

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															July 2013	July 2014
Labor force	610.5	610.4	628.0	630.7	639.5	650.6	661.1	656.2	663.8	672.5	669.4	663.3	664.1	656.8	664.7	647.7
Resident employment	588.9	586.1	594.4	596.2	609.3	622.4	630.1	627.5	627.1	610.9	602.4	598.5	599.8	600.8	602.7	598.2
Unemployment	21.5	24.4	33.6	34.4	30.2	28.3	31.0	28.7	36.8	61.6	67.1	64.7	64.4	56.0	62.0	49.4
Unemployment rate (%)	3.5	4.0	5.4	5.5	4.7	4.3	4.7	4.4	5.5	9.2	10.0	9.8	9.7	8.5	9.3	7.6
Total nonfarm payroll jobs	500.8	504.5	511.4	519.2	531.1	536.1	541.3	539.6	535.5	515.8	505.5	500.6	504.1	507.2	507.7	505.8
Goods-producing sectors	76.3	75.4	72.5	70.9	72.2	72.3	73.3	71.0	69.5	60.4	57.2	56.2	55.2	55.9	55.5	55.9
Mining, logging, & construction	22.0	23.4	23.9	24.1	25.5	25.9	26.5	25.1	25.0	20.8	20.2	19.7	19.7	20.9	20.4	21.0
Manufacturing	54.3	51.9	48.7	46.8	46.7	46.4	46.8	45.9	44.5	39.6	37.0	36.5	35.6	35.0	35.2	34.9
Service-providing sectors	424.5	429.2	438.9	448.4	458.9	463.8	468.0	468.5	466.0	455.4	448.3	444.4	448.8	451.3	452.2	449.9
Trade	100.7	101.9	101.9	102.6	103.5	103.4	102.8	102.4	101.5	97.3	95.2	94.8	94.9	94.3	94.8	94.0
Wholesale trade	30.1	32.7	32.3	32.6	32.5	32.4	32.5	32.1	32.0	31.0	29.6	29.2	28.9	28.5	28.8	28.1
Retail trade	70.6	69.2	69.6	70.0	71.0	71.0	70.3	70.3	69.5	66.3	65.6	65.6	66.0	65.8	66.0	65.9
Transportation & utilities	21.2	19.5	18.8	19.0	18.8	19.3	20.6	20.2	19.4	18.1	18.0	17.8	17.5	17.6	17.6	17.7
Information	8.7	8.8	8.6	7.9	8.1	8.7	9.1	9.2	8.6	7.9	7.7	7.1	7.0	6.5	6.8	6.1
Financial activities	31.3	31.5	32.7	35.0	35.4	35.1	35.2	34.0	32.3	30.0	28.8	29.1	30.1	30.5	30.6	30.0
Professional & business services	59.2	61.1	62.8	65.6	69.3	70.9	71.5	73.0	73.2	71.1	70.3	71.2	72.7	74.9	75.0	75.1
Education & health services	67.6	67.8	71.8	72.7	73.6	74.4	76.3	77.7	79.1	80.6	81.6	81.8	84.6	85.3	85.3	85.4
Leisure & hospitality	35.0	35.0	36.2	37.9	39.6	40.2	40.8	40.8	41.6	41.3	40.9	41.0	42.0	42.2	42.1	41.7
Other services	19.5	20.8	21.6	22.4	23.5	24.2	23.7	23.6	22.5	22.0	21.8	21.5	21.8	21.4	21.6	21.3
Government	81.3	82.8	84.6	85.3	87.1	87.5	87.9	87.6	87.7	87.0	84.1	80.1	78.4	78.5	78.5	78.5
Federal	10.0	10.1	10.2	10.1	10.0	9.9	9.8	9.8	9.6	9.5	9.2	8.7	8.5	8.1	8.3	8.0
State	13.1	13.4	13.6	13.6	14.6	14.3	14.3	14.0	14.4	13.5	12.3	11.6	11.3	11.8	11.3	12.4
Local	58.2	59.3	60.9	61.7	62.6	63.3	63.8	63.7	63.7	64.1	62.6	59.8	58.6	58.6	58.9	58.1

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through July 2014.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Camden 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										
Camden HMA	1,186,999	1,250,679	1,253,000	1,256,000	6,375	0.5	540	0.0	1,000	0.1
Burlington County submarket	423,394	448,734	451,000	452,600	2,525	0.6	520	0.1	530	0.1
Camden County submarket	508,932	513,657	511,300	510,700	470	0.1	– 540	– 0.1	– 200	0.0
Gloucester County submarket	254,673	288,288	290,800	292,600	3,350	1.2	580	0.2	600	0.2
Households										
Camden HMA	430,832	461,569	464,200	466,900	3,075	0.7	610	0.1	900	0.2
Burlington County submarket	154,371	166,318	168,200	169,500	1,200	0.7	430	0.3	430	0.3
Camden County submarket	185,744	190,980	190,150	190,400	520	0.3	– 190	– 0.1	85	0.0
Gloucester County submarket	90,717	104,271	105,800	107,000	1,350	1.4	350	0.3	400	0.4

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is August 1, 2014. The forecast date is August 1, 2017.

