

As of December 1, 2020.

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					November 2019	November 2020
Labor Force	250.9	260.3	261.8	265.6	268.5	281.6	292.2	295.2	295.4	296.3	297.5	301.5	307.0	309.9	316.1	324.1	335.5	347.3	362.3	375.9	374.8	384.5
Resident Employment	241.5	249.1	248.2	251.5	256.3	271.2	283.2	286.4	279.5	267.9	270.2	276.4	285.2	291.5	301.3	311.1	323.2	336.5	352.2	365.6	364.5	364.0
Unemployment	9.4	11.2	13.6	14.1	12.2	10.3	9.0	8.8	15.9	28.4	27.3	25.1	21.8	18.4	14.9	13.0	12.3	10.8	10.0	10.3	10.3	20.5
Unemployment Rate (%)	3.8	4.3	5.2	5.3	4.5	3.7	3.1	3.0	5.4	9.6	9.2	8.3	7.1	5.9	4.7	4.0	3.7	3.1	2.8	2.7	2.8	5.3
Total Nonfarm Payroll Jobs	231.8	235.2	233.9	235.5	243.0	255.2	272.0	276.8	273.3	255.3	253.3	257.6	265.3	273.6	282.4	292.1	304.7	316.8	332.2	344.6	343.6	343.0
Goods-Producing Sectors	52.6	52.3	48.5	46.3	47.5	50.5	56.1	54.3	47.0	37.2	35.3	36.0	37.7	40.1	41.5	43.3	45.9	49.2	53.6	55.7	55.6	58.3
Mining, Logging, & Construction	17.0	17.3	16.2	16.1	17.3	20.3	24.4	23.2	18.6	14.1	13.0	12.9	13.8	15.7	16.9	18.0	20.0	21.8	24.4	26.5	26.3	29.0
Manufacturing	35.6	35.0	32.3	30.2	30.2	31.7	31.2	28.4	23.1	22.3	23.1	24.0	24.3	24.6	25.4	26.0	27.4	29.2	29.2	29.3	29.3	29.3
Service-Providing Sectors	179.2	183.0	185.4	189.3	195.5	204.6	215.9	222.5	226.3	218.1	218.0	221.7	227.6	233.6	241.0	248.8	258.8	267.6	278.6	288.9	288.0	284.7
Wholesale & Retail Trade	38.9	38.0	37.8	37.7	38.7	41.3	44.4	46.3	45.5	41.5	41.1	42.3	43.9	45.6	46.8	48.6	49.8	50.9	52.3	54.0	53.8	55.3
Wholesale Trade	10.2	9.8	9.8	9.8	10.1	11.0	12.1	12.4	12.2	11.3	11.2	11.7	12.3	12.9	13.2	13.5	14.0	14.3	15.1	15.9	15.9	15.8
Retail Trade	28.7	28.2	28.0	27.9	28.6	30.3	32.3	33.9	33.3	30.2	29.9	30.6	31.6	32.7	33.6	35.1	35.8	36.6	37.2	38.1	37.9	39.5
Transportation & Utilities	8.1	8.1	7.4	7.5	7.4	7.6	8.0	8.3	8.4	8.0	8.1	8.3	8.4	8.3	8.8	9.4	9.7	10.1	11.1	11.5	11.4	12.0
Information	4.3	4.0	3.7	4.0	4.1	4.5	4.6	4.7	4.9	4.4	4.4	4.4	4.4	4.5	4.6	4.6	4.7	4.5	4.5	4.5	4.5	4.1
Financial Activities	12.2	12.0	12.2	12.6	13.0	13.8	15.0	14.9	14.5	13.6	13.5	14.0	14.4	14.8	15.6	16.2	16.9	17.6	18.5	19.4	19.3	20.6
Professional & Business Services	29.8	30.3	31.7	32.9	35.5	37.6	40.8	41.1	41.9	38.7	38.6	38.7	39.8	40.5	41.8	42.4	45.7	48.3	49.7	51.0	51.0	51.2
Education & Health Services	23.9	26.1	27.5	29.0	29.8	31.1	31.5	32.8	34.8	35.9	37.3	38.6	39.4	40.5	41.8	43.5	44.6	46.1	48.5	51.3	51.1	48.6
Leisure & Hospitality	19.8	20.6	20.6	21.0	21.5	22.2	23.5	25.1	24.6	23.1	22.6	23.6	24.7	26.1	27.5	28.6	30.6	32.1	34.6	35.9	35.8	32.6
Other Services	6.9	7.0	6.8	6.8	7.0	7.1	7.7	8.0	8.4	9.2	9.2	9.3	9.5	9.7	10.2	10.6	11.0	11.3	11.8	12.6	12.5	11.9
Government	35.4	36.8	37.6	37.9	38.7	39.4	40.3	41.3	43.3	43.7	43.1	42.6	43.2	43.6	44.0	44.9	45.7	46.8	47.8	48.7	48.5	48.6
Federal	5.5	5.5	5.6	5.8	5.7	5.8	5.7	5.8	6.1	6.3	6.2	5.9	6.0	6.0	6.0	6.1	6.2	6.4	6.6	6.6	6.6	6.9
State	12.5	13.1	13.0	13.0	13.1	13.2	13.3	13.4	13.8	13.6	12.9	13.1	13.6	13.7	13.7	14.4	14.7	14.8	15.2	15.4	15.4	15.5
Local	17.5	18.3	18.9	19.1	19.8	20.4	21.4	22.2	23.4	23.8	24.0	23.6	23.6	23.9	24.4	24.4	24.8	25.5	26.1	26.6	26.5	26.2

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Boise 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										
Boise HMA	464,840	616,561	771,100	822,100	15,150	2.9	14,500	2.1	17,000	2.2
Households										
Boise HMA	170,291	225,594	290,100	311,600	5,525	2.9	6,050	2.4	7,175	2.4

Notes: The current date is December 1, 2020. The forecast date is December 1, 2023.

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 Boise HMA, 2000, 2010, and Current

	Boise HMA		
	2000	2010	Current
Total Housing Inventory	181,170	246,052	304,100
Occupied Units	170,291	225,594	290,200
Owner-Occupied	122,323	156,740	210,000
%	71.8	69.5	72.4
Renter-Occupied	47,968	68,854	80,200
%	28.2	30.5	27.6
Vacant Units	10,879	20,458	13,950
Available Units	5,557	11,684	5,475
For Sale	2,622	5,508	2,125
Rate (%)	2.1	3.4	1.0
For Rent	2,935	6,176	3,350
Rate (%)	5.8	8.2	4.0
Other Vacant	5,322	8,774	8,500

Note: The current date is December 1, 2020.

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 Boise HMA, 2000 Through November 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	12 Months Ending	
																					November 2019	November 2020
Boise HMA																						
Total	6,289	6,717	7,042	7,830	8,895	11,558	8,352	5,179	2,797	1,904	1,693	1,840	3,556	4,365	5,183	5,499	6,758	7,909	8,917	10,632	10,524	9,634
Sales	5,842	5,585	6,162	6,946	8,075	11,131	7,676	4,437	2,428	1,794	1,633	1,607	2,953	3,546	3,559	4,474	5,479	6,339	6,995	7,645	7,488	8,030
Rental	447	1,132	880	884	820	427	676	742	369	110	60	233	603	819	1,624	1,025	1,279	1,570	1,922	2,987	3,036	1,604

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 Boise HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	NA	62,500	73,600	NA	1.6
Median Household Income	NA	50,221	66,466	NA	2.8

NA = data not available.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey, 1-year data

