

As of January 1, 2019.

Table 1. Labor Force and Employment in the Boston HMA, 2000 Through December 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				December 2017	December 2018
Labor Force	2,131.7	2,164.7	2,182.7	2,163.4	2,139.4	2,132.3	2,153.4	2,169.6	2,192.5	2,204.2	2,232.4	2,230.8	2,247.9	2,271.1	2,308.6	2,329.2	2,351.4	2,384.9	2,476.8	2,384.9	2,476.8
Resident Employment	2,078.6	2,087.2	2,068.7	2,041.8	2,033.6	2,034.4	2,054.3	2,076.9	2,080.1	2,036.8	2,060.8	2,083.2	2,111.6	2,132.3	2,188.4	2,227.5	2,268.5	2,304.4	2,399.9	2,304.4	2,399.9
Unemployment	53.1	77.4	114.0	121.5	105.8	97.8	99.0	92.6	112.5	167.3	171.6	147.6	136.3	138.8	120.3	101.7	82.9	80.5	76.9	80.5	76.9
Unemployment Rate (%)	2.5	3.6	5.2	5.6	4.9	4.6	4.6	4.3	5.1	7.6	7.7	6.6	6.1	6.1	5.2	4.4	3.5	3.4	3.1	3.4	3.1
Total Nonfarm Payroll Jobs	2,520.9	2,521.0	2,453.5	2,402.5	2,400.0	2,419.1	2,446.8	2,482.5	2,497.3	2,420.1	2,431.1	2,461.9	2,505.3	2,550.0	2,597.2	2,652.8	2,704.4	2,736.8	2,782.1	2,736.8	2,782.1
Goods-Producing Sectors	395.1	390.6	359.7	339.0	332.0	328.3	325.2	321.0	311.9	278.2	271.0	272.9	275.6	280.8	285.6	294.1	296.8	299.3	308.9	299.3	308.9
Mining, Logging, & Construction	97.9	104.5	106.0	102.2	102.4	103.0	103.2	100.8	97.0	81.4	77.6	79.9	83.8	89.3	94.6	103.7	109.4	112.3	118.9	112.3	118.9
Manufacturing	297.2	286.0	253.7	236.9	229.6	225.3	222.0	220.2	214.9	196.8	193.4	193.0	191.9	191.4	191.0	190.4	187.4	187.0	189.9	187.0	189.9
Service-Providing Sectors	2,125.8	2,130.4	2,093.8	2,063.5	2,068.0	2,090.8	2,121.6	2,161.5	2,185.4	2,141.9	2,160.1	2,189.0	2,229.7	2,269.2	2,311.5	2,358.7	2,407.6	2,437.5	2,473.2	2,437.5	2,473.2
Trade, Transportation, & Utilities	444.4	441.1	431.9	423.1	419.8	417.2	416.1	415.7	414.4	394.9	395.3	399.9	402.6	407.0	411.7	418.3	422.9	424.7	0.0	424.7	425.6
Information	93.3	93.8	84.1	77.3	73.7	74.0	74.1	74.5	75.4	73.0	72.9	73.2	75.1	74.7	75.6	77.5	78.5	79.7	0.0	79.7	80.3
Financial Activities	191.7	193.3	190.4	187.9	185.5	188.2	189.5	190.3	187.8	182.0	177.2	176.4	176.7	177.0	177.5	180.6	184.4	184.8	0.0	184.8	183.7
Professional & Business Services	413.7	407.1	380.9	367.5	376.2	386.1	396.5	409.0	414.7	391.0	394.8	405.0	418.0	431.9	441.9	456.9	470.4	482.5	425.6	482.5	503.6
Education & Health Services	401.9	409.0	419.7	422.7	430.2	437.1	450.3	466.7	479.3	491.0	501.0	509.1	519.4	529.4	542.0	557.0	571.1	580.5	80.3	580.5	589.3
Leisure & Hospitality	196.5	198.7	202.2	203.5	206.0	208.4	211.6	216.9	220.2	215.0	221.7	228.7	237.7	245.4	251.9	257.7	266.2	271.3	183.7	271.3	275.2
Other Services	84.6	86.3	86.6	86.6	86.2	87.0	88.1	90.0	90.7	90.6	92.4	95.6	97.5	98.5	99.8	100.4	101.5	103.3	503.6	103.3	105.1
Government	299.7	301.2	297.9	294.8	290.4	292.8	295.3	298.5	302.9	304.3	304.8	301.1	302.8	305.2	311.1	310.3	312.7	310.7	589.3	310.7	310.4
Federal	44.1	42.5	41.5	40.7	39.3	38.4	38.0	38.2	38.6	38.8	40.1	38.5	37.5	36.7	36.0	36.2	36.6	36.5	275.2	36.5	36.2
State	78.0	79.0	73.8	72.3	70.4	71.4	73.0	73.8	74.7	75.8	77.7	78.3	79.0	79.5	83.5	82.4	81.3	80.0	105.1	80.0	79.9
Local	177.7	179.7	182.5	181.8	180.7	182.9	184.4	186.5	189.6	189.7	187.0	184.4	186.3	189.0	191.6	191.8	194.8	194.2	310.4	194.2	194.4

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2019.

