

As of January 1, 2021.

Table 1. Labor Force and Employment in the Baltimore HMA, 2000 Through 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Labor Force	1,326.9	1,341.8	1,348.1	1,349.7	1,350.0	1,366.4	1,388.3	1,393.0	1,408.0	1,421.2	1,425.3	1,437.7	1,455.0	1,461.9	1,459.1	1,471.8	1,476.8	1,495.8	1,505.2	1,521.8	1,363.7
Resident Employment	1,276.2	1,284.7	1,284.6	1,285.4	1,288.0	1,306.2	1,331.6	1,342.4	1,345.5	1,316.2	1,309.2	1,328.8	1,349.7	1,362.2	1,371.2	1,394.5	1,408.9	1,430.7	1,445.0	1,466.7	1,273.2
Unemployment	50.8	57.1	63.5	64.4	62.0	60.2	56.7	50.6	62.5	105.0	116.1	108.9	105.3	99.6	87.9	77.3	67.8	65.1	60.2	55.1	90.5
Unemployment Rate (%)	3.8	4.3	4.7	4.8	4.6	4.4	4.1	3.6	4.4	7.4	8.1	7.6	7.2	6.8	6.0	5.3	4.6	4.4	4.0	3.6	6.6
Total Nonfarm Payroll Jobs	1,248.3	1,256.4	1,250.3	1,250.8	1,263.8	1,285.2	1,304.3	1,316.1	1,312.4	1,272.0	1,272.8	1,293.9	1,314.8	1,332.9	1,342.9	1,366.2	1,385.9	1,400.7	1,417.3	1,426.3	1,346.7
Goods-Producing Sectors	169.4	167.4	159.9	155.2	156.6	160.0	160.7	158.1	152.6	137.3	131.7	132.0	129.7	128.5	128.4	130.3	133.2	134.9	138.3	140.9	142.9
Mining, Logging, & Construction	73.4	74.6	74.0	74.8	79.5	83.7	86.5	85.7	82.3	71.9	68.0	68.4	68.6	70.2	72.3	74.8	77.4	78.3	80.6	81.5	85.0
Manufacturing	96.0	92.8	86.0	80.4	77.1	76.3	74.2	72.4	70.3	65.3	63.8	63.6	61.1	58.2	56.1	55.6	55.8	56.6	57.7	59.4	57.9
Service-Providing Sectors	1,078.9	1,089.0	1,090.4	1,095.7	1,107.2	1,125.2	1,143.6	1,158.0	1,159.8	1,134.8	1,141.1	1,161.9	1,185.1	1,204.4	1,214.5	1,235.8	1,252.7	1,265.9	1,279.0	1,285.5	1,203.8
Wholesale & Retail Trade	200.6	199.0	195.7	196.0	197.6	197.9	200.2	200.6	195.9	185.1	182.3	185.5	187.2	189.3	189.3	191.6	191.7	189.6	188.3	186.6	181.0
Wholesale Trade	54.2	55.5	53.9	52.9	53.2	55.0	56.1	55.6	54.7	51.7	50.3	51.0	51.5	51.4	50.8	51.9	51.9	52.1	52.5	54.0	52.0
Retail Trade	146.4	143.5	141.8	143.1	144.4	142.9	144.1	145.0	141.2	133.4	132.0	134.5	135.7	137.9	138.5	139.7	139.8	137.5	135.8	132.6	129.0
Transportation & Utilities	43.5	42.9	41.7	41.8	43.3	44.3	45.2	45.7	44.4	42.1	42.4	44.2	45.4	45.8	46.8	51.1	54.7	57.4	58.1	61.0	57.3
Information	24.8	24.7	21.8	21.0	21.1	21.7	22.2	23.4	22.9	20.4	19.9	17.5	17.1	16.9	16.4	16.7	17.1	17.5	17.3	17.3	15.2
Financial Activities	78.0	79.2	79.8	81.9	81.5	82.2	82.1	80.7	78.2	74.3	73.0	73.4	73.7	75.4	76.1	77.5	79.2	81.3	80.1	79.2	75.6
Professional & Business Services	172.7	178.2	175.2	173.9	178.6	185.6	189.3	191.9	193.4	182.9	184.7	195.3	207.3	215.3	220.8	226.1	232.1	232.7	239.0	246.8	240.5
Education & Health Services	187.3	191.3	196.6	200.6	205.1	209.8	215.0	221.2	227.6	233.2	237.3	241.8	246.9	251.7	253.9	260.4	265.4	272.8	278.3	279.9	263.4
Leisure & Hospitality	103.3	102.2	105.2	107.4	110.1	111.8	113.9	116.2	116.5	113.2	112.6	114.3	120.8	125.4	129.9	134.1	135.6	137.8	138.9	139.1	111.4
Other Services	51.5	53.5	54.5	54.4	54.6	54.9	56.1	56.6	56.5	55.6	55.4	55.3	55.1	54.6	52.9	51.4	50.7	51.3	52.0	51.5	47.7
Government	217.2	218.1	220.0	218.7	215.4	217.0	219.7	221.9	224.6	228.0	233.4	234.6	231.7	230.1	228.4	227.1	226.1	225.5	227.0	224.3	211.8
Federal	44.8	42.5	42.2	42.1	41.3	41.4	41.1	40.7	41.4	44.2	48.1	51.5	52.9	51.8	50.7	50.8	51.1	50.7	50.3	50.7	51.8
State	68.4	70.0	71.0	70.3	69.1	69.6	69.7	70.2	70.7	71.1	72.8	71.9	67.9	67.6	67.6	66.4	65.4	65.3	66.2	65.3	62.0
Local	104.0	105.6	106.8	106.3	104.9	106.0	108.9	111.0	112.5	112.7	112.5	111.2	110.8	110.8	110.1	109.9	109.6	109.5	110.6	108.2	98.0

