

Table 1. Labor Force and Employment in the Buffalo HMA,* 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		June 2016	June 2017
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	563.6	552.8	551.3	547.4	549.8	544.8
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	520.9	518.3	521.1	519.8	521.8	516.8
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	42.8	34.5	30.2	27.6	28.0	28.0
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	6.2	5.5	5.0	5.1	5.1
Total nonfarm payroll jobs	557.3	548.4	546.1	543.8	546.2	545.0	544.3	545.7	550.2	536.2	536.2	541.4	544.5	547.5	551.2	555.8	561.3	558.9	563.5
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	73.7	73.3
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	21.5	21.6	21.2
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	52.1	52.2	52.1
Service-providing sectors	453.5	450.0	453.9	456.1	460.0	461.7	462.4	465.8	472.0	466.2	467.7	470.6	473.6	476.8	478.8	482.8	487.6	485.2	490.1
Trade	89.7	87.8	85.7	84.4	85.0	85.9	85.1	85.3	85.0	81.8	81.9	83.4	84.6	84.3	85.3	85.8	85.8	86.2	85.7
Wholesale trade	23.9	23.8	23.2	22.8	23.2	23.5	23.3	23.7	23.0	21.4	21.1	21.6	21.8	21.9	22.3	22.3	21.9	22.2	21.6
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	63.9	63.9	64.2
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	17.5	17.1	17.4	16.8
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	7.1	7.2	7.1
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	35.0	34.4	34.9
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	73.1	73.4	71.8	71.9	71.8	71.7	72.5
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	94.7	96.4
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	60.3	59.4	60.6
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	24.8	24.8	25.3
Government	90.7	91.3	92.7	94.8	95.1	93.8	93.4	94.3	95.4	95.6	95.0	93.5	91.6	90.2	89.0	89.1	90.1	89.5	90.9
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	9.1	9.3
State	20.6	21.4	22.3	22.3	22.2	22.0	21.7	22.2	22.1	22.4	22.8	23.0	22.9	22.8	22.3	22.4	22.7	22.5	22.9
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	58.2	57.9	58.7

* Buffalo-Cheektowaga-Niagara Falls HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2017.

Source: U.S. Bureau of Labor Statistics

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	1,131,000	1,127,000	– 3,450	– 0.3	– 620	– 0.1	– 1,325	– 0.1
Households										
Buffalo HMA*	468,719	473,720	479,700	480,900	500	0.1	820	0.2	400	0.1

* Buffalo-Cheektowaga-Niagara Falls HMA.

Notes: Rates of change are calculated on a compound basis. The current date is July 1, 2017. The forecast date is July 1, 2020.

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

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	521,500
Occupied units	468,719	473,720	479,700
Owner-occupied	310,164	310,915	310,900
%	66.2	65.6	64.8
Renter-occupied	158,555	162,805	168,800
%	33.8	34.4	35.2
Vacant units	42,864	45,374	41,850
Available units	21,616	19,365	16,350
For sale	5,596	3,996	3,150
Rate (%)	1.8	1.3	1.0
For rent	16,020	15,369	13,200
Rate (%)	9.2	8.6	7.3
Other vacant	21,248	26,009	25,500

* Buffalo-Cheektowaga-Niagara Falls HMA.

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2017.

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

Table 4. Residential Building Permit Activity in the Buffalo HMA,* 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		June 2016	June 2017
Buffalo HMA*																			
Total	3,002	3,289	3,029	3,334	2,711	2,379	2,233	2,456	1,586	1,388	1,958	1,730	1,363	1,984	1,902	2,127	1,964	2,043	1,630
Single-family	1,903	2,116	2,481	2,395	1,856	1,690	1,473	1,388	1,017	993	1,037	790	915	1,016	1,057	992	931	987	967
Multifamily	1,099	1,173	548	939	855	689	760	1,068	569	395	921	940	448	968	845	1,135	1,033	1,056	663

* Buffalo-Cheektowaga-Niagara Falls HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2017.

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

Table 5. Median Income in the Buffalo HMA,* 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	45,800	63,500	69,000	3.3	1.4
Median household income	38,488	45,811	51,772	1.8	2.1

* Buffalo-Cheektowaga-Niagara Falls HMA.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data