

As of September 1, 2023.

**Table 1. Labor Force and Employment in the Boise HMA, 2010 Through August 2023**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														August 2022	August 2023
Labor Force	298.0	301.2	308.2	312.5	314.9	324.3	334.8	349.8	364.5	379.2	386.4	397.1	409.2	405.9	414.8
Resident Employment	271.1	276.5	285.8	291.9	301.5	311.9	322.9	338.9	354.6	368.9	364.4	383.5	398.9	395.3	403.7
Unemployment	26.9	24.7	22.4	20.7	13.4	12.3	11.9	10.9	9.9	10.3	22.0	13.6	10.3	10.6	11.1
Unemployment Rate (%)	9.0	8.2	7.3	6.6	4.3	3.8	3.5	3.1	2.7	2.7	5.7	3.4	2.5	2.6	2.7
Total Nonfarm Payroll Jobs	253.2	257.7	265.3	273.6	282.4	292.1	304.7	316.8	332.2	345.3	344.6	366.1	382.1	377.3	391.2
Goods-Producing Sectors	35.3	36.1	37.8	40.2	41.7	43.6	46.3	49.5	54.0	56.3	57.5	60.3	63.5	62.5	64.3
Mining, Logging, & Construction	13.0	12.9	13.8	15.7	16.9	18.0	20.0	21.8	24.4	26.6	28.5	30.6	33.2	32.3	34.4
Manufacturing	22.4	23.1	24.1	24.4	24.7	25.6	26.3	27.7	29.6	29.7	29.0	29.7	30.3	30.2	29.8
Service-Providing Sectors	217.9	221.6	227.5	233.5	240.8	248.5	258.4	267.3	278.2	289.0	287.0	305.8	318.5	314.8	327.0
Wholesale & Retail Trade	41.0	42.2	43.8	45.5	46.6	48.3	49.5	50.5	51.9	53.6	53.9	56.8	59.3	58.5	60.4
Wholesale Trade	11.1	11.6	12.2	12.8	13.0	13.2	13.7	13.9	14.7	15.6	15.9	17.1	18.8	18.3	19.7
Retail Trade	29.9	30.6	31.6	32.7	33.6	35.1	35.8	36.6	37.2	38.0	38.0	39.7	40.5	40.2	40.7
Transportation & Utilities	8.1	8.3	8.4	8.3	8.8	9.4	9.7	10.1	11.1	11.7	12.4	17.2	17.2	17.7	16.5
Information	4.4	4.4	4.4	4.5	4.6	4.6	4.6	4.3	4.1	3.9	3.6	3.9	4.5	4.3	4.8
Financial Activities	13.5	14.0	14.4	14.8	15.6	16.2	16.9	17.6	18.5	19.4	20.1	21.4	22.5	22.4	22.5
Professional & Business Services	38.6	38.7	39.8	40.5	41.8	42.4	45.9	48.6	50.1	51.7	53.0	55.9	57.9	57.2	60.1
Education & Health Services	37.3	38.6	39.4	40.5	41.8	43.5	44.6	46.1	48.5	51.7	52.4	54.5	56.2	55.5	58.3
Leisure & Hospitality	22.6	23.6	24.7	26.1	27.5	28.6	30.6	32.1	34.6	36.2	32.1	35.7	38.4	37.7	39.4
Other Services	9.2	9.3	9.5	9.7	10.2	10.6	11.0	11.3	11.8	12.6	12.0	12.5	13.0	12.8	13.6
Government	43.1	42.6	43.2	43.6	44.0	44.9	45.7	46.8	47.8	48.4	47.5	48.0	49.5	48.7	51.3
Federal	6.2	5.9	6.0	6.0	6.0	6.1	6.2	6.4	6.6	6.6	6.9	6.8	6.7	6.7	6.8
State	12.9	13.1	13.6	13.7	13.7	14.4	14.7	14.8	15.2	15.3	15.1	15.2	16.0	15.6	16.7
Local	24.0	23.6	23.6	23.9	24.4	24.4	24.8	25.5	26.1	26.5	25.5	26.1	26.8	26.5	27.8

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.  
Source: U.S. Bureau of Labor Statistics



As of September 1, 2023.

Table 2. Population and Household Trends in the Boise HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Boise HMA	616,561	764,718	832,100	887,200	14,800	2.2	19,700	2.5	18,400	2.2
Households										
Boise HMA	225,594	280,112	310,500	333,400	5,450	2.2	8,900	3.1	7,625	2.4

Notes: The current date is September 1, 2023. The forecast date is September 1, 2026.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of September 1, 2023.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Boise HMA, 2010, 2020, and Current**

	Boise HMA		
	2010	2020	Current
Total Housing Inventory	246,052	295,639	329,425
Occupied Units	225,594	280,112	310,500
Owner-Occupied	156,740	198,040	221,100
%	69.5	70.7	71.2
Renter-Occupied	68,854	82,072	89,400
%	30.5	29.3	28.8
Vacant Units	20,458	15,527	18,925
Available Units	11,684	6,863	10,025
For Sale	5,508	2,190	2,450
Rate (%)	3.4	1.1	1.1
For Rent	6,176	4,673	7,575
Rate (%)	8.2	5.4	7.8
Other Vacant	8,774	8,664	8,900

Notes: The current date is September 1, 2023. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the U.S. Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



Table 4. Residential Building Permit Activity in the Boise HMA, 2010 Through August 2023

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														August 2022	August 2023
Boise HMA															
Total	1,693	2,140	3,756	4,365	5,333	5,899	6,958	7,909	8,917	11,382	9,762	12,196	10,475	12,111	8,753
Sales	1,631	1,593	2,920	3,534	3,521	4,394	5,416	6,315	7,002	7,601	8,252	8,237	5,917	7,307	5,510
Rental	62	547	836	831	1,812	1,505	1,542	1,594	1,915	3,781	1,510	3,959	4,558	4,804	3,243

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023—preliminary data and estimates by the analyst



**Table 5. Median Income in the Boise HMA, 2009, 2019, and 2022**

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	62,500	73,600	87,500	1.6	5.9
Median Household Income	50,221	66,466	80,296	2.8	6.5

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data