

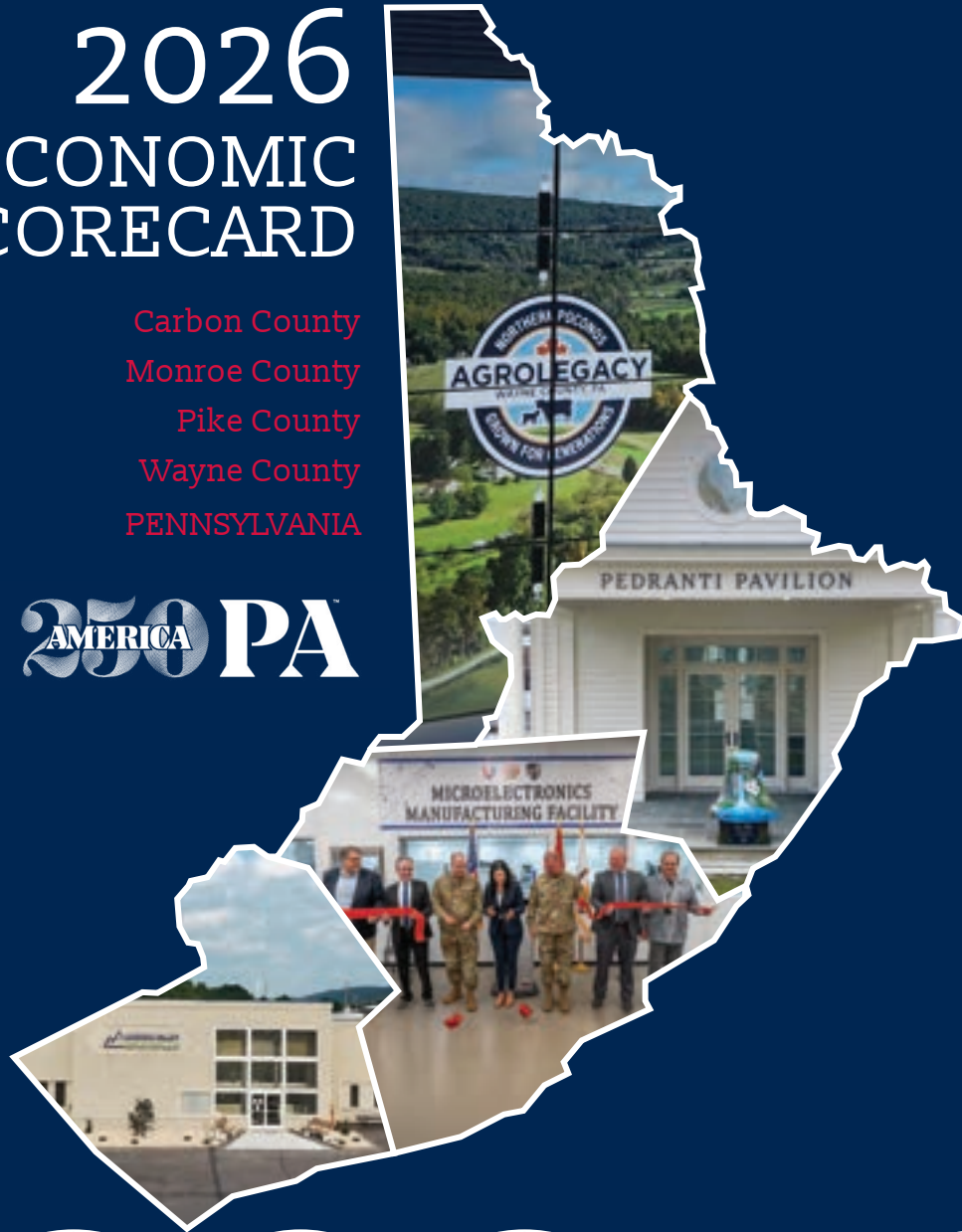


EAST STROUDSBURG UNIVERSITY

2026 ECONOMIC SCORECARD

Carbon County
Monroe County
Pike County
Wayne County
PENNSYLVANIA

250 AMERICA PA



POCONO

REFLECT | UNITE | INNOVATE

Celebrating the Spirit of the Poconos



A MESSAGE FROM KENNETH LONG

President
East Stroudsburg
University

This year's Economic Outlook Summit theme: **Reflect, Unite, Innovate: Celebrating the Spirit of the Poconos—America 250**—inspires us to pause, and to reflect on the leaders of the past, the challenges they faced, and the decisions they made that created the Poconos we live in today.

As President of East Stroudsburg University, I am confident that the next 250 years hold extraordinary promise for the Poconos. While we cannot yet envision exactly what our region will become over that time, it is clear that the choices we make today matter deeply. The leadership we demonstrate, the investments we pursue, and our commitment to collaboration will shape the future of the region and ensure that Carbon, Monroe, Pike, and Wayne counties remain economically resilient and well positioned to thrive for generations.

This year marks the 13th consecutive year that East Stroudsburg University has proudly hosted the Economic Outlook Summit. Since its inception in 2013, the Summit has served as a vital forum for convening regional leaders to share insights, strengthen partnerships, and foster collaboration in support of sustained economic growth.

As an instrumentality of the Commonwealth of Pennsylvania, East Stroudsburg University fully embraces its responsibility to support regional economic development. Through the cultivation of intellectual capital and the preparation of a 21st century workforce, the University aligns its academic programs with evolving industry needs. In doing so, ESU helps lay the foundation for innovation, sustainable practices, and long-term economic vitality throughout the Poconos.

The university's commitment to prepare students for future careers and to engage faculty, staff and the community is outlined in the University's 2025-2028 Strategic Plan, *ESU: Creating Opportunities Through Community, Engagement & Belonging*. The strategic plan outlines timelines and key performance indicators, ensuring transformative change in four areas of focus: *Develop a Culture of Student Success, Foster a Community of Belonging, Optimize Information Technology, and Create an Engaged and Motivated Workplace*.

The **Economic Scorecard for the Poconos** serves a similar strategic function. It is encouraging to note that the economy of the Poconos continues to grow with the regional GDP increasing by 4.5% from 2023-2024 in alignment with the Commonwealth's GDP growth of 4.3%. The Tourism industry remains a driver of the Pocono economy, supporting **39%** of the labor income in the Poconos and generating **\$930.5 million** annually in total taxes.

As we celebrate America 250 and the Spirit of the Poconos, I encourage each of us to embrace our theme: Reflect, Unite, and Innovate, as we work together to ensure the continued prosperity of our region. Through our collective commitment and shared effort, we can have a lasting and powerful impact on the future of the Poconos.

Thank you for your continued commitment to the future of the Poconos.

A handwritten signature in black ink that reads "Kenneth Long". The signature is fluid and cursive, with the first and last names being more prominent.

Kenneth Long
President

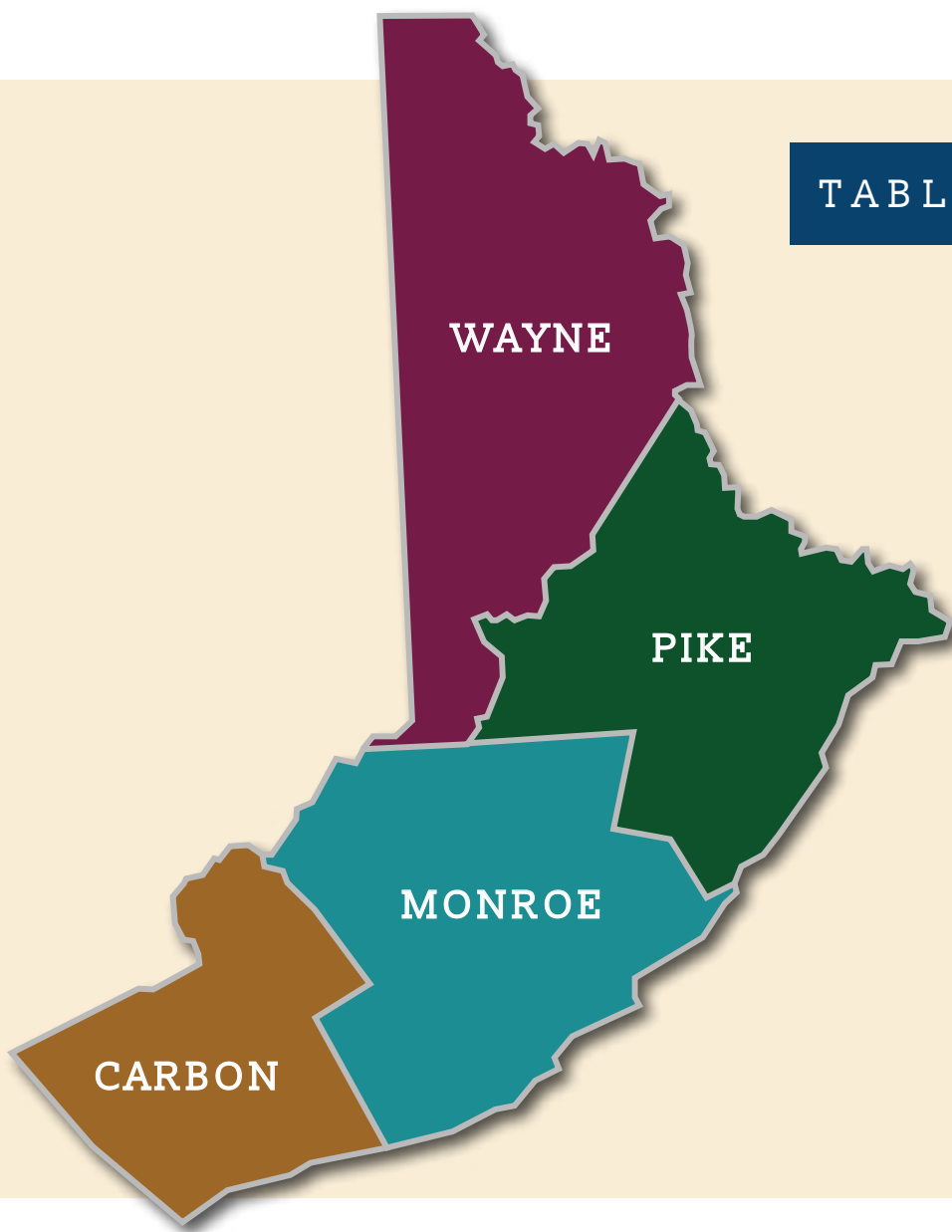


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The 2026 Economic Scorecard for the Poconos is the 13th annual report reflecting the economic trends in the region. This year's data was prepared by the Northeastern Pennsylvania Alliance.

