

As of October 1, 2021.

Table 1. Labor Force and Employment in the Boston HMA, 2000 Through September 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	
																						September 2020	September 2021
Labor Force	2,138.2	2,168.3	2,186.3	2,161.2	2,142.7	2,133.2	2,152.6	2,174.3	2,201.4	2,204.2	2,232.3	2,240.6	2,261.4	2,273.5	2,310.6	2,329.4	2,354.5	2,400.8	2,459.3	2,481.2	2,400.4	2,414.5	2,433.9
Resident Employment	2,082.5	2,089.3	2,073.4	2,039.5	2,037.4	2,036.2	2,057.3	2,083.2	2,093.4	2,037.1	2,065.8	2,092.9	2,123.6	2,136.2	2,190.2	2,227.9	2,268.8	2,317.4	2,382.7	2,414.2	2,194.6	2,240.4	2,284.6
Unemployment	55.7	79.0	112.9	121.7	105.3	97.0	95.2	91.1	108.0	167.1	166.5	147.7	137.8	137.3	120.4	101.5	85.8	83.4	76.6	67.0	205.8	174.1	149.3
Unemployment Rate (%)	2.6	3.6	5.2	5.6	4.9	4.5	4.4	4.2	4.9	7.6	7.5	6.6	6.1	6.0	5.2	4.4	3.6	3.5	3.1	2.7	8.6	7.2	6.1
Total Nonfarm Payroll Jobs	2,520.9	2,520.7	2,453.4	2,402.4	2,399.8	2,419.0	2,446.8	2,482.4	2,497.2	2,419.9	2,431.1	2,461.9	2,505.4	2,550.0	2,597.3	2,652.9	2,704.7	2,741.1	2,773.6	2,821.8	2,571.9	2,641.5	2,613.2
Goods-Producing Sectors	394.7	390.0	359.2	338.3	331.3	327.5	324.6	320.0	310.7	276.8	269.7	271.5	274.1	278.9	283.4	291.5	294.4	297.8	305.2	310.8	291.5	295.3	300.4
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	112.4	118.1	122.5	113.7	114.5	121.4
Manufacturing	296.8	285.5	253.2	236.1	228.9	224.4	221.3	219.2	213.7	195.4	192.0	191.6	190.3	189.6	188.7	187.9	185.0	185.5	187.2	188.3	177.9	180.8	179.0
Service-Providing Sectors	2,126.2	2,130.7	2,094.2	2,064.0	2,068.5	2,091.6	2,122.3	2,162.4	2,186.5	2,143.1	2,161.4	2,190.5	2,231.2	2,271.1	2,313.9	2,361.3	2,410.3	2,443.2	2,468.4	2,511.0	2,280.4	2,346.2	2,312.8
Trade, Transportation, & Utilities	444.0	440.7	431.6	422.8	419.4	416.9	415.7	415.3	414.0	394.5	394.9	399.5	402.1	406.5	411.1	417.8	422.3	425.2	425.8	427.4	388.2	397.0	400.3
Information	93.5	93.8	84.2	77.3	73.8	74.2	74.4	74.8	75.8	73.4	73.5	73.8	75.8	75.5	76.5	78.4	79.4	80.9	80.5	82.0	79.3	80.9	79.5
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	176.6	176.9	177.4	180.5	184.2	184.8	185.1	186.4	181.1	182.7	181.7
Professional & Business Services	417.7	411.3	385.6	372.8	381.6	391.8	402.4	415.4	421.3	398.0	402.0	412.5	425.7	440.0	450.8	466.2	479.9	492.3	504.6	518.6	500.2	506.1	512.9
Education & Health Services	398.4	405.2	415.5	418.2	425.4	432.1	445.0	461.0	473.5	485.0	494.8	502.7	513.0	522.8	535.1	549.9	563.9	573.8	578.7	595.9	553.8	567.3	554.2
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	272.8	277.7	281.8	192.0	216.4	201.8
Other Services	84.7	86.5	86.7	86.8	86.4	87.1	88.2	90.2	90.9	90.8	92.5	95.7	97.7	98.7	100.0	100.6	101.7	102.6	104.2	105.1	85.1	90.1	86.8
Government	299.8	301.2	297.9	294.8	290.4	292.8	295.4	298.6	303.0	304.4	304.8	301.2	302.8	305.2	311.1	310.4	312.7	311.0	311.8	313.8	300.7	305.7	295.7
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	36.2	36.4	37.5	37.3	36.8
State	78.1	79.0	73.8	72.3	70.4	71.5	73.1	73.9	74.8	75.9	77.7	78.3	79.0	79.5	83.5	82.4	81.3	79.7	79.1	79.6	76.3	78.2	73.2
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	194.7	196.5	197.8	186.9	190.2	185.8

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands. Nonfarm payrolls are for the Boston NECTA. Labor force and employment data are for the Boston HMA.

Source: U.S. Bureau of Labor Statistics



As of October 1, 2021.

