

Table 1. Labor Force and Employment in the Chicago HMA,* 2000 Through September 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Labor Force	4,760.8	4,774.9	4,718.8	4,695.6	4,707.8	4,710.2	4,794.7	4,898.6	4,916.5	4,856.2	4,848.9	4,831.4	4,824.9	4,857.0
Resident employment	4,554.0	4,514.5	4,401.1	4,378.3	4,414.5	4,432.5	4,577.4	4,658.2	4,614.0	4,367.1	4,342.6	4,355.6	4,351.2	4,417.7
Unemployment	206.8	260.4	317.7	317.3	293.2	277.7	217.3	240.4	302.5	489.1	506.3	475.8	473.7	439.3
Unemployment rate (%)	4.3	5.5	6.7	6.8	6.2	5.9	4.5	4.9	6.2	10.1	10.4	9.8	9.8	9.0
Total nonfarm payroll jobs	4,571.4	4,547.5	4,453.8	4,413.0	4,414.8	4,461.4	4,519.9	4,557.1	4,529.0	4,292.2	4,246.6	4,291.4	4,282.8	4,318.8
Goods-producing sectors	851.6	814.5	766.8	735.9	715.3	711.4	710.5	700.7	673.9	581.7	551.5	557.2	557.2	560.5
Mining, logging, & construction	214.3	218.5	218.3	218.9	214.2	215.3	221.2	217.3	204.0	164.8	147.3	145.9	146.8	142.9
Manufacturing	637.3	596.0	548.6	517.0	501.1	496.1	489.4	483.4	469.9	416.9	404.3	411.2	410.4	417.6
Service-providing sectors	3,719.8	3,733.0	3,687.0	3,677.1	3,699.5	3,750.0	3,809.4	3,856.4	3,855.1	3,710.5	3,695.1	3,734.2	3,725.6	3,758.3
Trade	735.0	738.3	721.1	709.7	709.1	712.7	718.6	726.8	720.5	676.9	665.2	672.3	671.8	667.6
Wholesale trade	254.0	257.8	251.0	246.7	243.6	244.9	248.4	250.6	250.0	233.2	228.6	232.6	231.8	233.5
Retail trade	481.0	480.5	470.1	463.0	465.5	467.8	470.2	476.2	470.5	443.7	436.6	439.7	440.0	434.1
Transportation & utilities	218.2	213.2	200.2	196.7	199.4	200.7	202.7	203.9	203.8	191.3	189.6	195.3	193.7	197.2
Information	116.7	116.9	108.3	99.5	95.0	92.8	91.2	91.0	90.0	83.8	80.5	79.3	79.5	78.3
Financial activities	319.2	325.1	322.3	326.8	324.2	327.8	331.5	328.3	316.3	298.1	288.1	283.6	284.6	284.0
Professional & business services	730.9	706.6	677.6	663.8	681.5	706.3	729.3	743.2	734.7	675.2	684.1	706.4	701.5	725.3
Education & health services	494.9	516.6	528.2	538.0	548.2	560.4	574.5	591.0	609.3	622.3	636.8	651.6	648.1	657.0
Leisure & hospitality	364.5	367.7	370.1	375.5	382.5	387.9	398.3	407.1	409.6	397.1	395.5	401.0	400.3	407.9
Other services	187.5	190.7	191.0	197.7	197.6	196.4	197.7	198.8	200.5	196.0	188.9	190.6	190.0	191.2
Government	552.8	558.0	568.2	569.4	562.0	565.1	565.6	566.4	570.4	569.9	566.3	554.1	556.1	549.9
Federal	70.4	64.7	63.6	63.5	61.7	60.6	59.4	58.7	58.5	58.5	61.4	56.6	57.0	54.9
State	64.0	65.3	64.0	59.3	59.8	60.0	59.9	59.8	59.6	58.5	59.0	58.2	58.7	57.7
Local	418.5	428.0	440.6	446.7	440.6	444.4	446.2	447.9	452.3	453.0	445.9	439.4	440.4	437.3

* Chicago-Naperville-Joliet HMA.

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Chicago HMA,* 2000 to October 1, 2015

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Chicago HMA*	9,098,316	9,461,105	9,554,000	9,675,000	36,300	0.4	37,150	0.4	40,350	0.4
Cook County submarket	5,376,741	5,194,675	5,245,000	5,311,000	- 18,200	- 0.3	20,150	0.4	22,000	0.4
Northern submarket	2,451,259	2,716,001	2,743,000	2,778,000	26,450	1.0	10,800	0.4	11,650	0.4
Southern submarket	1,270,316	1,550,429	1,566,000	1,586,000	28,000	2.0	6,225	0.4	6,675	0.4
Households										
Chicago HMA*	3,280,055	3,475,726	3,523,000	3,578,000	19,550	0.6	18,900	0.5	18,350	0.5
Cook County submarket	1,974,181	1,966,356	1,994,000	2,024,000	- 780	0.0	11,050	0.6	10,000	0.5
Northern submarket	852,933	959,656	972,500	987,900	10,650	1.2	5,150	0.5	5,125	0.5
Southern submarket	452,941	549,714	557,200	566,400	9,675	2.0	3,000	0.5	3,075	0.5

* Chicago-Naperville-Joliet HMA.