The geographic areas reflected in the Scorecard include the four counties of the Pocono Mountains (Carbon, Monroe, Pike and Wayne counties), the Commonwealth of Pennsylvania, and the United States.

The data includes information on Income/Wages, Employment, Business Climate, Housing, Tourism, Healthcare, and Education.

The 2026 Scorecard presents the most recent available data and compares it to that of previous years.

The 2026 Scorecard is printed by EBC Printing & Signs.



Carbon County



250 AMERICA PA

LSA Grant—St. Luke's Breast Cancer Imaging Equipment

The Carbon Chamber & Economic Development Corporation, in partnership with the Greater Lehigh Valley Chamber of Commerce, announced the completion of a \$150,000 LSA grant project for St. Luke's University Health Network's Lehighton Campus.

Thanks to this funding, women in Carbon County now have access to the Savi Scout® & Trident Faxitron® systems—providing more precise, less invasive, and more comfortable breast cancer treatment close to home. This advancement not only strengthens women's health services, but also boosts the overall vitality of our community. St. Luke's Lehighton Campus continues to serve our rural region with accessible, high-quality care right here at home.



LSA Grant—Old Jail Museum Infrastructure Improvements

The Carbon Chamber & Economic Development Corporation (CCEDC), a proud partner of the Greater Lehigh Valley Chamber of Commerce, announced the successful completion of an LSA grant project for the Old Jail Museum in Jim Thorpe.

Funded through a \$34,400 LSA grant secured by the CCEDC, the project focused on critical infrastructure improvements to the museum's surrounding sidewalks and curbing along West Broadway. The repairs addressed longstanding issues resulting from the state roadway's paving, which had left the museum's lower sidewalks flush with the street or below regulation curb height. This created safety concerns for both pedestrians and museum visitors due to water runoff and vehicles routinely parking on the sidewalk.

The improvements included raising curbs to regulation height and fully restoring the sidewalk area in front of the Old Jail Museum. These enhancements not only improve pedestrian safety and help preserve the newly restored 150-year-old stone wall, but also enhance the overall visitor experience in this historic part of town.





Stories of Lansford: A History Trolley Tour

In December 2025, the Pocono Mountain Visitors Bureau (PMVB) collaborated with the Lansford Historical Society, The No. 9 Coal Mine and Museum, Lansford ALIVE, The 80's Bar, The Borough of Lansford and the Jim Thorpe Trolley Company to announce a new attraction; Stories of Lansford: A History Trolley Tour.

The four-hour trolley tour started at the No. 9 Coal Mine Museum and continued to various locations around Lansford including the Lansford Welsh Church (the oldest original church in Carbon County), Lansford Historical Society, 80's Bar for lunch, Lansford "old jail" and concluded back at the No. 9 Coal Mine Museum.

The collaboration was successful and there are plans for additional trolley tours.

Narrow Valley Sportsplex

Formerly known as KME Fire Apparatus in Nesquehoning, owned by John "Sonny" Kovatch, who built fire trucks for government and military contracts along with local fire departments all over the globe for more than 30 years, Narrow Valley Sportsplex has brought new life to the facility with a premier sports facility in Carbon County.

Owned by Sonny's daughter, Kathy Reaman, and her husband, Ric, Narrow Valley Sportsplex is a 135,000 sq. ft. facility designed to cater to those of all ages and skill levels. Amenities include batting cages, pitching machines and field areas allowing individuals and teams to practice year-round. Additionally, there is a fitness area, golf lounge, pickleball courts, indoor track and turf field.



Ampal & United States Metal Powders, Inc.

Ampal Inc., the largest producer of aluminum powder in North America, celebrated the addition of a new production line which started full production in summer 2025. The new line was designed with capability for both nodular and spherical aluminum powder production. "We are excited to invest in this new capacity in the USA," said Eric Degenfelder, president of USMP. "We are committed to the highest level of customer focus and partnership. Our new production line is designed with state-of-the-art technology for safety, productivity and quality. This expansion both supports our growth ambitions and enhances our hallmark certainty of supply through production redundancy. We are continuing to hire new team members in all functions as we grow the company."

About Ampal & United States Metal Powders, Inc.— United States Metal Powders, Inc. (USMP), founded in 1918, is a global leader in the production of aluminum powders with two production companies, AMPAL and Poudres Hermillon, SARL in La Tour-en-Maurienne, France. AMPAL moved its production facility from Flemington, NJ to its current location in 1982 and has been operating in Palmerton for the last 44 years. The company's products are sold globally to a wide variety of end markets including Aerospace & Defense, Chemicals, Automotive, General Industrial, Consumer, Building & Construction, Defense, and Energy.



Monroe County



Messer

Messer held a grand opening and ribbon cutting of new electronic & specialty gases facility in the Pocono Mountains Corporate Center East. Messer is the largest privately-held industrial gas business in the world. They currently employ 35 people at the Coolbaugh Township facility.



Hayward Business Park LLC

Planning is underway for a 200,000 sq. ft. Class A industrial storage facility for use by Hayward Laboratories Inc., a long-standing health and beauty manufacturing business employing over 275 full-time employees in Stroud Township. The plan calls for two phases of construction: Phase of 100,000 sq. ft., targeted for completion in June 2027, followed by Phase II of 100,000 additional sq. ft. in five to seven years.



Lehigh Valley Health Network

LVHN, part of Jefferson Health, opened the doors to the new neighborhood hospital, Lehigh Valley-Pocono Creek, in January 2026 with a public open house. An additional medical office building next to the hospital will follow, which is supported by a Redevelopment Assistance Capital Program grant.



Mapletree Investments

Mapletree held a groundbreaking for a state-of-the-art 420,262 sq. ft. logistics facility in Coolbaugh Township. Completion is expected in fall 2026. The facility is being constructed on the site of the former Davis Propane Company with its entrance being from Corporate Center Drive in the Pocono Mountains Corporate Center East.

Tobyhanna Army Depot

The Depot held a ribbon cutting for their new microelectronics facility. A team of talented engineers and technicians develop repair, manufacturing and testing capabilities for circuit cards required by complex military weapons systems. This operation keeps the DOD's existing equipment running, meets new technology needs, and, most importantly, reduces reliance on foreign suppliers.



Monroe Career and Technical Institute

MCTI held a grand opening for their 15,000 sq. ft. conference center addition. It features a large space for events, improved security and additional space for programs. This project was supported in part by a Local Share Account for Monroe County grant and a Redevelopment Assistance Capital Program grant.



Pike County



250 PA



Northwell Health

A walk-in medical center that emphasizes immediate access to physicians and comprehensive diagnostic capabilities. The new 7,000 sq. ft. facility is in the Weis Shopping Center on Route 739 in Dingmans Ferry. A second new facility is under construction at the north end of Lake Wallenpaupack. Further, plans are underway for Northwell to open a two-story mini-hospital that will have emergency treatment, hospital beds, more diagnostics and many other features in their 25,000 sq. ft. plan. Bravo to Northwell!

National Park in Pike County

A little-known fact about Pike County is the fact that the National Park Service and the Delaware Water Gap National Recreation Area comprise about 19,006 acres of land in the county—just over 29.5 square miles. A major tourist attraction, an estimated 1.2 million people visit these sites specifically in Pike County each year.



Fishing Derby

Welcome Spring! Annually, one of the first signs of spring is the Annual Pike County Commissioner's Fishing Derby, which was held in April 2026 at Lily Pond on Schocopee Road. This event was open to all fishermen under 15 years old. Lily Pond was stocked with a combination of 600 brook, golden, and rainbow trout ranging from 11 to 20 inches.



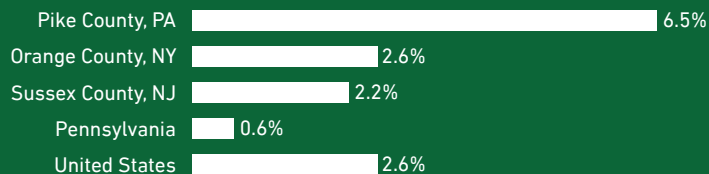
Pike County is that kind of place

During the year there are many charitable events going on. The St. John Newman Church Food Drive is just one of many wonderful efforts to help neighbors and people in need in Pike County.

Fastest Growing County in PA

Pike County continues to grow at an astonishing rate, outpacing the growth of the United State by more than 250% and the commonwealth of Pennsylvania by tenfold. Counties that border Pike in New York and New Jersey have only grown by a fraction of the growth in Pike over the last four years, according to the official estimates from the US Census Department. It is interesting to note that the greatest portion of this growth in Pike comes from net migration figures from both New York and New Jersey, according to the IRS Migration Tables.

Pike's Population Growth—April 1, 2020 to July 1, 2024
Pike and Surrounding Counties/States



Old and New

The original Pike County Courthouse, built in 1874 replaced an earlier structure from the early 1800s, and is built in the Second Empire style, recognizable by its mansard roof. Since then, population growth and increased activity required a major addition in 1931. The most recent expansion is the Judicial Center, completed in 2023.

