

As of April 1, 2021.

Table 1. Labor Force and Employment in the Bergen-Hudson-Passaic HMA, 2000 Through March 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						March 2020	March 2021
Labor Force	1,001.5	996.5	993.7	990.2	981.8	988.1	996.4	998.0	1,012.7	1,026.4	1,085.2	1,092.7	1,099.4	1,091.9	1,081.6	1,084.8	1,081.7	1,077.8	1,069.9	1,085.4	1,083.6	1,097.6	1,069.6
Resident Employment	961.4	950.2	931.4	928.1	931.3	942.1	948.4	954.6	957.5	930.4	984.3	995.0	1,002.0	1,006.1	1,012.5	1,025.5	1,029.8	1,029.9	1,028.1	1,049.1	968.8	1,061.8	942.6
Unemployment	40.1	46.4	62.3	62.1	50.5	46.0	48.0	43.4	55.2	96.0	101.0	97.7	97.4	85.7	69.1	59.3	51.9	48.0	41.8	36.3	114.8	35.8	127.0
Unemployment Rate (%)	4.0	4.7	6.3	6.3	5.1	4.7	4.8	4.3	5.5	9.4	9.3	8.9	8.9	7.9	6.4	5.5	4.8	4.5	3.9	3.3	10.6	3.3	11.9
Total Nonfarm Payroll Jobs	922.2	925.3	903.4	907.2	904.4	905.1	905.7	909.2	900.6	867.3	865.6	868.6	874.6	881.9	890.6	901.5	912.7	924.7	927.8	935.0	845.8	937.5	821.8
Goods-Producing Sectors	139.1	134.6	125.6	119.0	114.6	110.1	108.8	105.6	101.0	89.2	86.3	86.6	85.4	86.0	87.0	88.3	89.2	90.1	90.9	91.6	84.2	91.9	81.8
Mining, Logging, & Construction	30.3	31.7	33.1	32.1	32.2	31.8	33.2	33.5	32.0	27.4	25.8	26.0	26.5	27.7	29.2	30.4	30.5	30.7	30.8	31.0	29.2	31.6	28.1
Manufacturing	108.8	102.8	92.5	86.8	82.4	78.3	75.7	72.1	68.9	61.8	60.5	60.6	59.0	58.3	57.8	57.9	58.7	59.3	60.2	60.5	55.1	60.3	53.7
Service-Providing Sectors	783.1	790.7	777.9	788.2	789.7	795.0	796.9	803.6	799.6	778.1	779.3	782.0	789.1	795.8	803.6	813.2	823.5	834.6	836.8	843.4	761.6	845.6	740.0
Wholesale & Retail Trade	182.4	180.5	175.9	175.3	173.0	171.5	171.3	171.8	168.1	159.6	160.9	162.6	164.6	164.7	166.6	167.4	166.7	166.7	165.6	165.3	150.1	165.7	145.9
Wholesale Trade	76.2	75.0	69.8	70.3	69.5	69.5	70.0	70.2	68.4	63.9	62.5	62.6	63.3	62.1	61.8	60.2	59.1	59.9	60.4	61.2	57.3	61.7	55.2
Retail Trade	106.2	105.5	106.1	105.0	103.5	102.0	101.3	101.6	99.7	95.7	98.4	100.0	101.3	102.6	104.8	107.2	107.6	106.8	105.2	104.1	92.8	104.0	90.7
Transportation & Utilities	48.3	49.4	47.3	46.9	45.3	44.0	44.2	43.3	42.1	40.1	39.4	39.1	39.3	39.4	39.9	41.0	41.9	43.9	46.0	46.7	45.0	47.6	44.7
Information	27.2	27.1	24.8	23.8	23.2	24.4	25.1	24.0	22.2	19.7	19.5	18.7	18.1	18.1	19.1	19.6	19.4	19.4	18.8	18.7	18.3	18.9	18.1
Financial Activities	73.0	73.5	72.0	71.9	72.2	73.2	72.7	73.6	74.7	73.2	71.5	70.3	68.9	69.1	66.3	67.5	70.3	74.2	74.9	74.8	71.7	74.8	71.6
Professional & Business Services	143.8	143.7	135.2	135.4	134.3	134.3	133.1	136.8	138.0	128.8	129.7	136.3	140.5	143.2	140.4	141.8	142.6	142.1	140.6	141.2	128.8	140.6	125.3
Education & Health Services	108.4	112.8	116.7	120.4	123.1	125.5	128.2	130.8	133.3	136.9	139.7	140.6	143.4	144.1	148.9	152.3	156.4	160.9	161.8	164.3	150.1	165.3	146.0
Leisure & Hospitality	52.7	53.6	54.4	57.1	58.2	59.9	61.3	61.2	61.6	62.0	63.3	63.6	63.7	66.4	67.8	69.6	71.4	72.9	75.6	77.6	55.9	77.8	51.0
Other Services	37.0	37.1	36.2	36.9	38.3	39.2	37.6	38.5	34.6	33.2	32.9	33.2	34.4	34.0	35.3	35.9	36.5	36.4	36.6	37.5	30.0	37.5	28.1
Government	110.4	113.1	115.5	120.4	122.2	122.9	123.4	123.5	125.0	124.6	122.6	117.8	116.2	116.8	119.2	118.3	118.3	118.0	117.0	117.4	111.7	117.3	109.3
Federal	12.4	12.5	12.2	11.8	11.5	11.4	11.0	10.9	10.4	10.0	10.4	9.5	9.3	9.1	9.2	9.4	9.1	9.2	8.8	8.7	9.2	8.7	9.3
State	17.6	17.9	18.0	21.3	22.3	22.1	22.2	21.9	22.4	22.4	21.2	19.8	18.7	18.1	17.9	15.8	14.3	14.0	14.0	13.7	13.5	13.9	13.3
Local	80.4	82.7	85.3	87.4	88.3	89.5	90.3	90.8	92.2	92.2	91.0	88.5	88.3	89.6	92.2	93.2	94.9	94.8	94.2	95.1	89.0	94.8	86.7