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	4,501,000	4,585,000	13,250	0.3	31,950	0.7	27,900	0.6
Suffolk County Submarket	689,807	722,023	799,100	819,600	3,225	0.5	6,700	0.9	6,825	0.8
North Shore Submarket	2,188,815	2,246,244	2,443,000	2,479,000	5,750	0.3	17,150	0.7	12,000	0.5
South Shore Submarket	1,123,130	1,165,769	1,259,000	1,286,000	4,275	0.4	8,075	0.7	9,075	0.7
Households										
Boston HMA	1,532,549	1,598,451	1,737,000	1,774,000	6,600	0.4	12,000	0.7	12,350	0.7
Suffolk County Submarket	278,722	292,767	325,100	334,400	1,400	0.5	2,800	0.9	3,075	0.9
North Shore Submarket	836,639	866,644	935,300	951,700	3,000	0.4	5,975	0.7	5,500	0.6
South Shore Submarket	417,188	439,040	476,400	487,600	2,175	0.5	3,250	0.7	3,750	0.8

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

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



As of October 1, 2021.

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

	Boston HMA			Suffolk County 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	1,835,000	292,520	315,522	353,800	863,825	918,758	977,800	436,678	470,520	503,000
Occupied Units	1,532,549	1,598,451	1,737,100	278,722	292,767	325,100	836,639	866,644	935,300	417,188	439,040	476,300
Owner-Occupied	916,659	963,081	1,048,000	94,558	103,220	126,300	521,493	543,661	581,400	300,608	316,200	339,900
%	59.8	60.3	60.3	33.9	35.3	38.8	62.3	62.7	62.2	72.1	72.0	71.4
Renter-Occupied	615,890	635,370	689,100	184,164	189,547	198,800	315,146	322,983	353,900	116,580	122,840	136,400
%	40.2	39.7	39.7	66.1	64.7	61.2	37.7	37.3	37.8	27.9	28.0	28.6
Vacant Units	60,474	106,349	97,900	13,798	22,755	28,700	27,186	52,114	42,500	19,490	31,480	26,650
Available Units	21,907	52,990	34,425	6,334	12,856	10,250	10,709	27,852	16,950	4,864	12,282	7,250
For Sale	5,025	13,856	8,375	881	2,276	1,525	2,592	7,430	4,100	1,552	4,150	2,750
Rate (%)	0.5	1.4	0.8	0.9	2.2	1.2	0.5	1.3	0.7	0.5	1.3	0.8
For Rent	16,882	39,134	26,050	5,453	10,580	8,725	8,117	20,422	12,850	3,312	8,132	4,500
Rate (%)	2.7	5.8	3.6	2.9	5.3	4.2	2.5	5.9	3.5	2.8	6.2	3.2
Other Vacant	38,567	53,359	63,450	7,464	9,899	18,450	16,477	24,262	25,600	14,626	19,198	19,400

Note: The current date is October 1, 2021.

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



As of October 1, 2021.

Table 4. Residential Building Permit Activity in the Boston HMA, 2000 Through September 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	
																						September 2020	September 2021
Boston HMA																							
Total	10,958	9,765	9,987	11,568	15,159	16,432	14,252	11,519	7,855	4,494	7,057	8,516	10,701	13,337	14,494	14,329	17,533	14,833	19,476	13,537	13,468	14,178	12,588
Sales	7,615	6,384	6,690	6,637	9,195	9,105	7,277	5,534	3,497	2,681	4,018	3,714	3,943	5,470	4,821	5,219	6,860	5,202	6,468	4,948	4,633	4,742	4,422
Rental	3,343	3,381	3,297	4,931	5,964	7,327	6,975	5,985	4,358	1,813	3,039	4,802	6,758	7,867	9,673	9,110	10,673	9,631	13,008	8,589	8,835	9,436	8,166
Suffolk County Submarket																							
Total	1,738	1,260	1,288	1,897	2,714	2,074	3,217	2,028	1,418	445	845	2,078	3,377	4,053	4,889	3,155	4,844	5,934	4,839	3,372	3,386	4,539	2,726
Sales	661	541	628	465	1,599	1,093	738	713	407	79	156	365	235	830	466	856	1,562	755	1,178	843	526	714	176
Rental	1,077	719	660	1,432	1,115	981	2,479	1,315	1,011	366	689	1,713	3,142	3,223	4,423	2,299	3,282	5,179	3,661	2,529	2,860	3,825	2,550
North Shore Submarket																							
Total	5,863	5,035	5,420	5,763	7,758	9,399	7,026	6,186	3,732	2,086	3,522	4,696	5,416	7,165	5,425	7,398	7,611	5,895	9,578	6,415	6,152	6,834	4,847
Sales	4,062	3,226	3,267	3,311	4,681	4,584	4,242	2,777	1,905	1,592	2,383	2,152	2,346	2,829	2,586	2,546	3,160	2,327	3,155	2,174	2,042	2,005	2,117
Rental	1,801	1,809	2,153	2,452	3,077	4,815	2,784	3,409	1,827	494	1,139	2,544	3,070	4,336	2,839	4,852	4,451	3,568	6,423	4,241	4,110	4,829	2,730
South Shore Submarket																							
Total	3,357	3,470	3,279	3,908	4,687	4,959	4,009	3,305	2,705	1,963	2,690	1,742	1,908	2,119	4,180	3,776	5,078	3,004	5,059	3,750	3,930	2,805	5,015
Sales	2,892	2,617	2,795	2,861	2,915	3,428	2,297	2,044	1,185	1,010	1,479	1,197	1,362	1,811	1,769	1,817	2,138	2,120	2,135	1,931	2,065	2,023	2,129
Rental	465	853	484	1,047	1,772	1,531	1,712	1,261	1,520	953	1,211	545	546	308	2,411	1,959	2,940	884	2,924	1,819	1,865	782	2,886

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