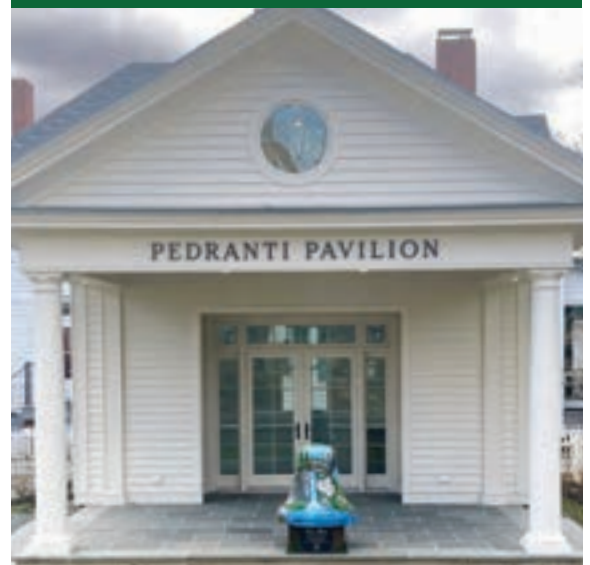


Business Sector Growth

According to the Bureau of Labor Statistics, the number of business establishments grew by over 10% between 2020 and 2025, and jobs inside Pike County grew by 17.3% in the same period—not counting the many jobs where Pike residents work in other counties and states. One of the best examples of this growth is Econo-Pak, a packaging firm that came to Pike from New Jersey in 2014. A family-owned business by the Wiebel family, through their extraordinary management, it has grown dramatically—starting out using a 100,000 sq. ft. facility, then expanded to about 190,000 sq. ft. and in 2025 completing a major expansion of another 125,000 sq. ft. (blue building in photo). And in the foreground, they are preparing for another expansion of 100,000 sq. ft.! Starting with about 250 employees in 2014, they now employ over 600 in three shifts. Few companies in the region have shown such growth; Pike County is very proud they are in our county.

Pedranti Pavilion

One of the newest buildings in Pike is the Pedranti Building on the grounds of the Community House in Milford. Funding for the Pedranti Pavilion was led by the Pedranti family, along with a Keystone Communities Program grant and supplemented by multiple grants from the Greater Pike Community Foundation. The building and seating area will serve as a performing arts stage for Milford's many activities.



Pike Autism Support Services

PASS hosts an annual 5K, along with weekly and monthly events, to support the autism community and enhance the lives of individuals on the spectrum along with their families. This organization, along with many other nonprofits in Pike County, relies heavily on the generosity and involvement of local residents. Pike County is truly a place where people come together—reflecting compassion, generosity, and a strong commitment to supporting one another.



Wayne County



250 AMERICA PA

Our History is Alive!

Whether it be a relaxing trip along the Lackawaxen River for a themed special event excursion ride, or the ability for one of our core industries to transload materials onto rail cars and supply the world with our natural resources... Wayne County has it all!

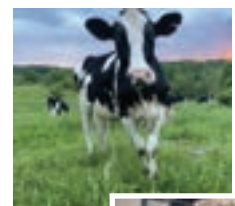


WEDCO—What's It Mean?

For over 50 years, Wayne Economic Development Corporation provided resources and assistance to individuals and companies located in Wayne County, recruited entities looking to relocate or expand into Pennsylvania, and promoted the all-around benefits of living, working, and growing a business venture here in the Northern Poconos.

Today, WEDCO holds on to those core values and mission, with a renewed sense of purpose, and a growing scope! If a problem exists, we solve it. If a need arises, we tackle it. If a concept pushes our limits, we expand with smart planning and steady focus.

From \$2 million in broadband expansion, to fostering rail freight opportunities, to growing capacity for housing, wastewater and other utility expansions, transportation planning, and even full service built-to-suit construction services—WEDCO can make it happen in Wayne County! Look for our new 100,000 sq. ft. flex building, offering numerous opportunities for businesses along the I-84 corridor!



The Legacy of Agriculture in Wayne Co.

Wayne County embraces our rich history of farming, while looking to strengthen and expand local agricultural opportunities. Our Food Locker Pilot Program is taking shape this year...stay tuned!

Housing Crisis

The Wayne County Commissioners, along with several local partners, are continuing to tackle the housing crisis here in PA. An update to a Covid-era study is currently underway, with various other strategic initiatives identified, such as the possibility of creating a Land Bank to acquire delinquent or tangled-title properties, or even philanthropic gifts of land through our friends at the Wayne County Community Foundation, and then develop housing opportunities throughout the county!

Also in the works are some major projects like the Wayne County Housing Authority's Veteran/Senior complex in Waymart, and United Neighborhood Center's family complex in Honesdale.



Wayne County is On The Map!

Following a \$4 million sale of 65 acres in the Sterling Business & Technology Park to build 800,000 sq. ft. by international developer PNK, our little corner of the world quickly became known as THE place to grow a business! In January 2025, another property was sold to a Paper Manufacturer from Spain! SALAET, with operations in 5 countries, now calls Wayne County "home." GREENRI Industries came along next, with their plans to create bio-fuel from cooking oil, and ship to 22 countries. This planned business district, with excellent access to Interstate 84, and the necessary utilities such as water, sewer, and fiber, make the Sterling Business & Technology Park the place to be in 2026 & beyond!



Wayne Tomorrow! (2.0)What Is It?

It's a state of mind! Unlike anywhere else, this county sponsored, community-based collaboration—which has received national accolades—focuses on projects and initiatives needed to move Wayne County, its people, its culture and its economy into a vibrant future. Driven by an ecosystem model, this mindset perfectly represents how Wayne County does business.



Let's Grow Your Idea!

At the Stourbridge Tech Hub, you can take just about any idea from concept to prototype, from a desk to an office, and from a sole proprietor to a full-scale corporation. When the Wayne County Commissioners and WEDCO wanted to offer a place for locally grown business ideas to flourish, the Stourbridge Tech Hub did just that, and became a shining example of how public-private partnerships could look and succeed. A big shout out to George Boudman—for all of his ahead-of-the-curve endeavors.



Carbon County Commissioners



Wayne E. Nothstein; Mike Sofranko, Chair; Rocky Ahner

As our nation approaches the America 250th anniversary, Carbon County will be honoring this historical milestone in year-long events engaging in historical reflection, cultural expression and community engagements. Highlights feature colonial reenactments, a cardboard boat regatta, and Independence Day celebrations including parades and live entertainment. The celebrations will focus on Carbon County's unique role as the birthplace of the nation's first underground anthracite coal mine, established in Summit Hill in 1792, known now as Lehigh Coal and Navigation Company. This groundbreaking development was a significant part of the railroad industry. Anthracite coal powered factories, fueled railroads, and heated homes across the nation, becoming the cornerstone of the 19th century progress. In 1833, Asa Packer, founder of Lehigh University, established residency in Mauch Chunk, currently Jim Thorpe, became involved in the coal industry, and built a canal boat to transport coal from Pennsylvania's Coal Region to Philadelphia.

Pike County Commissioners



Matthew M. Osterberg, Chair; Christa L. Caceres; Ronald R. Schmalzle

Pike County will mark America's 250th anniversary with a Semiquincentennial Parade in Milford Borough, paying tribute to our nation's independence 250 years ago! The celebration honors national heritage and brings the community together in a festive display of unity. Pike County has partnered with America250PA on many of its signature programs, projects, and initiatives. Those unable to attend the parade can still participate in Pike's celebration by visiting the Bells Across PA installation or the Liberty Tree. Almost half of Pike County is state or federal forest, park or game lands—due partly to the fact that Milford was the home to Gifford Pinchot, the father of the American Conservation Movement and the first head of the U.S. Forest Service. He also served as Governor of PA for two terms, 1923-1927 and 1931-1935.

Monroe County Commissioners

Monroe County is commemorating America's 250th anniversary with a year-long series of community events, educational programs, and heritage initiatives. Through its America250PA commission, the county is hosting activities such as historical marker trails, arts and cultural exhibits, student contests, and public celebrations throughout 2026. These efforts aim to honor local history, recognize community contributions, and engage residents in reflecting on both the nation's past and future while promoting tourism and civic pride. Monroe County is home to the Marshalls Creek Mastodon, the most complete mastodon skeleton ever discovered in Pennsylvania. Unearthed July 5, 1968, this remarkable prehistoric find highlights the region's ancient past and is now preserved and displayed at the State Museum in Harrisburg.



Sharon S. Laverdure; John D. Christy, Chair; David C. Parker

Wayne County Commissioners

Fireworks, parades and honoring our history. Welcome to the Semiquincentennial Wayne County style. The 250th anniversary coincides with another milestone as Lake Wallenpaupack celebrates its 100th year of existence with a major fireworks show. If fireworks aren't your thing, then the July 4th Parade in Pleasant Mount will offer a family-friendly day culminating with speeches made in the shadow of the General Samuel Meredith monument. Meredith was the nation's first Treasurer and contributed a large sum of his personal wealth to fund the revolution. He died in Wayne County. Those enjoying any of the celebratory experiences can do so with a can of Declaration Lager, the official beer of America250PA, brewed in Wayne County at the Runaway Train.

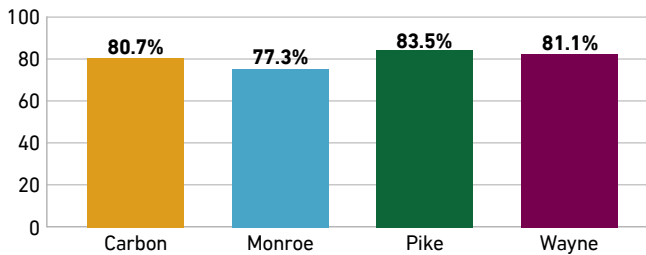


James Shook; Jocelyn Cramer; Brian W. Smith, Chair

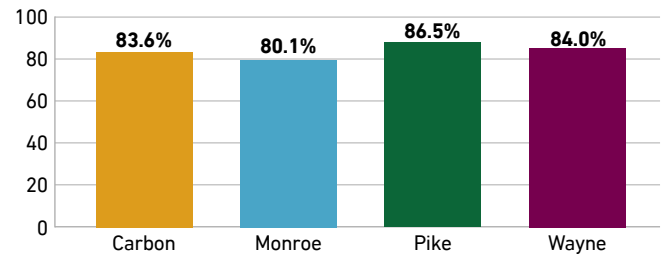
Economic Indicators for the Poconos

INCOME AND WAGES PER CAPITA PERSONAL INCOME (PCPI)

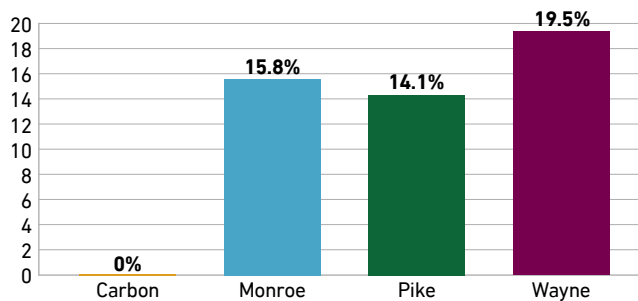
PCPI AS % OF US (2024)