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2021.

Table 2. Population and Household Trends in the Bergen-Hudson-Passaic 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										
Bergen-Hudson-Passaic HMA	1,982,142	2,040,608	2,095,000	2,097,000	5,850	0.3	4,975	0.2	420	0.0
Households										
Bergen-Hudson-Passaic HMA	725,219	748,952	791,500	797,900	2,375	0.3	3,875	0.5	2,150	0.3

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

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



As of April 1, 2021.

Table 3. Housing Inventory, Tenure, and Vacancy in the Bergen-Hudson-Passaic HMA, 2000, 2010, and Current

	Bergen-Hudson-Passaic HMA		
	2000	2010	Current
Total Housing Inventory	750,486	798,689	846,700
Occupied Units	725,219	748,952	791,500
Owner-Occupied	384,124	392,854	396,800
%	53.0	52.5	50.1
Renter-Occupied	341,095	356,098	394,700
%	47.0	47.5	49.9
Vacant Units	25,267	49,737	55,200
Available Units	12,893	30,310	33,225
For Sale	3,302	7,764	5,225
Rate (%)	0.9	1.9	1.3
For Rent	9,591	22,546	28,000
Rate (%)	2.7	6.0	6.6
Other Vacant	12,374	19,427	22,000

Note: The current date is April 1, 2021.

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



As of April 1, 2021.

Table 4. Residential Building Permit Activity in the Bergen-Hudson-Passaic HMA, 2000 Through March 2021

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	12 Months Ending	
																						March 2020	March 2021
Bergen-Hudson-Passaic HMA																							
Total	4,997	3,886	4,349	4,589	7,068	8,472	7,644	7,148	5,327	3,085	2,659	3,761	5,853	7,217	8,661	8,352	7,819	8,756	8,204	12,763	12,265	14,281	11,093
Sales	2,137	1,813	2,084	2,519	2,326	5,024	5,203	2,006	1,521	1,398	990	1,006	1,267	1,769	2,164	1,608	2,527	1,819	2,250	3,233	1,691	3,682	1,998
Rental	2,860	2,073	2,265	2,070	4,742	3,448	2,441	5,142	3,806	1,687	1,669	2,755	4,586	5,448	6,497	6,744	5,292	6,937	5,954	9,530	10,574	10,599	9,095

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021—preliminary data and estimates by the analyst

