

Table 1. Labor Force and Employment in the Baltimore-Columbia-Towson HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			May 2017	May 2018
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	1,425.2	1,437.7	1,454.9	1,461.8	1,462.4	1,476.4	1,482.7	1,500.2	1,490.6	1,505.3
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	1,374.2	1,398.9	1,414.8	1,436.2	1,423.9	1,441.2
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	88.1	77.5	67.8	64.0	66.7	64.1
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	4.3	4.5	4.3
Total nonfarm payroll jobs	1,247.7	1,255.8	1,249.8	1,250.2	1,263.2	1,284.6	1,303.7	1,315.6	1,312.1	1,271.7	1,272.4	1,293.6	1,314.6	1,332.7	1,342.8	1,366.0	1,385.2	1,397.5	1,390.4	1,406.0
Goods-producing sectors	169.3	167.3	159.8	155.1	156.5	159.9	160.6	158.0	152.5	137.2	131.7	131.9	129.6	128.4	128.4	130.3	133.0	133.7	133.3	134.6
Mining, logging, & construction	73.3	74.5	73.9	74.7	79.4	83.6	86.4	85.6	82.2	71.9	67.9	68.3	68.5	70.2	72.3	74.7	77.4	77.9	77.5	78.9
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	55.6	55.8	55.8	55.7
Service-providing sectors	1,078.4	1,088.5	1,089.9	1,095.1	1,106.7	1,124.7	1,143.1	1,157.6	1,159.6	1,134.5	1,140.8	1,161.6	1,184.9	1,204.3	1,214.4	1,235.7	1,252.2	1,263.8	1,257.2	1,271.4
Trade	201.1	199.5	196.2	196.4	198.0	198.3	200.7	201.1	196.5	185.6	182.9	186.1	187.8	190.1	190.2	192.6	192.8	190.8	191.6	191.6
Wholesale trade	54.7	56.0	54.4	53.3	53.6	55.4	56.6	56.1	55.3	52.2	50.9	51.6	52.2	52.2	51.8	53.0	53.1	53.1	52.9	53.5
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	135.6	137.9	138.4	139.6	139.7	137.7	138.7	138.1
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	53.7	55.1	54.5	55.5
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	17.5	17.3
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	77.3	78.8	81.3	79.6	81.6
Professional & business services	171.7	177.2	174.2	172.9	177.7	184.6	188.1	190.7	192.1	181.6	183.3	193.8	205.8	213.6	218.9	224.1	230.7	230.8	231.4	233.2
Education & health services	187.3	191.3	196.6	200.6	205.1	209.9	215.2	221.5	228.0	233.7	237.9	242.5	247.6	252.5	254.9	261.4	266.6	275.0	269.1	278.8
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	134.0	135.5	136.9	136.7	136.8
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	51.0	50.9	51.1
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	225.6	226.0	225.7
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	50.8	51.1	50.5
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	65.4	65.2	65.6
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	109.4	109.7	109.6

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through May 2018.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Baltimore-Columbia-Towson HMA, 2000 to Forecast

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
2000	2010	Current	Forecast							
Population										
Baltimore-Columbia-Towson HMA	2,552,994	2,710,489	2,814,000	2,840,000	15,750	0.6	12,650	0.5	8,675	0.3
Baltimore City submarket	651,154	620,961	606,600	596,300	− 3,025	− 0.5	− 1,750	− 0.3	− 3,425	− 0.6
Northern Suburbs submarket	1,123,779	1,216,989	1,256,000	1,265,000	9,325	0.8	4,775	0.4	3,000	0.2
Southern Suburbs submarket	778,061	872,539	952,400	979,100	9,450	1.2	9,775	1.1	8,900	0.9
Households										
Baltimore-Columbia-Towson HMA	974,071	1,038,765	1,077,800	1,088,000	6,475	0.6	4,775	0.5	3,400	0.3
Baltimore City submarket	257,996	249,903	246,100	242,700	− 810	− 0.3	− 470	− 0.2	− 1,125	− 0.5
Northern Suburbs submarket	432,047	466,719	480,000	483,400	3,475	0.8	1,625	0.3	1,125	0.2
Southern Suburbs submarket	284,028	322,143	351,650	361,400	3,800	1.3	3,625	1.1	3,250	0.9

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is June 1, 2018. The forecast date is June 1, 2021.