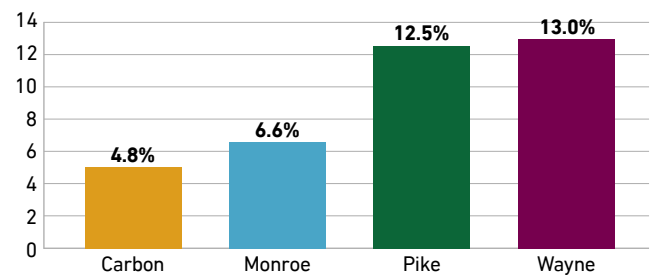
PCPI AS % OF PA (2024)



PCPI GROWTH (2020-2024)

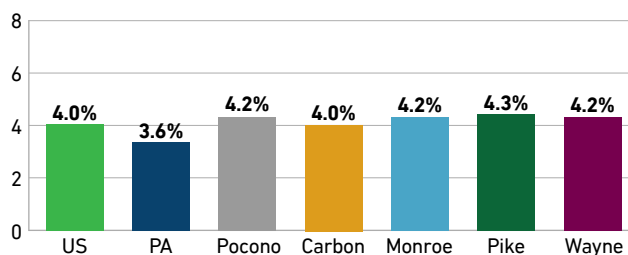


GROWTH IN AVERAGE ANNUAL WAGE PER EMPLOYEE (2021-2024)



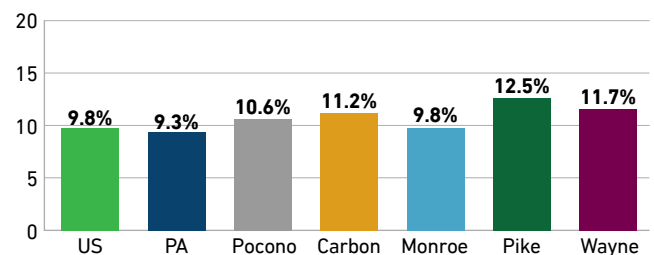
EMPLOYMENT

ANNUAL NOT SEASONALLY ADJUSTED UNEMPLOYMENT RATES (2025)



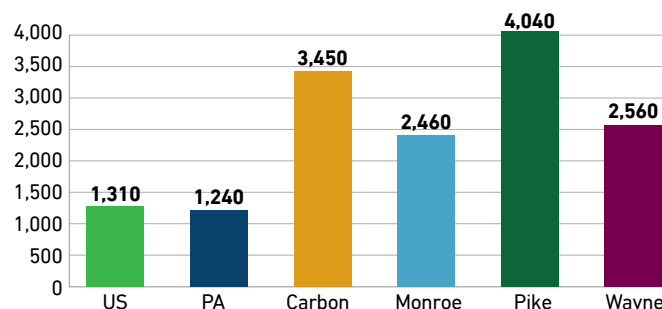
BUSINESS CLIMATE

PROPRIETOR'S INCOME AS A PERCENT OF PERSONAL INCOME (2025)



HEALTHCARE

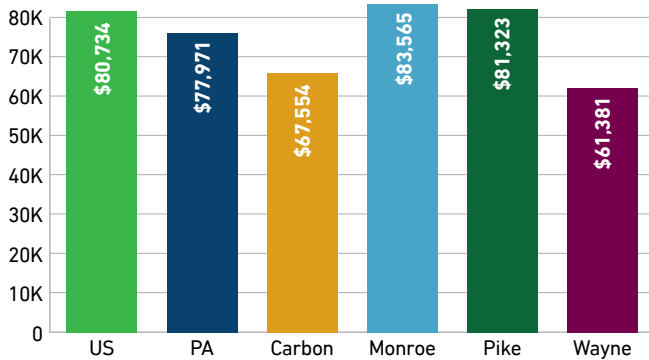
RATIO OF POPULATION TO 1 PRIMARY CARE PHYSICIAN (DESIRE TO BE LOWEST) (2022)



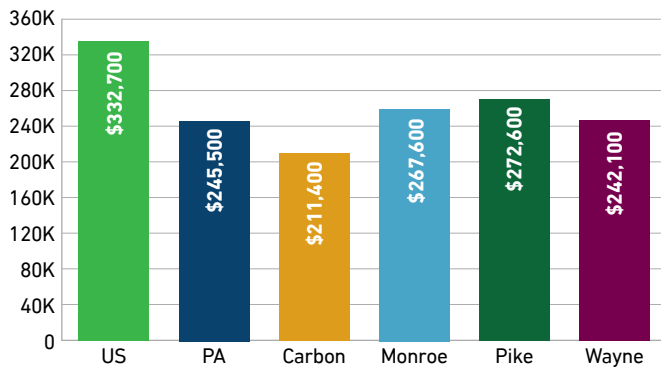
Economic Indicators (continued)

HOUSING

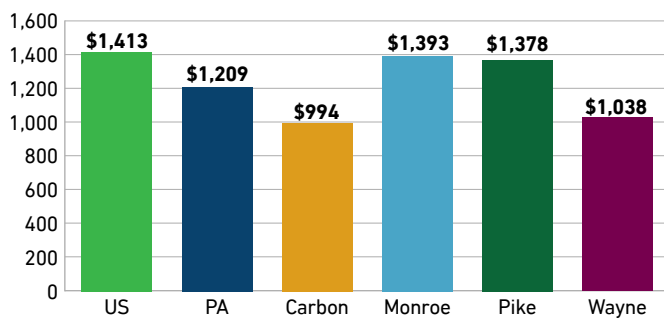
MEDIAN HOUSEHOLD INCOME (2024)



MEDIAN HOUSING VALUE (2024)

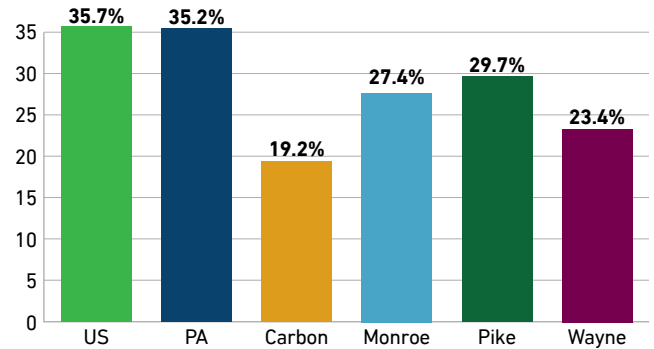


MEDIAN GROSS RENT (MONTHLY) (2024)

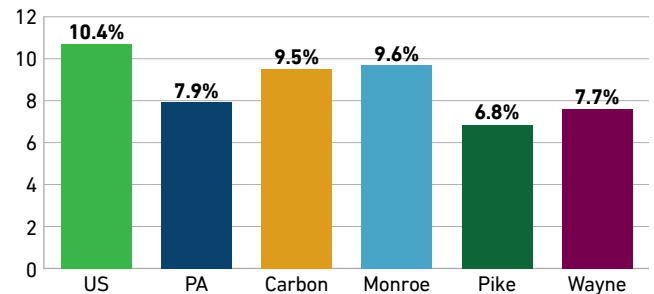


EDUCATION

PERCENT OF POPULATION 25 YEARS AND OVER WITH A BACHELOR'S DEGREE OR HIGHER (2024)



PERCENT OF POPULATION 25 YEARS AND OVER WITH NO HIGH SCHOOL DEGREE OR EQUIVALENCY DEGREE (2024)



	PA	POCONOS	CARBON	MONROE	PIKE	WAYNE
POPULATION						
Population, 2020	13,002,909	342,763	64,754	168,315	58,545	51,149
Population, 2025 (Estimate)	13,059,467	347,215	65,868	165,902	62,840	51,605
% Change, 2020-2025	0.4%	1.3%	1.7%	(-1.4%)	7.3%	0.9%
Median Age	40.9	46.2	46.3	44.1	49.4	49.2

Source: US Census Bureau

POPULATION BY RACE AND ETHNICITY (2024)						
White Alone, Non-Hispanic or Latino	73.0%	72.6%	87.9%	60.4%	76.9%	87.4%
Black or African American	10.3%	8.1%	1.9%	13.0%	5.6%	3.0%
Hispanic or Latino (Any Race)	8.7%	13.1%	6.9%	18.2%	12.4%	5.1%
Asian	3.8%	1.7%	0.6%	2.6%	1.3%	0.7%
Other Race	0.5%	0.9%	0.1%	1.5%	0.2%	0.8%
Two or More Races	3.6%	3.6%	2.6%	4.3%	3.4%	2.9%

Source: US Census Bureau, American Community Survey (5-year average)

	PA	POCONOS	CARBON	MONROE	PIKE	WAYNE
TYPES OF HOUSEHOLDS (2024)						
Married Couples with Children (<18 Years Old)	16.4%	15.6%	12.4%	17.5%	16.6%	12.8%
Married Couples with No Children	29.8%	34.8%	30.5%	34.8%	37.4%	37.2%
Single Parent Household (Children <18, No Spouse Present)	5.7%	4.4%	4.6%	4.9%	3.4%	3.8%
Single Person Household (Living Alone)	30.9%	26.6%	29.6%	24.0%	25.3%	31.7%
Other Types of Households	17.2%	18.7%	22.9%	18.8%	17.3%	14.4%

Source: US Census Bureau, American Community Survey (5-year average)

HOUSING UNITS (2024)						
Total # Housing Units	5,806,452	186,372	34,417	79,607	40,177	32,171
Occupied Housing Units	90.8%	71.7%	79.2%	76.9%	60.4%	64.9%
Vacant Units	9.2%	28.3%	20.8%	23.1%	39.6%	35.1%

Source: US Census Bureau, American Community Survey (5-year average)

HOMEOWNERSHIP/RENTER (2024)						
Occupied Housing Units	5,274,853	133,606	27,255	61,212	24,262	20,877
Homeowners (Owner-Occupied)	69.3%	80.7%	76.4%	80.2%	87.0%	80.5%
Renters (Renter-Occupied)	30.7%	19.3%	23.6%	19.8%	13.0%	19.5%

Source: US Census Bureau, American Community Survey (5-year average)

