scranton--Wilkes-Barre, PA, total permits year-to-date were up by 27.6% to 245. Single-family permits were up by 27.4% to 228 and multifamily permits were up by 30.8% to 17.

### **Employment**

- The United States added 1.7 million jobs over the past year, increasing by 1.1%. In the last month, 726.0 thousand jobs were gained, increasing by 0.5%.
- The Northeast Region, which includes the state of Pennsylvania, added 231.8 thousand jobs over the past year, increasing by 0.8%. In the last month, 187.5 thousand jobs were gained, increasing by 0.7%.
- The state of Pennsylvania added 83.4 thousand jobs over the past year, increasing by 1.4%. In the last month, 24.3 thousand jobs were gained, increasing by 0.4%.
- Scranton--Wilkes-Barre, PA added 2,300 jobs over the past year, increasing by 0.9%. In the last month, 1.3 thousand jobs were gained, increasing by 0.5%.

## **House Prices**

- Nationwide, house prices grew by 1.2% over the first quarter of 2025 and over the past year house prices across the country rose by 4.7%. At its low, reached in the third quarter of 2011, house prices in the US were 18.4% below their second quarter of 2007 peak level. Currently, house prices are 84.8% above their boom-related peak level.
- Across the Middle Atlantic Division, a component of the Northeast Region which includes the state of Pennsylvania, house prices grew by 1.9% over the first quarter of 2025 and over the past year house prices in the Division rose by 7.2%. At its low, reached in the third quarter of 2012, house prices in the Middle Atlantic Division were 13.5% below their second quarter of 2007 peak level. Currently, house prices in the Middle Atlantic Division are 71.2% above their boom-related peak level.
- Across the state of Pennsylvania, house prices grew by 2.1% over the first quarter of 2025 and over the past year house prices in the state rose by 6.7%. At its low, reached in the third quarter of 2012, house prices in Pennsylvania were 8.7% below their first quarter of 2008 peak level. Currently, house prices in Pennsylvania are 75.1% above their boom-related peak level.
- Across the area of Scranton--Wilkes-Barre, PA, house prices grew by 4.3% over the first quarter of 2025 and over the past year house prices in the metro area rose by 9.2%. At its low, reached in the first quarter of 2014, house prices in Scranton--Wilkes-Barre, PA were 9.7% below their second quarter of 2008 peak level. Currently, house prices in Scranton--Wilkes-Barre, PA are 74.0% above their boom-related peak level.

## **NAHB/Wells Fargo Housing Market Index**

- According to the NAHB/Wells Fargo Housing Market Index (HMI), sentiment among builders for the single-family housing market nationally fell by 6 points to 34 over the month of May 2025. Over the past year, the HMI fallen by 11 points from 45 in May 2024. Any value above 50 means more builders are seeing improvement rather than decline. The HMI fell to a low of 8 in January 2009.
- Sentiment among builders for the single-family housing market in the Northeast Region, which includes the state of Pennsylvania, fell by 1 point to 42 over the month of May 2025. Over the past year, builder sentiment in the Northeast Region has fallen by 17 points from 59 in May 2024. Builder confidence in the Northeast Region fell to a low of 8 in February 2009.

*This overview was prepared by the Economics and Housing Policy Department of the National Association of Home Builders.*

