

As of July 1, 2020.

Table 1. Labor Force and Employment in the Buffalo HMA, 2000 Through June 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					June 2019	June 2020
Labor Force	575.0	568.7	581.3	581.4	583.7	584.0	583.3	576.7	587.6	584.3	573.5	564.4	567.5	565.3	549.9	549.8	545.3	543.6	541.2	540.1	540.4	542.8
Resident Employment	550.2	541.3	549.1	547.3	549.9	553.3	554.3	548.9	552.9	535.7	524.4	518.1	519.3	522.3	515.4	519.6	517.5	514.6	516.5	516.4	517.6	502.9
Unemployment	24.8	27.4	32.2	34.1	33.8	30.7	29.0	27.8	34.7	48.7	49.1	46.3	48.2	43.0	34.5	30.1	27.7	29.0	24.7	23.7	22.9	39.9
Unemployment Rate (%)	4.3	4.8	5.5	5.9	5.8	5.3	5.0	4.8	5.9	8.3	8.6	8.2	8.5	7.6	6.3	5.5	5.1	5.3	4.6	4.4	4.2	7.3
Total Nonfarm Payroll Jobs	556.6	547.7	545.3	542.9	545.3	544.0	543.3	544.6	549.1	535.0	535.0	540.1	543.1	546.1	549.9	554.5	558.8	562.3	564.7	565.1	566.3	540.3
Goods-Producing Sectors	103.8	98.4	92.1	87.6	86.2	83.3	82.0	79.9	78.2	70.0	68.5	70.9	70.9	70.7	72.4	73.0	73.6	72.9	73.2	73.6	73.8	71.3
Mining, Logging, & Construction	20.8	20.8	20.5	19.9	20.5	20.0	20.1	20.0	20.7	19.3	18.9	19.9	19.6	19.3	20.2	20.8	21.6	21.0	20.9	21.2	21.2	20.5
Manufacturing	83.0	77.5	71.6	67.7	65.7	63.4	61.9	59.9	57.5	50.7	49.6	51.0	51.3	51.4	52.2	52.2	52.0	51.9	52.3	52.4	52.7	50.8
Service-Providing Sectors	452.8	449.3	453.1	455.3	459.1	460.7	461.4	464.7	470.9	465.0	466.5	469.2	472.2	475.5	477.5	481.5	485.3	489.4	491.5	491.5	492.4	469.0
Wholesale & Retail Trade	89.7	87.8	85.7	84.4	85.0	85.9	85.1	85.3	85.0	81.8	81.9	83.3	84.6	84.2	85.3	85.8	85.6	83.5	82.1	80.3	81.3	76.7
Wholesale Trade	23.9	23.8	23.2	22.8	23.2	23.5	23.3	23.7	23.0	21.4	21.1	21.5	21.8	21.8	22.3	22.3	21.8	21.3	20.9	20.8	20.9	20.0
Retail Trade	65.8	64.0	62.5	61.6	61.8	62.4	61.8	61.6	62.0	60.4	60.8	61.8	62.8	62.4	63.0	63.5	63.8	62.2	61.2	59.5	60.4	56.7
Transportation & Utilities	19.6	19.7	19.0	18.3	17.5	17.4	17.7	18.3	18.1	16.4	15.9	15.8	15.9	16.2	17.1	17.6	17.3	17.5	18.6	19.2	19.0	18.1
Information	9.9	10.9	10.6	9.9	9.8	9.6	9.1	8.5	8.5	8.3	7.8	7.6	7.6	7.6	7.6	7.3	7.0	7.1	7.4	6.9	7.1	6.7
Financial Activities	29.9	31.2	33.2	33.9	34.2	34.4	34.8	33.4	32.8	31.3	30.5	31.4	32.0	32.1	32.7	33.8	34.9	36.8	36.6	36.6	36.6	36.1
Professional & Business Services	62.2	61.6	62.5	63.4	65.1	66.6	68.4	70.0	72.6	70.8	71.6	72.5	73.2	73.5	71.9	72.0	71.4	71.3	72.2	72.8	72.8	69.4
Education & Health Services	81.7	78.6	79.9	81.3	82.9	83.2	83.4	83.8	85.8	87.5	89.2	89.6	90.4	92.1	93.1	93.7	95.6	97.5	98.7	99.7	99.1	96.5
Leisure & Hospitality	46.7	45.5	47.2	47.0	47.4	47.7	47.6	49.1	50.2	50.8	52.5	53.6	55.0	56.9	57.7	58.7	60.2	61.0	61.0	60.1	61.1	52.1
Other Services	23.1	23.5	23.1	23.1	23.1	22.9	22.9	23.3	23.9	23.8	23.4	23.2	23.4	24.1	24.6	24.8	24.9	25.1	25.3	25.8	25.7	24.2
Government	90.0	90.6	91.9	94.0	94.2	92.8	92.4	93.2	94.2	94.3	93.7	92.2	90.3	88.9	87.6	87.7	88.5	89.7	89.7	90.1	89.8	89.3
Federal	10.8	10.4	10.6	10.5	10.6	10.4	10.0	9.9	10.1	10.2	10.5	9.9	9.7	9.4	9.1	9.1	9.2	9.4	9.4	9.4	9.4	9.6
State	20.0	20.7	21.5	21.5	21.3	21.0	20.7	21.1	21.0	21.1	21.5	21.7	21.6	21.4	20.9	20.9	21.3	21.9	22.0	22.1	22.0	22.4
Local	59.2	59.5	59.8	61.9	62.4	61.4	61.6	62.2	63.2	63.1	61.7	60.6	59.0	58.0	57.6	57.7	58.0	58.4	58.3	58.6	58.4	57.4