TYPE OF HOUSING UNITS (2024)						
Total # Housing Units	5,806,452	186,372	34,417	79,607	40,177	32,171
Single Family Home (1 Unit Detached)	56.6%	81.6%	68.8%	83.6%	86.5%	84.0%
Townhouse, Rowhouse, etc. (1 Unit Attached)	18.8%	6.1%	17.1%	4.9%	3.6%	0.7%
Small Apartment Type of Building (2 to 9 Units)	11.4%	5.4%	6.8%	6.0%	2.8%	5.5%
Large Apartment Type of Building (10+ Units)	9.6%	1.9%	3.1%	2.1%	1.1%	1.2%
Mobile Home and Other	3.6%	5.0%	4.2%	3.4%	6.0%	8.5%

Source: US Census Bureau, American Community Survey (5-year average)

RANGE OF HOME VALUES (2024)						
# of Homeowners	3,656,971	107,862	20,824	49,111	21,116	16,811
< \$100,000	13.9%	10.4%	18.5%	7.8%	7.5%	11.8%
\$100,000 - \$149,999	9.6%	8.2%	10.5%	7.0%	7.4%	9.8%
\$150,000 - \$199,999	12.8%	14.9%	17.0%	14.0%	13.4%	16.6%
\$200,000 - \$299,999	22.9%	29.6%	29.6%	30.9%	30.4%	25.0%
\$300,000 - \$499,999	25.9%	28.8%	18.7%	33.0%	32.6%	24.6%
\$500,000 +	14.9%	8.0%	5.8%	7.3%	8.8%	12.1%

Source: US Census Bureau, American Community Survey (5-year average)

SCHOOL DISTRICT EXPENDITURES PER STUDENT						
Total Expenditures per Student, 2022-23	\$23,704	\$26,847	\$22,153	\$28,373	\$26,077	\$28,766
Total Expenditures per Student, 2023-24	\$25,218	\$28,614	\$27,552	\$29,667	\$25,833	\$29,570

Source: PA Department of Education

EMPLOYMENT BY OCCUPATION						
Total # Employed Persons	6,332,886	156,950	30,800	78,465	26,694	20,991
Agriculture, forestry, fishing and hunting, and mining	1.2%	1.1%	1.3%	0.8%	1.6%	1.7%
Construction	6.0%	8.1%	9.4%	7.1%	6.9%	11.3%
Manufacturing	11.4%	9.8%	12.0%	10.3%	7.5%	7.2%
Wholesale trade	2.3%	2.1%	2.0%	2.0%	3.0%	1.7%
Retail trade	11.0%	12.4%	12.9%	12.3%	12.7%	11.9%
Transportation and warehousing, and utilities	6.0%	7.5%	8.6%	7.8%	6.5%	5.8%
Information	1.5%	1.5%	1.9%	1.4%	1.4%	1.6%
Finance and insurance, and real estate and rental and leasing	6.6%	5.9%	4.8%	5.8%	6.7%	6.7%
Professional, scientific, and management, and administrative and waste management services	11.3%	9.9%	9.2%	10.6%	10.2%	8.4%
Educational services, and health care and social assistance	26.7%	23.5%	23.4%	24.0%	23.4%	22.2%
Arts, entertainment, and recreation, and accommodation and food services	7.4%	9.5%	7.6%	10.1%	9.5%	9.9%
Other services, except public administration	4.6%	4.2%	3.4%	3.8%	4.9%	6.0%
Public administration	4.0%	4.5%	3.4%	4.2%	5.5%	5.6%

Source: US Census Bureau, American Community Survey (5-year average)

AGE OF WORKFORCE, Q1 2025						
# of Employed Persons	5,335,983	80,447	14,024	45,798	8,575	12,050
Under 35 Years Old	34.1%	36.6%	36.2%	38.1%	35.7%	31.8%
35 to 54 Years Old	40.1%	36.4%	35.9%	36.4%	35.1%	37.9%
55+ Years Old	25.9%	27.0%	28.0%	25.5%	29.1%	30.3%

Source: US Census Bureau, Longitudinal Employer-Household Dynamics

POCONO MOUNTAINS VISITORS BUREAU HOTEL TAX DOLLARS

	2020				2021				2022			
	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022
Monroe	\$1,503,550	\$616,492	\$2,390,880	\$1,395,067	\$2,231,702	\$2,483,849	\$3,082,912	\$2,224,731	\$2,556,903	\$2,573,621	\$3,127,263	\$2,355,087
Pike	\$117,613	\$181,864	\$414,887	\$245,032	\$246,290	\$382,916	\$500,870	\$274,828	\$275,432	\$380,261	\$606,516	\$261,130
Wayne	\$70,046	\$122,271	\$275,212	\$143,134	\$179,316	\$223,178	\$329,747	\$216,421	\$162,125	\$204,281	\$339,789	\$170,451
Carbon	\$171,518	\$166,817	\$411,088	\$342,650	\$320,537	\$412,466	\$547,336	\$416,508	\$330,685	\$384,889	\$551,011	\$422,309
	\$1,862,727	\$1,087,443	\$3,492,067	\$2,125,833	\$2,977,845	\$3,502,409	\$4,460,865	\$3,132,487	\$3,325,146	\$3,543,052	\$4,624,580	\$3,208,977

	2023				2024				2025			
	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025
Monroe	\$2,599,465	\$2,573,650	\$3,043,174	\$2,373,771	\$2,672,291	\$2,401,891	\$2,928,543	\$2,520,434	\$2,621,438	\$2,505,609	\$2,928,234	\$2,395,826
Pike	\$324,592	\$380,300	\$614,203	\$317,906	\$195,963	\$429,665	\$559,204	\$253,721	\$435,719	\$290,989	\$696,262	\$336,073
Wayne	\$144,088	\$173,998	\$254,582	\$163,066	\$132,151	\$202,146	\$269,830	\$187,229	\$129,659	\$184,158	\$254,285	\$184,822
Carbon	\$344,234	\$379,707	\$569,493	\$388,581	\$369,132	\$410,713	\$561,641	\$431,575	\$437,168	\$433,190	\$578,808	\$540,400
	\$3,412,378	\$3,507,654	\$4,481,452	\$3,243,324	\$3,369,537	\$3,444,415	\$4,319,218	\$3,392,959	\$3,623,984	\$3,413,945	\$4,457,588	\$3,457,120

	Total 2019	Total 2020	Total 2021	Total 2022	Total 2023	Total 2024	Total 2025	\$ Diff. (2025 to 2019)	% Diff. (2025 to 2019)	\$ Diff. (2025 to 2024)	% Diff. (2025 to 2024)
M	\$7,200,155	\$5,905,989	\$10,023,194	\$10,622,874	\$10,590,061	\$10,523,159	\$10,451,106	\$3,250,951	45.2%	(\$72,053)	(-0.7%)
P	\$1,115,844	\$959,395	\$1,404,904	\$1,524,339	\$1,637,001	\$1,438,553	\$1,759,043	\$643,199	57.6%	\$320,490	22.3%
W	\$448,087	\$610,663	\$948,662	\$876,646	\$735,733	\$791,356	\$752,924	\$304,837	68.3%	(\$38,432)	(-4.9%)
C	\$745,150	\$1,092,074	\$1,696,847	\$1,688,895	\$1,682,014	\$1,773,061	\$1,989,564	\$1,244,414	167.0%	\$216,503	12.2%
	\$9,509,236	\$8,568,120	\$14,073,606	\$14,712,755	\$14,644,809	\$14,526,129	\$14,952,637	\$5,443,401	57.2%	\$426,508	2.9%

AVERAGE DAILY RATES	RESORTS/HOTEL	OCCUPANCY	RESORTS/HOTELS
 (Highest ADR in Pennsylvania for 2023 and 2024)	2025 – \$202 (-0.6%)		2025 – 60.2% (-2.2%)
	2024 – \$203		2024 – 61.5%
	SHORT TERM VACATION RENTAL		SHORT TERM VACATION RENTAL
	2025 – \$354 (+12.7%)		2025 – 41.6% (+5.1%)
	2024 – \$314		2024 – 39.6%
	OVERALL		OVERALL
	2025 – \$211 (+1.1%)		2025 – 58.1% (-1.5%)
	2024 – \$208		2024 – 59.0%

VISITOR COUNTS FOR THE POCONOS (2024)

- > Visitor Spending increased to **\$7.3 billion** in 2024.
- > Over **30.3 million** guests in 2024.
- > Tourism provides **37.6%** of employment and **39.0%** of the labor income in the Poconos.
- > Tourism provides **\$930.5 million** annually in total taxes.
- > State and local taxes account for **\$454 million**, representing **49%** of the total.
- > Tourism provides over **\$2,680 per person** in direct tax support for the residents of the Pocono Mountains.

Visitor Spend by County (2024)	
Monroe	\$4.170 billion
Pike	\$1.278 billion
Wayne	\$932.2 million
Carbon	\$890.1 million

Data provided by Commonwealth of Pennsylvania.

Northeastern Pennsylvania Alliance

The NEPA Alliance provided the data and analytics for the 2026 Pocono Mountains Economic Scorecard.

The NEPA Alliance, a regional community and economic development agency, serves the seven counties of Northeastern Pennsylvania including Carbon, Lackawanna, Luzerne, Monroe, Pike, Schuylkill and Wayne. NEPA Alliance services include federal and state grant assistance, business financing, government contracting assistance, international trade assistance, nonprofit assistance, transportation planning and research and information.

For more information about NEPA Alliance, visit www.nepa-alliance.org or call 866-758-1929. "This institution is an equal opportunity provider and employer."



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Summary of 2026 Economic Scorecard Indicators

The Pocono region continued to see population growth since the 2020 Census, growing by a rate of 1% during this time. Pike County is the fastest growing county in Pennsylvania in terms of percentage growth since 2020. Monroe County is the only county in the Pocono region to lose population during this time, though it remains the largest Pocono county by far.

Despite the population loss in Monroe County, the real estate market remains strong throughout the Poconos, with home values increasing. The Poconos has a much higher rate of homes that are used for purposes other than a primary residence. In the Poconos, almost 30% of housing units are listed as vacant by the U.S. Census Bureau. A vacant housing unit in this context means a house that is not a primary residence, and instead used as a second home, vacation rental, etc. In Pike County, almost 40% of all housing units are not primary residences.

The economy of the Poconos has grown since last year, with regional GDP increasing by 6.7%. Per capita personal income (PCPI) also grew in the Pocono region, although PCPI in the region is only 80% of the national PCPI. Growth in PCPI occurred in all Pocono counties.

