

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	May 2015	May 2016
Labor force	4,765.4	4,769.1	4,690.8	4,662.1	4,668.4	4,698.6	4,783.1	4,884.7	4,900.5	4,879.1	4,872.8	4,860.4	4,889.3	4,909.1	4,888.0	4,888.0	4,883.5	4,927.7
Resident employment	4,559.8	4,509.3	4,368.8	4,344.3	4,375.3	4,422.9	4,565.1	4,645.0	4,599.9	4,380.9	4,358.4	4,378.2	4,442.0	4,462.6	4,540.0	4,602.6	4,571.9	4,636.4
Unemployment	205.7	259.8	322.0	317.8	293.1	275.6	218.0	239.7	300.5	498.2	514.4	482.2	447.4	446.5	348.0	285.4	311.7	291.3
Unemployment rate (%)	4.3	5.4	6.9	6.8	6.3	5.9	4.6	4.9	6.1	10.2	10.6	9.9	9.1	9.1	7.1	5.8	6.4	5.9
Total nonfarm payroll jobs	4,568.9	4,542.7	4,450.5	4,409.9	4,411.3	4,458.1	4,516.2	4,553.6	4,525.1	4,287.6	4,242.7	4,302.0	4,373.2	4,441.5	4,507.9	4,585.9	4,539.7	4,615.5
Goods-producing sectors	851.6	814.5	766.8	735.9	715.3	711.4	710.6	700.6	673.8	581.7	551.5	558.6	561.1	561.3	568.0	580.2	574.2	582.6
Mining, logging, & construction	0.0	0.0	0.0	0.0	214.3	215.3	221.2	217.3	204.0	164.8	147.3	147.6	148.6	151.2	157.2	166.1	161.8	168.9
Manufacturing	637.3	596.0	548.6	517.0	501.1	496.1	489.4	483.4	469.8	416.9	404.3	411.0	412.5	410.1	410.8	414.1	412.4	413.7
Service-providing sectors	3,717.4	3,728.2	3,683.7	3,674.0	3,696.0	3,746.7	3,805.6	3,852.9	3,851.3	3,705.9	3,691.2	3,743.3	3,812.1	3,880.2	3,939.9	4,005.7	3,965.5	4,032.9
Trade	735.1	738.3	721.1	709.7	709.1	712.7	718.6	726.8	720.5	676.8	665.2	676.2	684.6	693.1	699.6	709.9	703.5	714.2
Wholesale trade	254.1	257.8	251.0	246.7	243.6	244.9	248.4	250.6	233.1	228.6	232.6	237.5	241.7	242.2	245.1	242.9	242.9	245.3
Retail trade	481.0	480.5	470.1	463.0	465.5	467.8	470.2	476.2	470.5	443.7	436.6	443.6	447.1	451.4	457.4	464.8	460.6	468.9
Transportation & utilities	217.7	212.8	199.9	196.2	199.0	200.2	202.3	203.5	203.4	190.8	189.2	195.1	200.7	204.9	210.9	219.0	214.4	220.6
Information	116.7	116.9	108.3	99.5	95.0	92.8	91.2	91.0	90.0	83.8	80.5	80.1	80.9	80.3	80.2	81.6	80.6	81.7
Financial activities	319.5	325.5	322.7	327.1	324.6	328.2	331.9	328.7	316.7	298.5	288.5	285.4	287.3	288.9	289.5	293.1	290.8	293.6
Professional & business services	730.9	706.6	677.6	663.7	681.5	706.4	729.3	743.3	734.7	675.1	684.7	709.9	739.8	773.1	797.0	805.6	802.0	807.6
Education & health services	493.4	512.8	525.9	536.0	545.7	558.3	571.8	588.5	606.6	619.3	633.7	650.0	663.2	673.8	686.8	700.1	691.8	705.8
Leisure & hospitality	364.5	367.7	370.1	375.5	382.5	387.8	398.3	407.1	409.6	397.0	395.5	403.2	415.8	426.2	436.5	451.2	441.2	459.3
Other services	187.5	190.7	191.0	197.7	197.6	196.4	197.7	198.8	200.5	196.0	188.8	189.6	189.6	191.0	193.8	194.5	194.0	195.3
Government	552.0	557.1	567.2	568.5	561.0	564.0	564.5	565.4	569.3	568.5	565.1	553.9	550.3	548.9	545.8	550.8	547.2	554.8
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	55.1	54.4	53.9	54.0	54.1	53.9
State	64.0	65.3	64.0	59.3	59.8	60.0	59.9	59.8	59.6	58.5	59.0	58.3	58.2	57.3	56.7	56.9	56.8	57.0
Local	417.6	427.1	439.6	445.7	439.6	443.4	445.2	446.8	451.2	451.5	444.7	439.0	437.0	437.2	435.3	439.9	436.3	443.9

\* Chicago-Naperville-Elgin HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through May 2016.