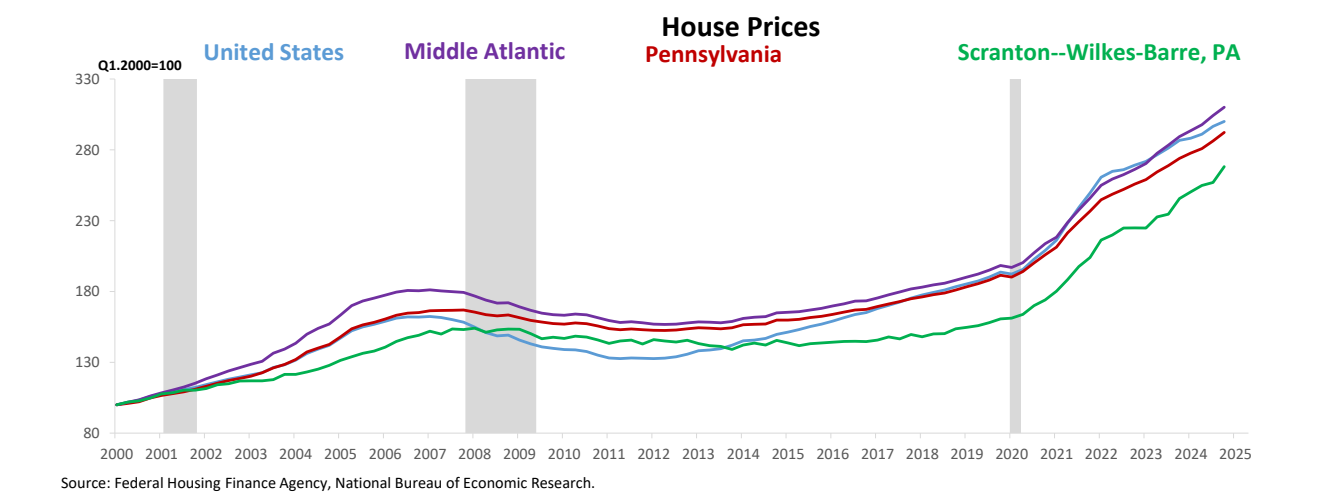
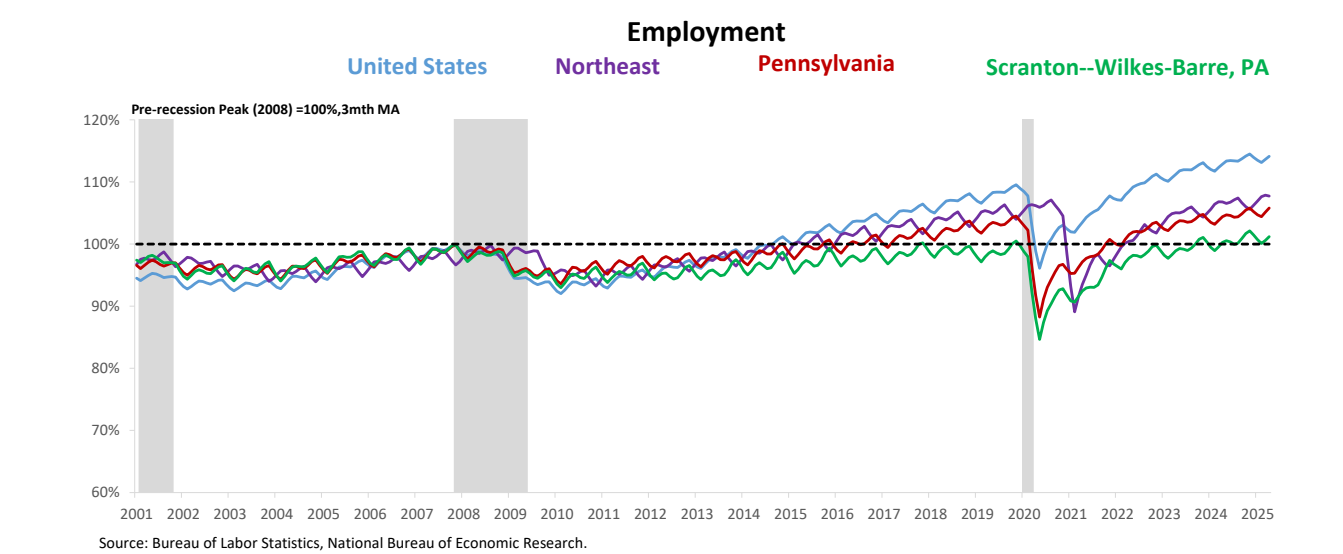
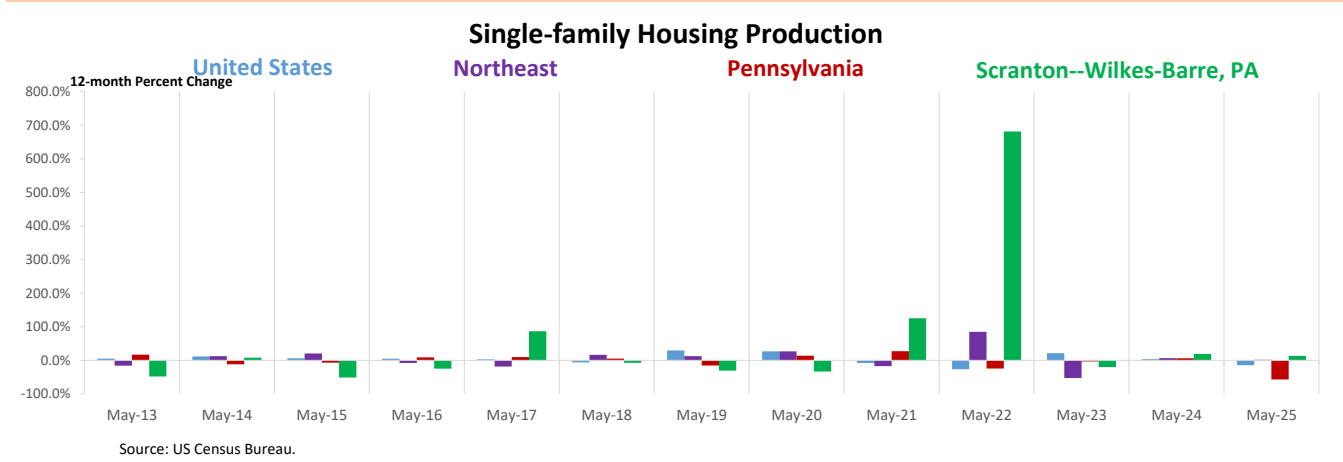
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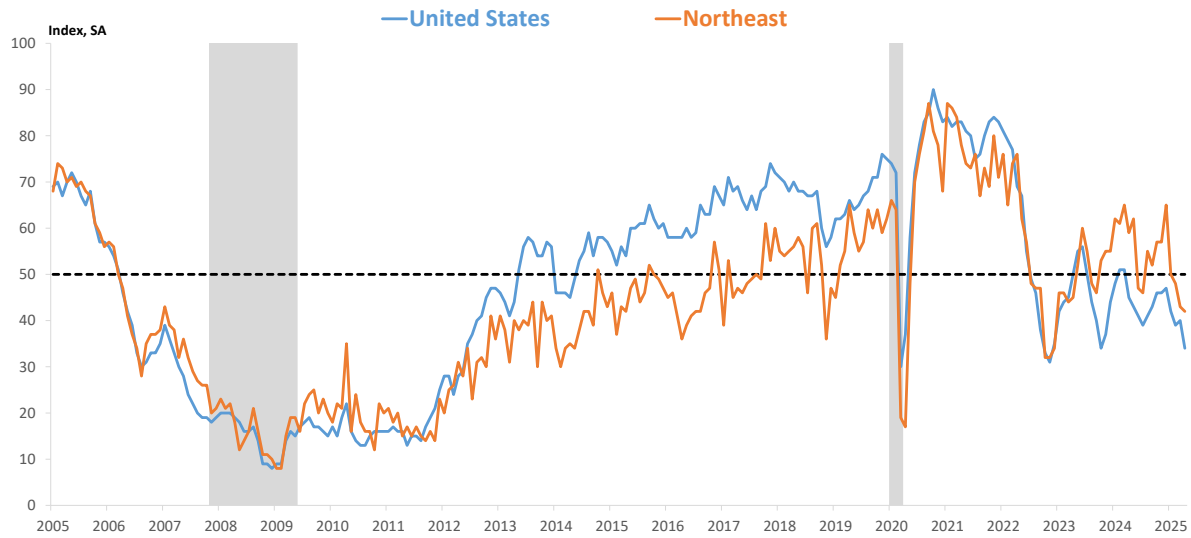
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## NAHB/Wells Fargo HMI



Source: National Association of Home Builders, National Bureau of Economic Research.

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*Additional information including market research, economic forecasts, and housing statistics can be obtained, by subscription, through its website, [housingeconomics.com](https://housingeconomics.com) or its daily economics blog [eyeonhousing.org](https://eyeonhousing.org).*

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