

Table 1. Labor Force and Employment in the Boston HMA, 2000 Through May 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													May 2011	May 2012
Labor Force	2,154.3	2,177.7	2,178.4	2,153.4	2,129.9	2,131.7	2,156.5	2,172.9	2,199.1	2,202.7	2,206.9	2,199.9	2,203.7	2,200.9
Resident Employment	2,099.8	2,100.2	2,064.4	2,030.5	2,022.8	2,034.2	2,060.2	2,082.3	2,090.1	2,034.0	2,036.9	2,052.3	2,044.1	2,062.8
Unemployment	54.5	77.4	114.0	122.9	107.1	97.5	96.3	90.6	109.0	168.6	170.0	147.6	159.6	138.1
Unemployment Rate (%)	2.5	3.6	5.2	5.7	5.0	4.6	4.5	4.2	5.0	7.7	7.7	6.7	7.2	6.3
Total Nonfarm Payroll Jobs	2,538.8	2,534.9	2,465.6	2,410.2	2,404.6	2,424.0	2,451.3	2,484.7	2,496.3	2,416.8	2,426.5	2,443.3	2,434.7	2,452.8
Goods Producing	394.8	390.1	360.7	339.2	332.1	329.0	326.3	322.2	313.3	279.8	273.0	275.1	273.9	276.8
Mining, Logging, & Construction	97.6	104.0	105.1	101.6	101.8	102.5	103.0	100.7	97.1	81.9	78.6	79.7	79.1	80.2
Manufacturing	297.2	286.0	255.6	237.6	230.3	226.5	223.3	221.5	216.2	197.9	194.4	195.4	194.8	196.6
Service Providing	2,144.0	2,144.8	2,104.9	2,071.0	2,072.5	2,095.0	2,125.0	2,162.5	2,183.1	2,137.0	2,153.6	2,168.2	2,160.9	2,176.0
Trade	375.2	372.1	365.4	360.5	359.5	359.2	358.3	356.7	354.8	338.0	338.5	342.6	340.1	344.7
Wholesale Trade	111.2	110.8	105.8	104.2	102.3	102.1	104.1	104.1	101.4	93.6	91.2	93.0	91.5	94.1
Retail Trade	264.0	261.3	259.6	256.3	257.2	257.1	254.2	252.6	253.4	244.4	247.3	249.6	248.6	250.6
Transportation & Utilities	74.4	72.5	67.7	65.9	63.5	62.0	61.3	62.3	62.4	60.2	60.5	60.9	60.4	61.0
Information	95.9	95.8	84.5	77.2	73.7	73.9	74.3	74.6	75.5	73.1	73.0	72.2	72.4	72.7
Financial Activities	191.7	195.5	191.9	186.6	183.2	186.2	188.4	189.1	186.1	178.5	173.9	172.3	173.3	171.2
Professional & Business Services	417.2	409.6	382.5	368.0	376.4	386.0	396.7	409.4	415.0	391.2	394.6	401.0	397.4	404.5
Education & Health Services	407.1	411.6	421.5	425.3	430.9	437.8	449.5	464.7	475.6	486.3	495.0	498.8	497.6	500.8
Leisure & Hospitality	196.7	198.5	203.0	203.9	206.3	208.7	212.1	217.2	220.6	215.3	222.0	224.7	224.1	225.3
Other Services	84.4	86.1	87.0	86.3	85.8	86.4	87.2	89.0	89.7	89.7	91.0	94.5	92.3	96.0
Government	301.5	303.0	301.5	297.4	293.1	294.9	297.2	299.4	303.5	304.7	305.2	301.1	303.4	299.8
Federal	44.6	43.0	42.2	41.8	40.7	39.7	38.8	38.2	38.6	38.8	40.2	38.7	39.5	38.6
State	76.3	77.6	74.5	72.5	70.7	71.7	73.1	73.9	74.8	75.9	77.5	76.7	77.4	76.4
Local	180.7	182.4	184.9	183.1	181.7	183.5	185.3	187.3	190.1	190.0	187.5	185.7	186.5	184.8

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Nonfarm payroll jobs data are for the Boston-Cambridge-Quincy, MA-NH Metropolitan New England City and Town Area.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Boston HMA, 2000 to June 1, 2015

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Boston HMA	4,001,752	4,134,036	4,192,000	4,265,000	13,250	0.3	26,750	0.6	24,350	0.6
Boston-Suffolk Submarket	689,807	722,023	736,600	755,800	3,225	0.5	6,725	0.9	6,400	0.9
North Shore Submarket	2,188,815	2,246,244	2,278,000	2,319,000	5,750	0.3	14,650	0.7	13,650	0.6
South Shore Submarket	1,123,130	1,165,769	1,177,000	1,191,000	4,275	0.4	5,175	0.4	4,675	0.4
Households										
Boston HMA	1,532,549	1,598,451	1,622,000	1,653,000	6,600	0.4	10,850	0.7	10,350	0.6
Boston-Suffolk Submarket	278,722	292,767	299,000	307,200	1,400	0.5	2,875	1.0	2,725	0.9
North Shore Submarket	836,639	866,644	879,000	895,500	3,000	0.4	5,700	0.7	5,500	0.6
South Shore Submarket	417,188	439,040	443,800	449,900	2,175	0.5	2,200	0.5	2,025	0.5

Notes: Numbers may not add to totals because of rounding. Current date: June 1, 2012. Forecast date: June 1, 2015. Rates of change are calculated on a compound basis.