Unemployment in the region (4.2%) remains higher than the national (4.0%) and state (3.6%) unemployment rates for 2025. In recent years, the regional unemployment rate has been about 1% higher than the national average. During the height of the pandemic in 2020, the Pocono unemployment rate was over 10%.

The tourism industry remains a driver of the Pocono economy, with an estimated 10% of workers employed in this industry and over \$1 billion generated in GDP in the Accommodation and Food Service industry. The largest industry in the Poconos by GDP is manufacturing, centered mostly in Carbon and Monroe Counties. Manufacturing employs 9.8% of the Pocono workforce. Educational Services, and Healthcare and Social Assistance is the largest employment category, with 23.5% of Pocono workers employed in that industry.

The percentage of people living in poverty is lower in the Pocono region than the United States or Pennsylvania as a whole. The poverty rate in the Poconos is almost 1.1% lower than the national poverty rate. In the Poconos, 91.2% of residents 25 years or older have a high school diploma or equivalent, higher than the national average.

INCOME AND WAGES

GROSS DOMESTIC PRODUCT (GDP)

GDP is the market value of all goods and services produced by labor and property within a particular geography.

All four Pocono counties saw an increase in GDP. Monroe County represents 56% of the GDP in the region.

GDP (CURRENT DOLLARS) (LISTED IN BILLIONS OF DOLLARS)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	\$18.295T	\$18.805T	\$19.612T	\$20.657T	\$21.540T	\$21.354T	\$23.681T	\$26.007T	27.812T	29.298T
PA	\$716.5	\$733.2	\$754.3	\$780.6	\$802.2	\$777	\$844.4	\$919.7	\$966.4	\$1.008T
Poconos	\$12.143	\$12.632	\$13.241	\$13.718	\$14.191	\$13.451	\$14.499	\$15.463	\$16.291	\$17.017
Carbon	\$2.306	\$2.438	\$2.46	\$2.575	\$2.803	\$2.643	\$2.732	\$2.774	\$2.686	\$2.798
Monroe	\$6.853	\$7.093	\$7.597	\$7.853	\$7.96	\$7.266	\$8.082	\$8.577	\$9.135	\$9.563
Pike	\$1.347	\$1.397	\$1.385	\$1.419	\$1.47	\$1.527	\$1.553	\$1.765	\$1.930	\$2.003
Wayne	\$1.638	\$1.704	\$1.798	\$1.872	\$1.958	\$2.014	\$2.131	\$2.348	\$2.540	\$2.652

TOP 5 INDUSTRIES BY GDP (LISTED IN MILLIONS OF DOLLARS) (2024)

POCONOS	CARBON	MONROE	PIKE	WAYNE
\$2.418B (Manufacturing)	\$290 (Health Care)	\$1.120B (Manufacturing)	\$232 (Real Estate)	\$247 (Retail Trade)
\$1.465B (Health Care)	\$251 (Information)	\$854 (Real Estate)	\$203 (Retail Trade)	\$238 (Public Administration)
\$1.464B (Real Estate)	\$198 (Manufacturing)	\$848 (Health Care)	\$198 (Accommodation)	\$221 (Health Care)
\$1.454B (Retail Trade)	\$192 (Retail Trade)	\$812 (Retail Trade)	\$178 (Educational Services)	\$192 (Construction)
\$1.170B (Accommodation)	\$188 (Real Estate)	\$731 (Accommodation)	\$106 (Health Care)	\$191 (Real Estate)

** Accommodation = Accommodation & Food Service; Finance = Finance & Insurance; Health Care = Health Care & Social Assistance;

Real Estate = Real Estate, Rental & Leasing; Other Services (except government and government enterprises)

Source: Bureau of Economic Analysis, JobsEQ

Per Capita Personal Income (PCPI) measures the average income per person.

The PCPI in the Pocono region grew by 4.0% in the last year. Monroe County had the largest increase in PCPI in the region. Despite the increases, the PCPI in all counties in the Pocono region has consistently remained about 15% - 20% lower than the national PCPI over the past decade.

PERSONAL INCOME SUMMARY: PER CAPITA PERSONAL INCOME

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	\$48,060	\$48,971	\$51,004	\$53,309	\$55,547	\$59,153	\$64,430	\$65,470	\$70,002	\$73,204
PA	\$49,293	\$50,574	\$51,888	\$54,468	\$56,125	\$60,320	\$64,042	\$64,506	\$68,057	\$70,678
Poconos	\$40,326	\$41,780	\$42,887	\$44,801	\$47,605	\$51,802	\$54,386	\$54,588	\$55,991	\$58,298
Carbon	\$45,207	\$47,254	\$48,082	\$50,741	\$55,089	\$59,495	\$60,293	\$58,626	\$57,027	\$59,095
Monroe	\$38,716	\$39,811	\$40,939	\$42,541	\$44,917	\$48,872	\$51,931	\$52,643	\$54,145	\$56,584
Pike	\$41,386	\$43,295	\$44,229	\$46,116	\$49,246	\$53,568	\$55,706	\$57,028	\$58,924	\$61,127
Wayne	\$38,234	\$39,597	\$41,189	\$43,214	\$45,098	\$49,683	\$53,475	\$53,076	\$57,088	\$59,395

PCPI AS % OF THE US

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100%
PA	102.6%	103.3%	101.7%	102.2%	101.0%	102.0%	99.4%	98.5%	98.8%	96.5%
Poconos	83.9%	85.3%	84.1%	84.0%	85.7%	87.6%	84.4%	83.4%	82.3%	79.6%
Carbon	94.1%	96.5%	94.3%	95.2%	99.2%	100.6%	93.6%	89.5%	89.3%	80.7%
Monroe	80.6%	81.3%	80.3%	79.8%	80.9%	82.6%	80.6%	80.4%	78.4%	77.3%
Pike	86.1%	88.4%	86.7%	86.5%	88.7%	90.6%	86.5%	87.1%	85.3%	83.5%
Wayne	79.6%	80.9%	80.8%	81.1%	81.2%	84.0%	83.0%	81.1%	82.5%	81.1%

PCPI AS % OF PA

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	97.5%	96.8%	98.3%	97.9%	99.0%	98.1%	100.6%	101.5%	101.3%	103.6%
PA	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Poconos	81.8%	82.6%	82.7%	82.3%	84.8%	85.9%	84.9%	84.6%	83.3%	82.5%
Carbon	91.7%	93.4%	92.7%	93.2%	98.2%	98.6%	94.1%	90.9%	90.4%	83.6%
Monroe	78.5%	78.7%	78.9%	78.1%	80.0%	81.0%	81.1%	81.6%	79.4%	80.1%
Pike	84.0%	85.6%	85.2%	84.7%	87.7%	88.8%	87.0%	88.4%	86.4%	86.5%
Wayne	77.6%	78.3%	79.4%	79.3%	80.4%	82.4%	83.5%	82.3%	83.5%	84.0%

PCPI GROWTH

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	3.8%	1.9%	4.2%	4.5%	4.2%	6.5%	8.9%	1.6%	6.6%	4.6%
PA	3.8%	2.6%	2.6%	5.0%	3.0%	7.5%	6.2%	0.7%	6.9%	3.9%
Poconos	4.5%	3.6%	2.7%	4.5%	6.3%	8.8%	5.0%	0.4%	5.3%	4.1%
Carbon	5.6%	4.5%	1.8%	5.5%	8.6%	8.0%	1.3%	-2.8%	6.4%	3.6%
Monroe	3.8%	2.8%	2.8%	3.9%	5.6%	8.8%	6.3%	1.4%	3.9%	4.5%
Pike	5.3%	4.6%	2.2%	4.3%	6.8%	8.8%	4.0%	2.4%	4.4%	3.7%
Wayne	4.2%	3.6%	4.0%	4.9%	4.4%	10.2%	7.6%	-0.7%	8.5%	4.0%

Source: Bureau of Economic Analysis, CAINC1 County personal income summary: personal income, population, per capita personal income

LIVING WAGE

Living Wage is the estimate of the cost of living based on typical expenses. It is the wage that is high enough to maintain a minimum standard of living.

The living wage in the Pocono region remains higher than the statewide living wage. The living wage in the Poconos for a single adult is \$23.28 and \$29.95 for a family of 4. The highest living wage is in Pike County, while Carbon and Wayne Counties have a much lower living wage.

LIVING WAGES IN 2025 DOLLARS

	1 Adult, 0 Children	Family of 4 (2 working adults, 2 children)
Pennsylvania	\$23.32	\$29.80
Pocono Region	\$23.28	\$29.95
Carbon	\$21.98	\$27.68
Monroe	\$24.18	\$32.01
Pike	\$24.96	\$32.52
Wayne	\$21.99	\$27.57

Source: Massachusetts Institute of Technology, Living Wage Calculator

AVERAGE WAGES PER EMPLOYEE

Annual Wages per Employee is compensation of employees divided by full-time and part-time wage and salary employment.

The Annual Wages per Employee rose across all geographies year over year. The increase in the Poconos was 2.21%, slightly lower than statewide and national increases. Wayne County saw the largest increase in Annual Wages per Employee. Average Wages per Employee remains significantly lower in the Pocono region than what is seen nationally and in Pennsylvania as a whole.

