

# TRI-STATE TRACKING

ECONOMIC DATA FOR DELAWARE, NEW JERSEY, AND PENNSYLVANIA



FEDERAL RESERVE BANK OF PHILADELPHIA

## Delaware Labor Conditions\*

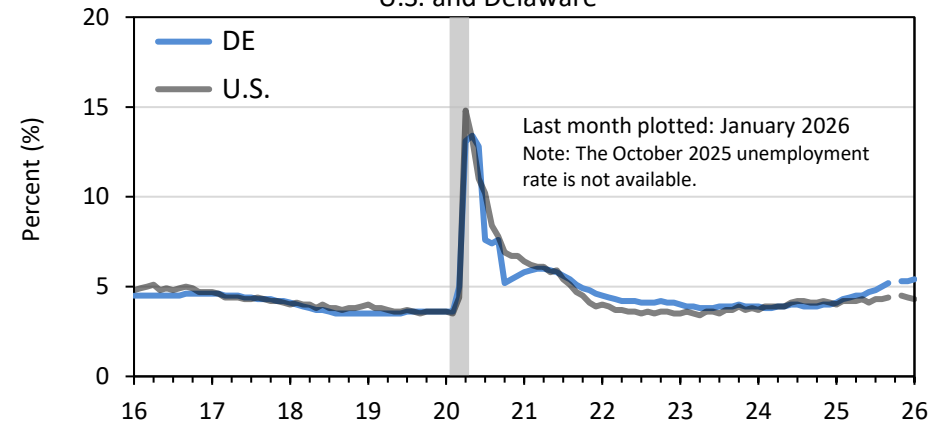
PAYROLL EMPLOYMENT (SA) January 2026	Level (000s)	Y/Y Change (000s)	Y/Y Change (%)
<b>Delaware - Total</b>	495.3	-0.4	-0.1
Mining & Construction	25.0	0.7	2.9
Manufacturing	26.3	-0.3	-1.1
Trade, Transportation & Utilities	90.8	0.3	0.3
Information	3.4	-0.1	-2.9
Finance, Insurance & Real Estate	48.9	-0.8	-1.6
Professional & Business Services	64.7	0.1	0.2
Educational & Health Services	93.6	2.2	2.4
Leisure & Hospitality	51.3	-1.9	-3.6
Other Services	19.8	0.1	0.5
Government	71.5	-0.7	-1.0
RESIDENT EMPLOYMENT (SA)			
<b>Employed</b>	488.3	-4.0	-0.8
<b>Unemployed</b>	27.9	6.6	31.2
<b>Civilian Labor Force</b>	516.2	2.6	0.5
<b>Unemployment Rate (%)</b>	5.4	1.3	
<b>Labor Force Participation Rate (%)</b>	59.5	-0.4	

\* Monthly data. Source: [Bureau of Labor Statistics](#) via [Haver Analytics](#). Data are seasonally adjusted (SA) except for the information sector.

Note: The gray-shaded area in the charts is a period of business recession as defined by the [National Bureau of Economic Research](#) (NBER).

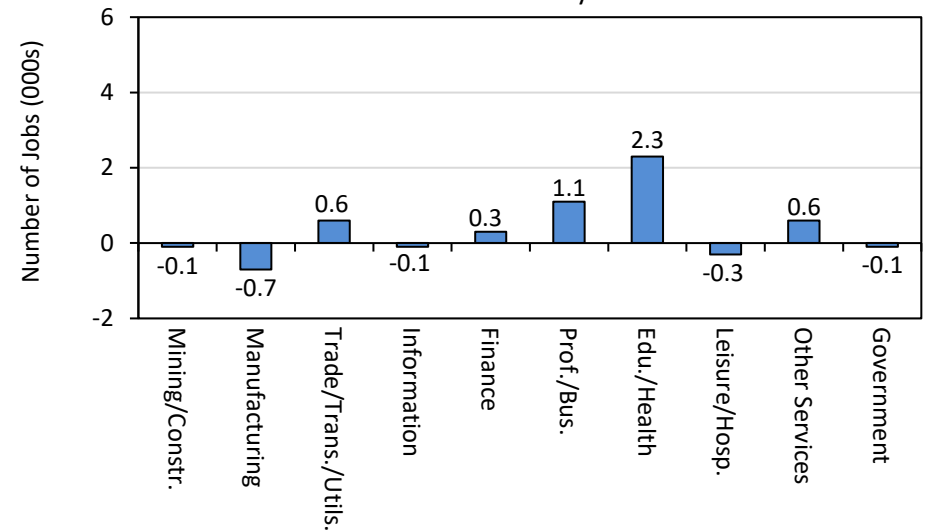
## Unemployment Rates (SA)

U.S. and Delaware



## Year-over-Year Payroll Employment Growth

Delaware - January 2026



For more information, visit [www.philadelphiafed.org/regional-economy](http://www.philadelphiafed.org/regional-economy).