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

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

	Baltimore-Columbia-Towson 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	1,180,000	300,477	296,685	298,700	451,140	493,582	505,100	296,429	341,984	376,400
Occupied units	974,071	1,038,765	1,077,800	257,996	249,903	246,100	432,047	466,719	480,000	284,028	322,143	351,650
Owner-occupied	651,816	691,720	704,800	129,869	119,163	111,300	307,775	332,430	336,800	214,172	240,127	256,700
%	66.9	66.6	65.4	50.3	47.7	45.2	71.2	71.2	70.2	75.4	74.5	73.0
Renter-occupied	322,255	347,045	373,000	128,127	130,740	134,800	124,272	134,289	143,200	69,856	82,016	94,950
%	33.1	33.4	34.6	49.7	52.3	54.8	28.8	28.8	29.8	24.6	25.5	27.0
Vacant units	73,975	93,486	102,400	42,481	46,782	52,600	19,093	26,863	25,100	12,401	19,841	24,700
Available units	31,841	46,900	52,400	15,328	20,975	25,600	11,266	16,232	14,600	5,247	9,693	12,200
For sale	10,866	15,162	13,950	4,823	5,211	4,650	3,882	5,828	5,125	2,161	4,123	4,175
Rate (%)	1.6	2.1	1.9	3.6	4.2	4.0	1.2	1.7	1.5	1.0	1.7	1.6
For rent	20,975	31,738	38,450	10,505	15,764	20,950	7,384	10,404	9,475	3,086	5,570	8,025
Rate (%)	6.1	8.4	9.3	7.6	10.8	13.5	5.6	7.2	6.2	4.2	6.4	7.8
Other vacant	42,134	46,586	50,000	27,153	25,807	27,000	7,827	10,631	10,500	7,154	10,148	12,500

Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2018.

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

Table 4. Residential Building Permit Activity in the Baltimore-Columbia-Towson HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			May 2017	May 2018
Baltimore-Columbia-Towson HMA																				
Total	12,438	11,575	11,719	12,562	11,079	11,408	9,153	7,641	6,281	5,803	6,036	6,619	6,732	8,419	7,699	8,830	10,326	9,758	7,690	7,470
Single-family	9,700	8,935	9,351	8,314	7,501	8,386	6,339	4,775	3,131	3,099	3,554	3,277	3,895	4,617	4,662	4,587	4,731	5,121	4,855	5,265
Multifamily	2,738	2,640	2,368	4,248	3,578	3,022	2,814	2,866	3,150	2,704	2,482	3,342	2,837	3,802	3,037	4,243	5,595	4,637	2,835	2,205
Baltimore City submarket																				
Total	618	443	965	1,904	1,286	1,329	1,669	1,593	1,504	761	529	1,149	954	1,417	981	1,453	2,912	3,148	1,080	520
Single-family	219	115	181	206	433	643	332	204	153	137	118	75	164	220	241	219	267	280	230	140
Multifamily	399	328	784	1,698	853	686	1,337	1,389	1,351	624	411	1,074	790	1,197	740	1,234	2,645	2,868	850	380
Northern Suburbs submarket																				
Total	6,002	6,776	6,243	5,760	5,230	5,404	4,072	2,448	2,567	1,974	2,236	1,650	2,213	2,457	2,362	2,770	2,434	2,902	2,725	2,800
Single-family	4,961	4,973	5,254	4,618	3,659	4,453	3,428	2,196	1,290	1,118	1,491	1,226	1,666	1,555	1,644	1,524	1,627	1,991	1,650	2,150
Multifamily	1,041	1,803	989	1,142	1,571	951	644	252	1,277	856	745	424	547	902	718	1,246	807	911	1,075	650
Southern Suburbs submarket																				
Total	5,818	4,356	4,511	4,898	4,563	4,675	3,412	3,600	2,210	3,068	3,271	3,820	3,565	4,545	4,356	4,607	4,980	3,708	3,885	4,150
Single-family	4,520	3,847	3,916	3,490	3,409	3,290	2,579	2,375	1,688	1,844	1,945	1,976	2,065	2,842	2,777	2,844	2,837	2,850	2,975	2,975
Multifamily	1,298	509	595	1,408	1,154	1,385	833	1,225	522	1,224	1,326	1,844	1,500	1,703	1,579	1,763	2,143	858	910	1,175

Notes: Numbers may not add to totals because of rounding. Current includes data through May 2018.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Baltimore-Columbia-Towson HMA, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	60,600	82,100	90,793	3.1	1.4
Median household income	49,938	65,392	72,801	2.7	1.5

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 2016 median household income—U.S. Census Bureau, 2009 and 2016 American Community Survey 1-year data