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of January 1, 2021.

Table 2. Population and Household Trends in the Baltimore 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 (%)
Population										
Baltimore HMA	2,552,994	2,710,489	2,801,000	2,807,000	15,750	0.6	8,375	0.3	1,975	0.1
Baltimore City Submarket	651,154	620,961	585,800	565,700	-3,025	-0.5	-3,275	-0.5	-6,700	-1.2
Northern Suburbs Submarket	1,123,779	1,216,989	1,251,000	1,255,000	9,325	0.8	3,125	0.3	1,400	0.1
Southern Suburbs Submarket	778,061	872,539	964,100	985,900	9,450	1.2	8,525	0.9	7,275	0.7
Households										
Baltimore HMA	974,071	1,038,765	1,084,000	1,088,000	6,475	0.6	4,225	0.4	1,325	0.1
Baltimore City Submarket	257,996	249,903	243,500	236,800	-810	-0.3	-600	-0.2	-2,250	-0.9
Northern Suburbs Submarket	432,047	466,719	482,100	484,600	3,475	0.8	1,425	0.3	840	0.2
Southern Suburbs Submarket	284,028	322,143	358,500	366,700	3,800	1.3	3,375	1.0	2,725	0.8

Notes: The current date is January 1, 2021. The forecast date is January 1, 2024.