AVERAGE ANNUAL WAGES PER EMPLOYEE

	2021	2022	2023	2024
US	\$67,610	\$69,986	\$72,360	\$75,585
PA	\$64,697	\$67,281	\$69,250	\$71,724
Poconos	\$47,247	\$48,296	\$49,801	\$50,902
Carbon	\$42,673	\$44,184	\$45,255	\$44,741
Monroe	\$50,211	\$50,941	\$52,409	\$53,536
Pike	\$39,719	\$41,306	\$42,695	\$44,674
Wayne	\$46,765	\$48,275	\$50,715	\$52,861

AVERAGE WAGES PER EMPLOYEE AS % OF THE US

	2021	2022	2023	2024
US	100.0%	100.0%	100.0%	100%
PA	95.7%	96.1%	95.7%	94.9%
Poconos	69.9%	69.0%	68.8%	67.3%
Carbon	63.1%	63.1%	62.5%	59.2%
Monroe	74.3%	72.8%	72.4%	70.8%
Pike	58.7%	59.0%	59.0%	59.1%
Wayne	69.2%	69.0%	70.1%	69.9%

AVERAGE WAGES PER EMPLOYEE AS % OF PA

	2021	2022	2023	2024
US	104.5%	104.0%	104.5%	105.4%
PA	100.0%	100.0%	100.0%	100.0%
Poconos	73.0%	71.8%	71.9%	71.0%
Carbon	66.0%	65.7%	65.4%	62.4%
Monroe	77.6%	75.7%	75.7%	74.6%
Pike	61.4%	61.4%	61.7%	62.3%
Wayne	72.3%	71.8%	73.2%	73.7%

GROWTH IN ANNUAL WAGES PER EMPLOYEE

	2021	2022	2023	2024
US	5.6%	3.5%	3.4%	4.5%
PA	4.3%	4.0%	2.9%	3.6%
Poconos	2.8%	2.2%	3.1%	2.2%
Carbon	5.2%	3.5%	2.4%	-1.1%
Monroe	2.0%	1.5%	2.9%	2.2%
Pike	3.8%	4.0%	3.4%	4.6%
Wayne	3.6%	3.2%	5.1%	4.2%

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages. Please note that 2020 is the first year with available data for this metric.

AVERAGE TRAVEL TIME TO WORK

	2023	2024
US	26.6 minutes	22.4
PA	26.6	22.2
Poconos	37	32.2
Carbon	32.2	29.2
Monroe	39	33.8
Pike	43.6	36.1
Wayne	28.8	25.6

Source: U.S. Census Bureau - American Community Survey (5 Year Data)

PERCENTAGE OF HOUSEHOLDS RECEIVING RETIREMENT INCOME

	2023	2024
US	24.2%	24.2%
PA	27.3%	27.3%
Poconos	32.3%	32.3%
Carbon	29.6%	30.6%
Monroe	31.8%	31.3%
Pike	35.7%	37.4%
Wayne	33.3%	31.5%

Source: U.S. Census Bureau - American Community Survey (5 Year Data)

POVERTY RATES

The Census Bureau uses a set of money income thresholds that vary by family size/composition to determine who is in poverty. The poverty rate in the Poconos remains lower than the national and statewide poverty rate. Wayne County has the highest poverty rate in the Pocono Region, while Pike County is the only geography with a poverty rate less than 10%.

POVERTY PERCENTAGE

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	14.7%	14.0%	13.4%	13.1%	12.3%	11.9%	12.8%	12.4%	12.5%	12.1%
PA	13.1%	12.9%	12.5%	12.2%	12.0%	10.9%	12.0%	11.4%	11.9%	11.6%
Poconos	12.3%	12.1%	10.4%	12.0%	11.3%	10.5%	11.6%	11.2%	10.6%	11.0%
Carbon	11.5%	13.1%	12.5%	11.9%	9.8%	11.3%	14.0%	10.2%	12.0%	11.3%
Monroe	12.7%	12.0%	9.3%	12.3%	12.2%	10.5%	11.3%	12.0%	9.6%	10.8%
Pike	10.9%	9.8%	9.1%	10.3%	9.2%	9.3%	8.8%	9.3%	10.0%	9.9%
Wayne	13.3%	13.7%	12.9%	13.0%	12.4%	10.5%	12.6%	12.1%	12.8%	13.0%

Source: US Census Bureau, Small Area Estimates Branch

EMPLOYMENT

As defined by the Pennsylvania Department of Labor and Industry, "not seasonally adjusted" data are annual averages that do not factor in seasonal influences such as weather, tourism, or holidays.

The unemployment rate for the Pocono region (4.2%) is slightly higher than state (3.6%) and national (4.0%) rates. Over the last decade, the Pocono unemployment rate has been about 1%-1.5% higher than the national rate. Carbon County had unemployment rates lower than the region as a whole in 2025, while the unemployment rate in Pike County was slightly higher. All 4 counties in the Pocono region had a higher unemployment rate than Pennsylvania.

Overall, the Pocono workforce has now returned to pre-pandemic levels. In 2019, the size of the workforce was 165,473 (employed + unemployed individuals). In 2025, 166,512 (159,559 + 6,953) individuals were in the workforce.

EMPLOYMENT

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
US	150.949M	153.744M	155.728M	157.806M	148.453M	153.545M	158.767M	161.037M	161.346M	162.903M
PA	6.115M	6.162M	6.222M	6.288M	5.933M	6.059M	6.196M	6.268M	6.337M	6.337M
Poconos	151,363	152,992	154,860	156,723	146,216	151,232	154,574	155,717	157,792	159,559
Carbon	29,747	29,992	30,450	30,832	29,037	30,134	30,884	31,195	31,767	31,184
Monroe	76,939	78,056	78,791	79,896	73,777	76,280	77,767	78,350	78,993	79,447
Pike	23,395	23,496	24,050	24,293	22,926	23,643	24,337	24,539	24,825	27,697
Wayne	21,282	21,448	21,569	21,702	20,476	21,175	21,586	21,633	22,207	21,231

UNEMPLOYMENT

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
US	7.726M	7.001M	6.312M	6.010M	13.031M	8.685M	6.015M	6.080M	6.761M	6.829M
PA	344,248	323,342	287,772	285,811	581,388	386,391	282,694	236,858	239,281	239,285
Poconos	9,785	9,424	8,752	8,750	17,121	11,135	8,978	7,509	6,644	6,953
Carbon	1,866	1,797	1,669	1,744	3,081	2,052	1,655	1,351	1,217	1,285
Monroe	5,064	4,946	4,592	4,515	9,381	5,925	4,717	3,931	3,402	3,503
Pike	1,573	1,506	1,388	1,417	2,639	1,745	1,455	1,279	1,148	1,244
Wayne	1,282	1,175	1,103	1,074	2,020	1,413	1,151	948	877	921

ANNUAL NOT SEASONALLY ADJUSTED UNEMPLOYMENT RATES

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
US	4.9%	4.4%	3.9%	3.7%	8.1%	5.4%	3.7%	3.6%	4.0%	4.0%
PA	5.3%	5.0%	4.4%	4.3%	8.9%	6.0%	4.4%	3.6%	3.6%	3.6%
Poconos	6.1%	5.8%	5.3%	5.3%	10.5%	6.9%	5.5%	4.6%	4.0%	4.2%
Carbon	5.9%	5.7%	5.2%	5.4%	9.6%	6.4%	5.1%	4.2%	3.7%	4.0%
Monroe	6.2%	6.0%	5.5%	5.3%	11.3%	7.2%	5.7%	4.8%	4.1%	4.2%
Pike	6.3%	6.0%	5.5%	5.5%	10.3%	6.9%	5.6%	5.0%	4.4%	4.3%
Wayne	5.7%	5.2%	4.9%	4.7%	9.0%	6.3%	5.1%	4.2%	3.8%	4.2%

Source: Bureau of Labor Statistics

BUSINESS CLIMATE

Proprietors' Income captures the income of the entrepreneurial class in each geographic area. Proprietors' Income is higher in the region as compared to state and national averages.

PROPRIETOR'S INCOME AS % OF PERSONAL INCOME

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
US	8.9%	9.0%	8.9%	8.7%	8.3%	8.3%	8.2%	8.3%	8.2%	9.8%
PA	10.4%	10.0%	9.8%	9.1%	8.4%	8.4%	7.7%	8.3%	7.4%	9.3%
Poconos	10.2%	10.3%	10.4%	9.5%	8.7%	8.4%	8.2%	9.1%	7.0%	10.6%
Carbon	20.3%	19.8%	20.9%	19.5%	16.9%	16.1%	15.4%	16.9%	9.0%	11.2%
Monroe	7.1%	7.1%	6.9%	6.1%	6.0%	5.9%	6.1%	7.1%	6.3%	9.8%
Pike	6.8%	7.0%	7.3%	7.0%	6.1%	6.0%	5.5%	5.9%	6.0%	12.5%
Wayne	9.6%	10.4%	10.0%	9.2%	8.8%	8.8%	8.3%	8.6%	7.7%	11.7%

Source: US Bureau of Economic Analysis

HOUSING

Median household income rose 1.0% throughout the Pocono region since last year. This increase was smaller than the increase in median household income seen nationally and statewide, 2.8% and 2.5% respectively.

Median Housing Value

Median housing values have seen substantial growth in all geographies in recent years. Since 2020, the median value nationally increased approximately 45% while Pocono home values increased 47%. Monroe County has seen the most dramatic increase in home values with their median home value increasing by 54% since 2020.

Percent Median Housing Value to Median Household Income

Over the five years, the nation and the Pocono Region saw an increase in percent median housing value to median household income. Since 2021 all Pocono counties have seen an increase. Pennsylvania had a slight decrease from 2024 to 2025.

Median Gross Rent (Monthly)

The median gross monthly rent in the Poconos increased by 24% since 2020, lower than the state (26%) and national (28%) increases. Both Monroe and Pike Counties have significantly higher rents than Carbon or Wayne.

Percent Annual Median Gross Rent to Median Household Income

Despite the increases seen in median monthly rent, the median rent to median household income has remained relatively stable across most geographies during the past decade.