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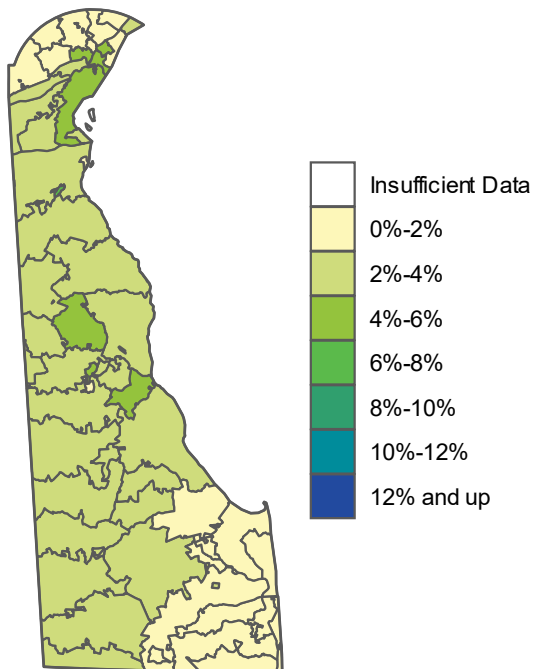
## Delaware

### Housing Market Conditions

#### DE Seriously Delinquent Mortgages\*

(90+ Days Past Due or in Foreclosure)

January 2026



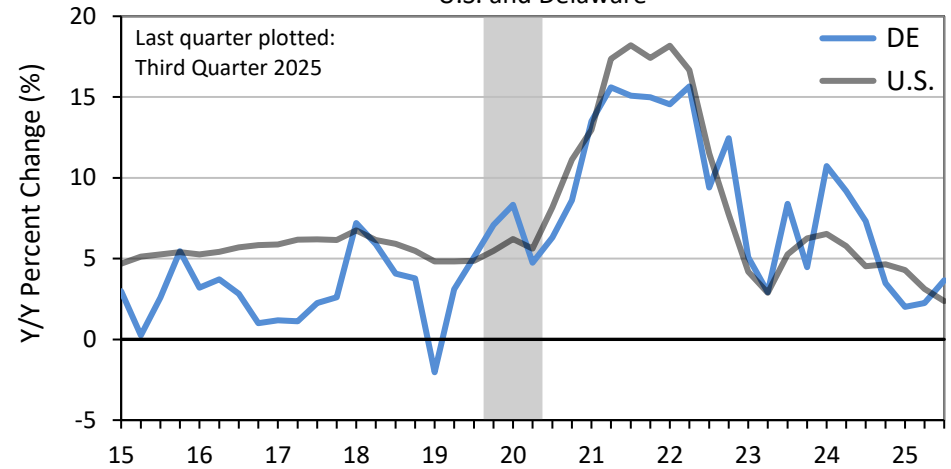
\* Monthly data. Source: [ICE, McDash](#)

\*\* Quarterly data. Source: [FHFA Purchase-Only Index](#) via [Haver Analytics](#)

\*\*\* Monthly data. Source: [U.S. Census Bureau](#) via [Haver Analytics](#). Data are seasonally adjusted (SA) by the [FRBP Research Department](#).