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



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

	Baltimore HMA			Baltimore City Submarket			Northern Suburbs Submarket			Southern Suburbs Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,048,046	1,132,251	1,193,000	300,477	296,685	298,400	451,140	493,582	510,500	296,429	341,984	384,100
Occupied Units	974,071	1,038,765	1,084,100	257,996	249,903	243,500	358,497	466,719	482,100	284,028	322,143	358,500
Owner-Occupied	651,816	691,720	699,700	129,869	119,163	106,000	258,156	332,430	335,500	214,172	240,127	258,200
%	66.9	66.6	64.5	50.3	47.7	43.5	72.0	71.2	69.6	75.4	74.5	72.0
Renter-Occupied	322,255	347,045	384,400	128,127	130,740	137,500	100,341	134,289	146,600	69,856	82,016	100,300
%	33.1	33.4	35.5	49.7	52.3	56.5	28.0	28.8	30.4	24.6	25.5	28.0
Vacant Units	73,975	93,486	108,900	42,481	46,782	54,850	25,602	26,863	28,500	12,401	19,841	25,600
Available Units	31,841	46,900	50,200	15,328	20,975	24,150	10,602	16,232	15,450	5,247	9,693	10,600
For Sale	10,866	15,162	13,950	4,823	5,211	4,300	4,198	5,828	5,450	2,161	4,123	4,200
Rate (%)	1.6	2.1	2.0	3.6	4.2	3.9	1.6	1.7	1.6	1.0	1.7	1.6
For Rent	20,975	31,738	36,250	10,505	15,764	19,850	6,405	10,404	10,000	3,086	5,570	6,400
Rate (%)	6.1	8.4	8.6	7.6	10.8	12.6	6.0	7.2	6.4	4.2	6.4	6.0
Other Vacant	42,134	46,586	58,700	27,153	25,807	30,700	15,000	10,631	13,000	7,154	10,148	15,000

Note: The current date is January 1, 2021.

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



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Table 4. Residential Building Permit Activity in the Baltimore HMA, 2000 Through 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Baltimore HMA																					
Total	12,782	11,926	11,689	11,761	11,162	11,868	9,085	6,562	5,977	5,448	6,290	6,849	6,651	9,466	8,039	8,995	9,822	8,591	11,038	8,454	8,103
Sales	9,955	9,247	9,573	8,863	7,982	9,542	7,697	5,216	3,502	3,309	3,636	3,280	3,898	4,677	4,793	4,751	4,842	5,063	5,615	5,087	5,254
Rental	2,827	2,679	2,116	2,898	3,180	2,326	1,388	1,346	2,475	2,139	2,654	3,569	2,753	4,789	3,246	4,244	4,980	3,528	5,423	3,367	2,849
Baltimore City Submarket																					
Total	1,007	842	897	1,109	1,218	1,703	1,506	479	1,292	412	497	1,117	858	2,198	1,304	1,567	2,090	1,585	2,694	1,393	1,584
Sales	219	115	181	208	545	1,302	978	234	333	137	118	76	164	232	243	301	268	169	99	134	76
Rental	788	727	716	901	673	401	528	245	959	275	379	1,041	694	1,966	1,061	1,266	1,822	1,416	2,595	1,259	1,508
Northern Suburbs Submarket																					
Total	6,002	6,664	6,243	5,760	5,287	5,404	4,072	2,548	2,486	2,141	2,420	1,695	1,984	2,569	2,331	2,667	2,694	2,833	3,628	2,948	3,113
Sales	4,991	4,982	5,259	4,761	3,944	4,695	3,768	2,374	1,292	1,118	1,573	1,226	1,668	1,592	1,768	1,575	1,689	2,023	2,459	1,952	2,001
Rental	1,011	1,682	984	999	1,343	709	304	174	1,194	1,023	847	469	316	977	563	1,092	1,005	810	1,169	996	1,112
Southern Suburbs Submarket																					
Total	5,773	4,420	4,549	4,892	4,657	4,761	3,507	3,535	2,199	2,895	3,373	4,037	3,809	4,699	4,404	4,761	5,038	4,173	4,716	4,113	3,406
Sales	4,745	4,150	4,133	3,894	3,493	3,545	2,951	2,608	1,877	2,054	1,945	1,978	2,066	2,853	2,782	2,875	2,885	2,871	3,057	3,001	3,177
Rental	1,028	270	416	998	1,164	1,216	556	927	322	841	1,428	2,059	1,743	1,846	1,622	1,886	2,153	1,302	1,659	1,112	229

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2019—final data and estimates by the analyst; 2020—preliminary data and estimates by the analyst



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Table 5. Median Income in the Baltimore HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	60,600	82,100	101,000	3.1	2.1

Source: HUD, Office of Policy Development and Research