MEDIAN HOUSEHOLD INCOME

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	\$53,889	\$55,322	\$57,652	\$60,293	\$62,843	\$64,994	\$69,021	\$75,149	\$78,538	\$80,734
PA	\$53,599	\$54,895	\$56,951	\$59,445	\$61,744	\$63,627	\$67,597	\$73,170	\$76,081	\$77,971
Poconos	\$54,359	\$55,399	\$57,061	\$59,163	\$60,741	\$62,351	\$65,018	\$73,691	\$76,063	\$76,582
Carbon	\$49,973	\$50,822	\$51,236	\$53,624	\$57,006	\$57,601	\$59,289	\$64,538	\$67,877	\$67,554
Monroe	\$57,365	\$58,980	\$61,430	\$63,931	\$63,934	\$68,734	\$72,679	\$80,656	\$82,374	\$83,565
Pike	\$60,180	\$61,199	\$63,417	\$64,247	\$65,928	\$67,495	\$71,360	\$76,416	\$79,318	\$81,323
Wayne	\$49,919	\$50,595	\$53,161	\$54,851	\$56,096	\$55,572	\$56,744	\$59,240	\$62,182	\$61,381

MEDIAN HOUSING VALUE

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	\$178,600	\$184,700	\$193,500	\$204,900	\$217,500	\$229,800	\$244,900	\$281,900	\$303,400	\$332,700
PA	\$166,000	\$167,700	\$170,500	\$174,100	\$180,200	\$187,500	\$197,300	\$226,200	\$240,500	\$245,500
Poconos	\$170,350	\$166,750	\$166,600	\$169,150	\$170,350	\$172,375	\$182,125	\$212,436	\$231,952	\$253,754
Carbon	\$144,700	\$141,300	\$141,200	\$141,600	\$146,400	\$150,400	\$158,000	\$179,600	\$193,700	\$211,400
Monroe	\$174,500	\$170,600	\$167,200	\$167,000	\$168,000	\$173,800	\$182,000	\$221,100	\$241,200	\$267,600
Pike	\$183,200	\$180,600	\$183,400	\$187,000	\$185,700	\$186,600	\$197,600	\$225,100	\$250,900	\$272,600
Wayne	\$179,000	\$174,500	\$174,600	\$181,000	\$181,300	\$178,700	\$190,100	\$211,000	\$228,200	\$242,100

PERCENT MEDIAN HOUSING VALUE TO MEDIAN HOUSEHOLD INCOME

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	331%	334%	336%	340%	346%	354%	355%	375%	386%	412%
PA	310%	305%	299%	293%	292%	295%	292%	309%	316%	315%
Poconos	313%	301%	292%	286%	280%	276%	280%	288%	305%	331%
Carbon	290%	278%	276%	264%	257%	261%	268%	278%	285%	313%
Monroe	304%	289%	272%	261%	263%	253%	250%	274%	293%	320%
Pike	304%	295%	289%	291%	282%	276%	277%	295%	316%	335%
Wayne	359%	345%	335%	330%	323%	322%	335%	356%	367%	394%

MEDIAN GROSS RENT (MONTHLY)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	\$928	\$949	\$982	\$1,023	\$1,062	\$1,096	\$1,023	\$1,268	\$1,348	\$1,413
PA	\$840	\$859	\$885	\$915	\$938	\$958	\$915	\$1,100	\$1,162	\$1,209
Poconos	\$933	\$948	\$962	\$975	\$990	\$996	\$975	\$1,190	\$1,228	\$1,235
Carbon	\$773	\$805	\$807	\$800	\$830	\$836	\$800	\$941	\$975	\$994
Monroe	\$1,014	\$1,040	\$1,071	\$1,087	\$1,108	\$1,154	\$1,087	\$1,311	\$1,347	\$1,393
Pike	\$1,118	\$1,133	\$1,138	\$1,197	\$1,200	\$1,204	\$1,197	\$1,344	\$1,383	\$1,378
Wayne	\$826	\$812	\$832	\$816	\$820	\$791	\$816	\$933	\$979	\$1,038

PERCENT ANNUAL MEDIAN GROSS RENT TO MEDIAN HOUSEHOLD INCOME

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	20.7%	20.6%	20.4%	20.4%	20.3%	20.2%	17.8%	20.2%	20.6%	21.0%
PA	18.8%	18.8%	18.6%	18.5%	18.2%	18.1%	16.2%	18.2%	18.3%	18.6%
Poconos	20.6%	20.5%	20.2%	19.8%	19.5%	19.2%	18.0%	19.4%	19.4%	19.4%
Carbon	18.6%	19.0%	18.9%	17.9%	17.5%	17.4%	16.2%	17.5%	17.2%	17.7%
Monroe	21.2%	21.2%	20.9%	20.4%	20.8%	20.1%	17.9%	19.5%	19.6%	20.0%
Pike	22.3%	22.2%	21.5%	22.4%	21.8%	21.4%	20.1%	21.1%	20.9%	20.3%
Wayne	19.9%	19.3%	19.1%	17.9%	17.5%	17.1%	17.3%	18.9%	18.9%	20.3%

Source: US Census Bureau, American Community Survey (5-year estimate)

PROPERTY TAX BURDEN (2023)

	Carbon	Monroe	Pike	Wayne
Median Property Tax Burden	\$2,178	\$3,454	\$2,911	\$1,929
Rank (3,143 Counties in US)	372	53	173	287
Property Tax Burden as % of Median Household Income	3.2%	4.2%	3.7%	3.1%

Source: Tax-Rates.org

PROPERTY TAX BURDEN (2024)

	Carbon	Monroe	Pike	Wayne
Median Property Tax Burden	\$2,178	\$3,454	\$2,911	\$1,929
Rank (3,143 Counties in US)	228	53	116	287
Property Tax Burden as % of Median Household Income	4.0%	5.2%	4.7%	3.8%

Source: Tax-Rates.org

HEALTHCARE

The number of people per 1 primary care physician has consistently been higher than what is seen nationally and statewide. Pike County is a significant outlier, with a ratio of 4,040 residents per physician, more than three times the national ratio of 1,310. Pike County is the only county in the region that does not have a hospital. This data has more lag time than other data points, and the most recent data is from 2022.

RATIO OF POPULATION TO 1 PRIMARY CARE PHYSICIAN

Data Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
US		1,320	1,320	1,330	1,330	1,320	1,310	1,310	1,330	1,310
PA	1,220	1,230	1,230	1,230	1,240	1,230	1,220	1,220	1,260	1,240
Carbon	2,090	2,080	2,000	2,050	2,200	2,380	2,380	2,670	2,970	3,450
Monroe	2,200	2,190	2,190	2,340	2,370	2,420	2,430	2,360	2,490	2,460
Pike	2,980	3,120	3,290	3,470	3,480	3,500	3,280	3,120	4,000	4,040
Wayne	2,060	1,980	1,900	1,950	1,710	1,970	2,140	2,330	2,710	2,560

Source: County Health Rankings & Roadmaps

EDUCATION

Percent of Population 25 Years or Older with a High School Diploma or Equivalent

The Pocono region has consistently had a greater percentage of its population having a high school diploma or equivalent than the national average. In all geographies, the percentage of people over the age of 25 with a high school diploma or equivalent has increased in the past decade. Pike County has consistently been a leader in this category, with 93.2% of Pike County residents over 25 having a high school diploma or equivalent. That is 3.8% higher than the national average.

Percent of Population 25 Years and Over with a Bachelors Degree or Higher

The percentage of the population 25 years or older with a Bachelor's Degree has increased in all geographies over the past decade. Every county in the Pocono region has a lower percentage of population with a Bachelor's Degree than the national or statewide average. Nationally, 35.7% of adults hold a bachelor's degree or higher, compared to 25.6% across the Pocono region. Carbon County has the lowest rate in the region at 19.2%, which is 16.5% below the national average. Pike County leads the Pocono counties at 29.7%, followed by Monroe at 27.4% and Wayne at 23.4%.

% OF POPULATION 25 YEARS AND OVER WITH A HIGH SCHOOL DEGREE OR EQUIVALENCY DEGREE

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	86.7%	87.0%	87.3%	87.7%	88.0%	88.9%	88.9%	89.1%	89.4%	89.6%
PA	89.2%	89.5%	89.9%	90.2%	90.5%	91.0%	91.4%	91.7%	91.9%	92.1%
Poconos	89.6%	89.7%	89.7%	90.1%	90.1%	90.1%	90.5%	90.7%	91.0%	91.2%
Carbon	88.7%	89.2%	89.6%	89.6%	89.4%	89.8%	90.3%	89.7%	90.3%	90.5%
Monroe	89.7%	89.6%	89.2%	89.4%	89.6%	89.5%	89.7%	89.9%	90.3%	90.4%
Pike	91.0%	90.7%	91.6%	92.9%	93.0%	92.4%	93.1%	93.1%	93.2%	93.2%
Wayne	89.3%	89.9%	89.5%	89.8%	89.6%	90.0%	90.6%	91.6%	91.4%	92.3%

% OF POPULATION 25 YEARS AND OVER WITH A BACHELOR'S DEGREE OR HIGHER

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	29.8%	30.3%	30.9%	31.5%	32.1%	32.9%	33.7%	34.3%	35.0%	35.7%
PA	28.6%	29.3%	30.1%	30.8%	31.4%	32.3%	33.1%	33.8%	34.5%	35.2%
Poconos	21.1%	21.9%	22.3%	22.9%	23.0%	23.7%	23.5%	24.2%	25.3%	25.6%
Carbon	15.5%	16.0%	16.0%	16.8%	17.9%	17.9%	17.7%	18.3%	18.3%	19.2%
Monroe	23.0%	23.6%	24.0%	24.4%	24.7%	25.8%	26.1%	26.6%	27.9%	27.4%
Pike	23.7%	25.3%	26.5%	28.0%	26.8%	27.1%	26.8%	27.4%	28.9%	29.7%
Wayne	19.7%	20.5%	20.4%	20.4%	20.4%	20.7%	19.6%	20.8%	21.6%	23.4%

POPULATION 25 YEARS AND OVER WITH A BACHELOR'S DEGREE OR HIGHER

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
US	62.952M	64.768M	66.888M	68.867M	70.920M	73.356M	75.809M	77.751M	79.954M	82.363M
PA	2.522M	2.596M	2.673M	2.745M	2.814M	2.907M	3.017M	3.081M	3.157M	3.231M
Poconos	50,483	52,390	53,612	55,414	56,187	58,298	58,521	60,725	63,804	65,190
Carbon	7,292	7,535	7,529	7,899	8,429	8,502	8,460	8,810	8,840	9,296
Monroe	25,986	26,672	27,411	28,147	28,742	30,421	30,662	31,550	33,384	32,905
Pike	9,610	10,275	10,711	11,397	11,014	11,260	11,693	12,172	13,064	13,695
Wayne	7,595	7,908	7,961	7,971	8,002	8,115	7,706	8,193	8,516	9,294

Source: US Census Bureau, American Community Survey (5-year estimates)



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The Economic Scorecard was launched in 2014 under the leadership of Marcia G. Welsh, Ph.D., President of East Stroudsburg University. The Scorecard, which is published annually and featured at ESU's Economic Outlook Summit, serves as a valuable assessment tool to measure the region's economic health and performance in key economic indicators. For more information regarding the Pocono Mountains Economic Scorecard, please contact ESU Economic Development and Entrepreneurship at 570-422-7966.



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