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the Chicago 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 (%)
<b>Population</b>										
Chicago HMA*	9,098,316	9,461,105	9,548,000	9,563,000	36,300	0.4	14,100	0.1	5,000	0.1
Cook County submarket	5,376,741	5,194,675	5,232,000	5,231,000	- 18,200	- 0.3	6,050	0.1	- 330	0.0
Northern Counties submarket	2,451,259	2,716,001	2,751,000	2,764,000	26,450	1.0	5,675	0.2	4,325	0.2
Southern Counties submarket	1,270,316	1,550,429	1,565,000	1,568,000	28,000	2.0	2,375	0.2	1,000	0.1
<b>Households</b>										
Chicago HMA*	3,280,055	3,475,726	3,543,000	3,565,000	19,550	0.6	10,900	0.3	7,325	0.2
Cook County submarket	1,974,181	1,966,356	2,005,400	2,017,000	- 780	0.0	6,325	0.3	3,875	0.2
Northern Counties submarket	852,933	959,656	977,600	985,200	10,650	1.2	2,900	0.3	2,525	0.3
Southern Counties submarket	452,941	549,714	559,700	562,800	9,675	2.0	1,625	0.3	1,025	0.2

\* Chicago-Naperville-Elgin HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is June 1, 2016. The forecast date is June 1, 2019.

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 Counties Submarket			Southern Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	3,462,197	3,797,247	3,835,000	2,096,121	2,180,359	2,188,000	886,423	1,024,943	1,041,000	479,653	591,945	605,500
Occupied units	3,280,055	3,475,726	3,543,000	1,974,181	1,966,356	2,005,400	852,933	959,656	977,600	452,941	549,714	559,700
Owner-occupied	2,138,609	2,293,837	2,259,000	1,142,677	1,143,857	1,123,000	650,770	724,468	711,100	345,162	425,512	424,700
%	65.2	66.0	63.8	57.9	58.2	56.0	76.3	75.5	72.7	76.2	77.4	75.9
Renter-occupied	1,141,446	1,181,889	1,284,000	831,504	822,499	882,400	202,163	235,188	266,500	107,779	124,202	135,000
%	34.8	34.0	36.2	42.1	41.8	44.0	23.7	24.5	27.3	23.8	22.6	24.1
Vacant units	182,142	321,521	292,500	121,940	214,003	182,800	33,490	65,287	63,850	26,712	42,231	45,800
Available units	93,376	182,357	138,500	62,482	123,723	87,800	17,251	37,660	30,850	13,643	20,974	19,800
For sale	28,579	61,526	47,400	15,867	35,879	25,450	7,031	16,443	12,300	5,681	9,204	9,650
Rate (%)	1.3	2.6	2.1	1.4	3.0	2.2	1.1	2.2	1.7	1.6	2.1	2.2
For rent	64,797	120,831	91,050	46,615	87,844	62,350	10,220	21,217	18,550	7,962	11,770	10,150
Rate (%)	5.4	9.3	6.6	5.3	9.6	6.6	4.8	8.3	6.5	6.9	8.7	7.0
Other vacant	88,766	139,164	154,000	59,458	90,280	95,000	16,239	27,627	33,000	13,069	21,257	26,000

\* Chicago-Naperville-Elgin HMA.

Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2016.

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

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

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	May 2015	May 2016
<b>Chicago HMA*</b>																		
Total	39,926	46,714	45,639	49,578	50,743	56,379	49,355	32,856	14,028	6,960	7,963	10,910	12,461	15,546	17,955	21,804	20,206	20,249
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	5,658	7,261	7,723	7,899	7,786	7,766
Multifamily	9,399	15,106	11,782	13,828	14,933	18,909	20,723	14,761	6,391	2,577	3,719	6,765	6,803	8,285	10,232	13,905	12,420	12,483
<b>Cook County submarket</b>																		
Total	11,584	15,402	13,840	15,438	16,916	20,362	17,552	14,113	5,847	1,975	2,796	6,127	5,866	7,967	9,556	10,302	11,611	10,308
Single-family	5,369	5,339	5,462	5,419	5,835	6,033	5,001	3,318	1,466	662	725	778	1,070	1,396	1,476	1,735	1,581	1,672
Multifamily	6,215	10,063	8,378	10,019	11,081	14,329	12,551	10,795	4,381	1,313	2,071	5,349	4,796	6,571	8,080	8,567	10,030	8,636
<b>Northern Counties submarket</b>																		
Total	17,129	18,442	18,843	18,724	19,144	20,109	19,014	11,391	4,488	2,439	2,988	2,891	4,069	4,137	4,969	7,254	4,868	6,227
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	2,565	3,259	3,661	3,355	3,604	3,390
Multifamily	2,104	2,823	2,126	2,369	2,842	3,213	6,337	2,957	1,081	456	1,093	997	1,504	878	1,308	3,899	1,264	2,837
<b>Southern Counties submarket</b>																		
Total	11,213	12,870	12,956	15,416	14,683	15,908	12,789	7,352	3,693	2,546	2,179	1,892	2,526	3,442	3,430	4,248	3,727	3,714
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	2,023	2,606	2,586	2,809	2,601	2,704
Multifamily	1,080	2,220	1,278	1,440	1,010	1,367	1,835	1,009	929	808	555	419	503	836	844	1,439	1,126	1,010

\* Chicago-Naperville-Elgin HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through May 2016.

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

**Table 5.** Median Income in the Chicago HMA,\* 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	63,800	74,900	72,400	1.6	- 0.7
Median household income	N/A	N/A	61,598	NA	NA

\* Chicago-Naperville-Elgin HMA.

NA = data not available.

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 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data