Table 2. Population and Household Trends in the Boston 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										
Boston HMA	4,001,752	4,134,036	4,467,000	4,593,000	13,250	0.3	38,050	0.9	41,950	0.9
Boston-Suffolk Submarket	689,807	722,023	813,800	846,600	3,225	0.5	10,500	1.4	10,900	1.3
North Shore Submarket	2,188,815	2,246,244	2,420,000	2,481,000	5,750	0.3	19,850	0.9	20,400	0.8
South Shore Submarket	1,123,130	1,165,769	1,233,000	1,265,000	4,275	0.4	7,700	0.6	10,600	0.9
Households										
Boston HMA	1,532,549	1,598,451	1,727,000	1,778,000	6,600	0.4	14,700	0.9	16,850	1.0
Boston-Suffolk Submarket	278,722	292,767	329,700	343,000	1,400	0.5	4,225	1.4	4,450	1.3
North Shore Submarket	836,639	866,644	931,700	955,800	3,000	0.4	7,450	0.8	8,000	0.9
South Shore Submarket	417,188	439,040	465,800	479,000	2,175	0.5	3,050	0.7	4,400	0.9

Notes: The current date is January 1, 2019. The forecast period is January 1, 2019, to January 1, 2022.

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



As of January 1, 2019.

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	1,823,000	292,520	315,522	349,800	863,825	918,758	976,800	436,678	470,520	496,300
Occupied Units	1,532,549	1,598,451	1,727,000	278,722	292,767	329,700	465,811	866,644	931,800	417,188	439,040	465,800
Owner-Occupied	916,659	963,081	1,044,000	94,558	103,220	122,100	335,714	543,661	586,500	300,608	316,200	335,700
%	59.8	60.3	60.5	33.9	35.3	37.0	72.1	62.7	62.9	72.1	72.0	72.1
Renter-Occupied	615,890	635,370	683,000	184,164	189,547	207,600	130,097	322,983	345,300	116,580	122,840	130,100
%	40.2	39.7	39.5	66.1	64.7	63.0	27.9	37.3	37.1	27.9	28.0	27.9
Vacant Units	60,474	106,349	95,800	13,798	22,755	20,200	30,524	52,114	45,050	19,490	31,480	30,500
Available Units	21,907	52,990	36,250	6,334	12,856	9,180	8,274	27,852	18,850	4,864	12,282	8,275
For Sale	5,025	13,856	8,550	881	2,276	980	2,928	7,430	4,650	1,552	4,150	2,925
Rate (%)	0.5	1.4	0.8	0.9	2.2	0.8	0.9	1.3	0.8	0.5	1.3	0.9
For Rent	16,882	39,134	27,700	5,453	10,580	8,200	5,347	20,422	14,200	3,312	8,132	5,350
Rate (%)	2.7	5.8	3.9	2.9	5.3	3.8	3.9	5.9	3.9	2.8	6.2	3.9
Other Vacant	38,567	53,359	59,500	7,464	9,899	11,000	22,250	24,262	26,250	14,626	19,198	22,250

Note: The current date is January 1, 2019.

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



As of January 1, 2019.

Table 4. Residential Building Permit Activity in the Boston HMA, 2000 Through December 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				December 2017	December 2018
Boston HMA																					
Total	11,494	10,129	11,858	12,812	17,458	18,956	14,740	12,563	8,031	4,949	6,998	9,943	11,606	14,002	14,990	17,927	17,788	16,166	21,209	16,166	21,209
Sales	7,970	6,447	6,683	6,914	8,974	9,798	8,300	5,779	3,461	2,758	4,180	3,783	4,065	5,201	5,016	5,547	7,196	5,508	6,543	5,508	6,543
Rental	3,524	3,682	5,175	5,898	8,484	9,158	6,440	6,784	4,570	2,191	2,818	6,160	7,541	8,801	9,974	12,380	10,592	10,658	14,666	10,658	14,666
Boston Suffolk Submarket																					
Total	1,650	1,562	2,041	2,976	3,100	2,892	2,772	2,623	1,413	544	711	3,156	4,021	3,958	5,004	5,313	5,281	6,584	5,732	6,584	5,732
Sales	856	519	492	902	1,434	1,093	1,395	873	378	90	295	809	401	470	559	885	1,858	767	1,065	767	1,065
Rental	794	1,043	1,549	2,074	1,666	1,799	1,377	1,750	1,035	454	416	2,347	3,620	3,488	4,445	4,428	3,423	5,817	4,667	5,817	4,667
North Shore Submarket																					
Total	6,487	4,865	5,600	6,122	9,514	11,424	8,263	6,149	3,959	2,310	3,597	4,747	5,640	7,885	6,151	8,249	7,668	6,391	10,065	6,391	10,065
Sales	4,187	3,279	3,378	3,457	4,604	5,339	4,542	2,880	1,929	1,641	2,372	1,777	2,289	2,890	2,615	2,638	3,241	2,502	3,365	2,502	3,365
Rental	2,300	1,586	2,222	2,665	4,910	6,085	3,721	3,269	2,030	669	1,225	2,970	3,351	4,995	3,536	5,611	4,427	3,889	6,700	3,889	6,700
South Shore Submarket																					
Total	3,357	3,702	4,217	3,714	4,844	4,640	3,705	3,791	2,659	2,095	2,690	2,040	1,945	2,159	3,835	4,365	4,839	3,191	5,412	3,191	5,412
Sales	2,927	2,649	2,813	2,555	2,936	3,366	2,363	2,026	1,154	1,027	1,513	1,197	1,375	1,841	1,842	2,024	2,097	2,239	2,113	2,239	2,113
Rental	430	1,053	1,404	1,159	1,908	1,274	1,342	1,765	1,505	1,068	1,177	843	570	318	1,993	2,341	2,742	952	3,299	952	3,299