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

Source: U.S. Bureau of Labor Statistics



As of July 1, 2020.

Table 2. Population and Household Trends in the Buffalo 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										
Buffalo HMA	1,170,111	1,135,509	1,126,000	1,120,000	-3,450	-0.3	-960	-0.1	-1,875	-0.2
Households										
Buffalo HMA	468,719	473,720	483,600	484,600	500	0.1	970	0.2	340	0.1

Notes: The current date is July 1, 2020. The forecast date is July 1, 2023.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of July 1, 2020.

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

	Buffalo HMA		
	2000	2010	Current
Total Housing Inventory	511,583	519,094	524,900
Occupied Units	468,719	473,720	483,600
Owner-Occupied	310,164	310,915	309,200
%	66.2	65.6	63.9
Renter-Occupied	158,555	162,805	174,400
%	33.8	34.4	36.1
Vacant Units	42,864	45,374	41,250
Available Units	21,616	19,365	15,750
For Sale	5,596	3,996	3,750
Rate (%)	1.8	1.3	1.2
For Rent	16,020	15,369	12,000
Rate (%)	9.2	8.6	6.4
Other Vacant	21,248	26,009	25,500

Note: The current date is July 1, 2020.

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



As of July 1, 2020.

Table 4. Residential Building Permit Activity in the Buffalo HMA, 2000 Through June 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	
																					June 2019	June 2020
Buffalo HMA																						
Total	3,047	2,871	3,463	3,324	2,669	2,485	2,443	2,311	1,581	1,631	1,602	1,858	1,469	2,270	2,189	2,607	2,876	1,849	2,385	2,476	2,425	2,450
Sales	1,909	2,217	2,506	2,410	1,969	1,710	1,538	1,460	1,157	1,004	1,045	839	929	1,034	1,073	999	937	1,025	1,032	921	980	860
Rental	1,138	654	957	914	700	775	905	851	424	627	557	1,019	540	1,236	1,116	1,608	1,939	824	1,353	1,555	1,450	1,600

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2019 final data and analyst estimates; 2020 preliminary data and estimates by the analyst



As of July 1, 2020.

Table 5. Median Income in the Buffalo HMA, 1999, 2009, and 2018

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	45,800	63,500	74,700	3.3	1.8
Median Household Income	NA	46,420	56,195	NA	2.1

NA = data not available.
Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2018 median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2018