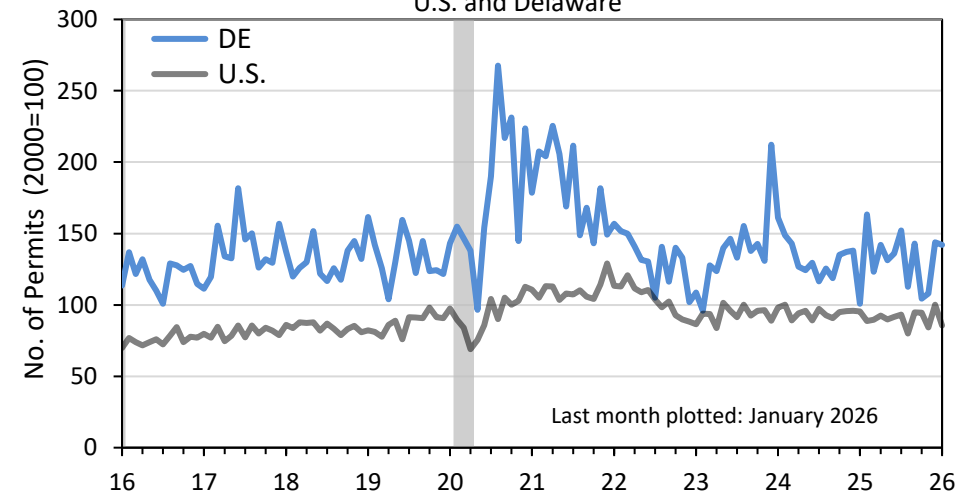
#### FHFA House Price Purchase-Only Index Yearly Growth\*\*

U.S. and Delaware



#### New Building Permits (SA)\*\*\*

U.S. and Delaware



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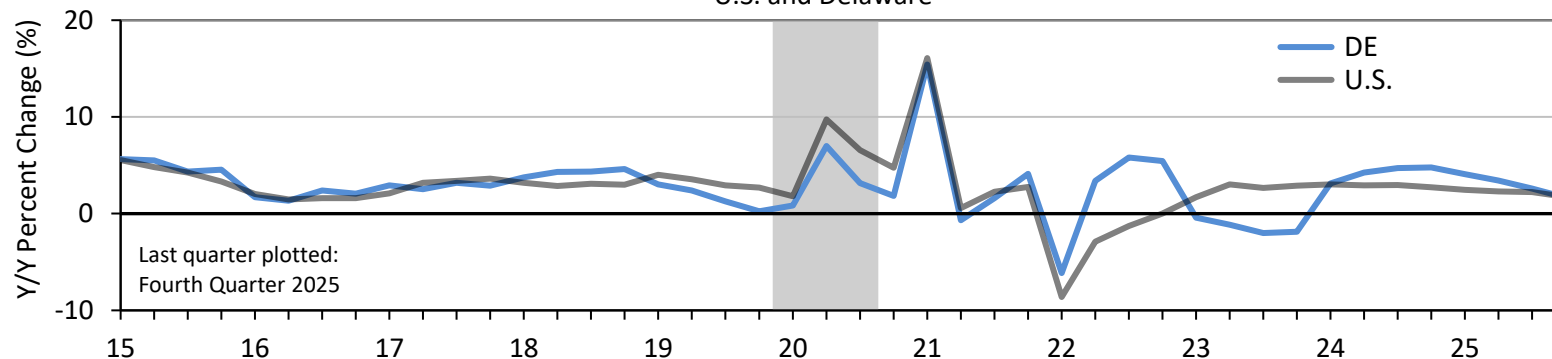
## Delaware

### Personal Income\*

NOMINAL PERSONAL INCOME (SAAR) <sup>†</sup> Fourth Quarter 2025	Level (\$Millions)	Share of Total (%)	Q/Q Change (%)	Y/Y Change (%)
<b>Total Personal Income</b>	76,360	100.00	0.49	4.53
Net Earnings, by Place of Residence	43,306	56.71	0.40	3.93
Earnings, by Place of Work	52,665	68.97	0.46	4.64
Total Wages & Salaries	38,942	51.00	0.88	5.88
Other Labor Income	9,104	11.92	1.00	6.27
Proprietors' Income	4,619	6.05	-3.93	-7.30
Less: Personal Contributions for Social Insurance	6,194	8.11	0.80	6.14
Plus: Adjustment for Residence	-3,166	-4.15	0.68	12.07
Plus: Dividends, Interest & Rent	15,373	20.13	0.40	1.94
Plus: Transfer Payments	17,681	23.15	0.78	8.47

<sup>†</sup>(SAAR): seasonally adjusted annualized rate

**Year-over-Year Real Personal Income Growth**  
U.S. and Delaware



\* Quarterly data. Source: [U.S. Bureau of Economic Analysis](https://www.bureauofeconomicanalysis.gov) via [Haver Analytics](https://www.haveranalytics.com)

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