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

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

	Boston HMA			Boston-Suffolk Submarket			North Shore Submarket			South Shore Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,593,023	1,704,800	1,716,000	292,520	315,522	318,200	863,825	918,758	924,200	436,678	470,520	473,800
Occupied Units	1,532,549	1,598,451	1,622,000	278,722	292,767	299,000	836,639	866,644	879,000	417,188	439,040	443,800
Owners	916,659	963,081	967,900	94,558	103,220	103,800	521,493	543,661	547,000	300,608	316,200	317,100
%	59.8	60.3	59.7	33.9	35.3	34.7	62.3	62.7	62.2	72.1	72.0	71.5
Renters	615,890	635,370	653,900	184,164	189,547	195,200	315,146	322,983	332,000	116,580	122,840	126,700
%	40.2	39.7	40.3	66.1	64.7	65.3	37.7	37.3	37.8	27.9	28.0	28.5
Vacant Units	60,474	106,349	94,400	13,798	22,755	19,200	27,186	52,114	45,300	19,490	31,480	29,950
Available Units	21,907	52,990	43,600	6,334	12,856	10,100	10,709	27,852	22,400	4,864	12,282	11,150
For Sale	5,025	13,856	13,150	881	2,276	2,075	2,592	7,430	6,925	1,552	4,150	4,175
Rate (%)	0.5	1.4	1.3	0.9	2.2	2.0	0.5	1.3	1.3	0.5	1.3	1.3
For Rent	16,882	39,134	30,450	5,453	10,580	8,025	8,117	20,422	15,450	3,312	8,132	6,950
Rate (%)	2.7	5.8	4.4	2.9	5.3	3.9	2.5	5.9	4.4	2.8	6.2	5.2
Other Vacant	38,567	53,359	50,800	7,464	9,899	9,100	16,477	24,262	22,900	14,626	19,198	18,800

Notes: Numbers may not add to totals because of rounding. Current date: June 1, 2012.

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

Table 4. Residential Building Permit Activity in the Boston HMA, 2000 Through May 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													May 2011	May 2012
Boston HMA														
Total	9,563	8,929	8,558	11,120	12,713	15,107	12,332	9,772	6,529	4,714	5,823	5,345	5,504	6,926
Single-family	6,376	5,604	5,531	5,290	6,222	6,552	4,910	4,139	2,682	2,507	3,057	2,768	2,872	2,947
Multifamily	3,187	3,325	3,027	5,830	6,491	8,555	7,422	5,633	3,847	2,207	2,766	2,577	2,632	3,979
Boston-Suffolk Submarket														
Total	652	949	841	1,766	1,400	1,465	2,772	1,073	775	377	480	923	266	1,604
Single-family	110	96	82	115	125	111	105	62	37	39	27	36	27	52
Multifamily	542	853	759	1,651	1,275	1,354	2,667	1,011	738	338	453	887	239	1,552
North Shore Submarket														
Total	5,554	4,510	4,438	5,446	6,626	8,683	5,551	5,394	3,049	2,242	2,981	2,584	2,632	3,543
Single-family	3,606	2,953	2,933	2,891	3,387	3,591	2,889	2,323	1,597	1,478	1,889	1,616	1,778	1,677
Multifamily	1,948	1,557	1,505	2,555	3,239	5,092	2,662	3,071	1,452	764	1,092	968	854	1,866
South Shore Submarket														
Total	3,357	3,470	3,279	3,908	4,687	4,959	4,009	3,305	2,705	2,095	2,362	1,838	2,606	1,779
Single-family	2,660	2,555	2,516	2,284	2,710	2,850	1,916	1,754	1,048	990	1,141	1,116	1,067	1,218
Multifamily	697	915	763	1,624	1,977	2,109	2,093	1,551	1,657	1,105	1,221	722	1,539	561

Note: Numbers may not add to totals because of rounding.

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

Table 5. Median Income in the Boston HMA, 1999, 2009, and 2010

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2010	1999 to 2009	2009 to 2010
Median Family Income	66,676	88,100	91,800	2.8	4.2
Median Household Income	NA	69,334	68,020	NA	– 1.9

NA = data not available.

Note: Median family incomes and median household incomes are for the Boston-Cambridge-Quincy, MA-NH Metropolitan New England City and Town Area.

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