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2012. Forecast date: October 1, 2015. Rates of change are calculated on a compound basis.

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

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

	Chicago HMA*			Cook County Submarket			Northern Submarket			Southern Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	3,462,197	3,797,247	3,797,000	2,096,121	2,180,359	2,176,000	886,423	1,024,943	1,027,000	479,653	591,945	594,600
Occupied units	3,280,055	3,475,726	3,523,000	1,974,181	1,966,356	1,994,000	852,933	959,656	972,500	452,941	549,714	557,200
Owners	2,138,609	2,293,837	2,287,000	1,142,677	1,143,857	1,140,000	650,770	724,468	720,500	345,162	425,512	426,100
%	65.2	66.0	64.9	57.9	58.2	57.2	76.3	75.5	74.1	76.2	77.4	76.5
Renters	1,141,446	1,181,889	1,237,000	831,504	822,499	853,500	202,163	235,188	252,100	107,779	124,202	131,100
%	34.8	34.0	35.1	42.1	41.8	42.8	23.7	24.5	25.9	23.8	22.6	23.5
Vacant units	182,142	321,521	274,000	121,940	214,003	182,500	33,490	65,287	54,100	26,712	42,231	37,400
Available units	93,376	182,357	140,000	62,482	123,723	95,450	17,251	37,660	27,600	13,643	20,974	16,900
For sale	28,579	61,526	50,250	15,867	35,879	29,250	7,031	16,443	13,200	5,681	9,204	7,800
Rate (%)	1.3	2.6	2.1	1.4	3.0	2.5	1.1	2.2	1.8	1.6	2.1	1.8
For rent	64,797	120,831	89,700	46,615	87,844	66,200	10,220	21,217	14,400	7,962	11,770	9,100
Rate (%)	5.4	9.3	6.8	5.3	9.6	7.2	4.8	8.3	5.4	6.9	8.7	6.5
Other vacant	88,766	139,164	134,000	59,458	90,280	87,000	16,239	27,627	26,500	13,069	21,257	20,500

* Chicago-Naperville-Joliet HMA.

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2012.

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

Table 4. Residential Building Permit Activity in the Chicago HMA, * 2000 Through September 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Chicago HMA*														
Total	38,706	45,826	44,765	48,043	51,662	56,431	52,179	34,603	14,515	7,118	8,235	10,862	10,057	10,958
Single-family	30,527	31,608	33,857	35,750	35,810	37,470	28,632	18,095	7,637	4,383	4,244	4,145	4,021	5,195
Multifamily	8,179	14,218	10,908	12,293	15,852	18,961	23,547	16,508	6,878	2,735	3,991	6,717	6,036	5,763
Cook County submarket														
Total	10,282	14,669	13,431	14,052	15,705	18,727	16,822	15,169	5,897	1,898	2,631	6,013	5,177	5,241
Single-family	5,369	5,339	5,462	5,419	5,835	6,033	5,001	3,318	1,466	662	725	778	774	976
Multifamily	4,913	9,330	7,969	8,633	9,870	12,694	11,821	11,851	4,431	1,236	1,906	5,235	4,403	4,265
Northern submarket														
Total	16,942	18,452	18,836	19,027	20,639	20,580	21,067	12,100	4,705	2,646	3,427	2,991	3,029	3,582
Single-family	15,025	15,619	16,717	16,355	16,302	16,896	12,677	8,434	3,407	1,983	1,895	1,894	1,823	2,342
Multifamily	1,917	2,833	2,119	2,672	4,337	3,684	8,390	3,666	1,298	663	1,532	1,097	1,206	1,240
Southern submarket														
Total	11,482	12,705	12,498	14,964	15,318	17,124	14,290	7,334	3,913	2,574	2,177	1,858	1,851	2,135
Single-family	10,133	10,650	11,678	13,976	13,673	14,541	10,954	6,343	2,764	1,738	1,624	1,473	1,424	1,877
Multifamily	1,349	2,055	820	988	1,645	2,583	3,336	991	1,149	836	553	385	427	258

* Chicago-Naperville-Joliet HMA.

Note: Numbers may not add to totals because of rounding.

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

Table 5. Median Income in the Chicago HMA,* 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	63,800	74,900	74,800	1.6	- 0.1
Median Household Income	NA	58,729	57,267	NA	- 1.3

* Chicago-Naperville-Joliet HMA.

NA = data not available.

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 2011 American Community Survey 1-year data