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

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

	Camden HMA			Burlington County Submarket			Camden County Submarket			Gloucester County Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	456,044	490,354	493,800	161,311	175,615	177,700	199,679	204,943	204,600	95,054	109,796	111,400
Occupied units	430,832	461,569	464,200	154,371	166,318	168,200	185,744	190,980	190,150	90,717	104,271	105,800
Owner-occupied	322,060	343,536	341,400	119,501	129,656	130,100	130,043	130,355	127,500	72,516	83,525	83,800
%	74.8	74.4	73.5	77.4	78.0	77.3	70.0	68.3	67.1	79.9	80.1	79.2
Renter-occupied	108,772	118,033	122,800	34,870	36,662	38,100	55,701	60,625	62,650	18,201	20,746	22,000
%	25.2	25.6	26.5	22.6	22.0	22.7	30.0	31.7	32.9	20.1	19.9	20.8
Vacant units	25,212	28,785	29,600	6,940	9,297	9,500	13,935	13,963	14,500	4,337	5,525	5,600
Available units	12,284	16,828	15,800	3,828	5,307	4,900	6,394	8,376	7,775	2,062	3,145	3,125
For sale	5,017	5,657	4,800	1,692	1,985	1,725	2,361	2,324	1,800	964	1,348	1,275
Rate (%)	1.5	1.6	1.4	1.4	1.5	1.3	1.8	1.8	1.4	1.3	1.6	1.5
For rent	7,267	11,171	11,000	2,136	3,322	3,175	4,033	6,052	5,975	1,098	1,797	1,850
Rate (%)	6.3	8.6	8.2	5.8	8.3	7.7	6.8	9.1	8.7	5.7	8.0	7.8
Other vacant	12,928	11,957	13,800	3,112	3,990	4,600	7,541	5,587	6,700	2,275	2,380	2,475

Notes: Numbers may not add to totals because of rounding. The current date is August 1, 2014.

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

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

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															July 2013	July 2014
Camden HMA																
Total	4,932	4,630	5,681	5,533	5,270	5,115	3,511	2,918	2,405	2,180	1,853	1,756	1,938	2,804	2,130	3,390
Single-family	4,262	4,146	4,507	4,444	4,162	4,332	2,889	2,346	1,762	1,340	1,179	1,023	1,119	1,310	1,260	1,250
Multifamily	670	484	1,174	1,089	1,108	783	622	572	643	840	674	733	819	1,494	870	2,140
Burlington County submarket																
Total	2,814	2,179	2,354	1,770	1,481	1,349	1,248	947	907	781	609	665	749	645	710	760
Single-family	2,282	2,118	2,026	1,639	1,302	1,290	996	876	653	461	436	346	410	447	440	450
Multifamily	532	61	328	131	179	59	252	71	254	320	173	319	339	198	270	310
Camden County submarket																
Total	781	816	1,535	1,904	1,739	1,691	1,122	1,051	710	534	512	515	655	1,093	730	1,840
Single-family	686	690	792	1,245	1,222	1,160	872	588	370	267	245	214	234	285	260	290
Multifamily	95	126	743	659	517	531	250	463	340	267	267	301	421	808	470	1,550
Gloucester County submarket																
Total	1,337	1,635	1,792	1,859	2,050	2,075	1,141	920	788	865	732	576	534	1,066	690	790
Single-family	1,294	1,338	1,689	1,560	1,638	1,882	1,021	882	739	612	498	463	475	578	560	510
Multifamily	43	297	103	299	412	193	120	38	49	253	234	113	59	488	130	280

Notes: Numbers may not add to totals because of rounding. Current includes data through July 2014.

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

Table 5. Median Income in the Camden HMA, 2009 and 2012

	Median Income (\$)		Average Annual Change (%)
	2009	2012	2009 to 2012
Median Family Income	82,493	82,088	– 0.2
Median household income	68,217	68,241	0.0

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data