

Table 1. Labor Force and Employment in the Cincinnati-Middletown HMA, 2000 Through March 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Labor Force	1,045.8	1,049.3	1,057.0	1,071.3	1,081.2	1,093.1	1,105.7	1,115.1	1,122.8	1,121.5	1,107.6	1,099.6	1,103.8	1,100.7
Resident Employment	1,008.6	1,006.7	1,002.8	1,014.0	1,023.9	1,034.9	1,048.7	1,059.0	1,057.3	1,017.2	1,001.2	1,005.0	1,000.9	1,009.3
Unemployment	37.2	42.5	54.3	57.3	57.4	58.2	57.0	56.2	65.4	104.3	106.3	94.6	102.9	91.4
Unemployment Rate (%)	3.6	4.1	5.1	5.3	5.3	5.3	5.2	5.0	5.8	9.3	9.6	8.6	9.3	8.3
Total Nonfarm Payroll Jobs	1,017.4	1,011.5	1,008.6	1,016.1	1,025.3	1,034.3	1,037.2	1,047.2	1,043.4	992.3	980.8	989.4	982.0	993.9
Goods Producing	198.3	190.5	179.2	176.6	176.5	175.6	173.3	171.7	166.3	146.3	139.7	143.9	140.0	145.6
Mining, Logging, & Construction	50.6	51.1	49.2	49.6	52.4	52.4	51.9	50.6	47.3	39.9	36.4	37.8	36.7	37.9
Manufacturing	147.7	139.4	130.0	127.0	124.2	123.2	121.4	121.1	119.1	106.4	103.3	106.1	103.4	107.7
Service Providing	819.1	821.0	829.5	839.5	848.8	858.7	863.9	875.5	877.1	846.0	841.1	845.5	842.0	848.3
Trade	174.9	173.8	170.9	167.8	167.5	167.3	168.4	170.7	169.2	159.1	156.8	156.3	156.8	156.5
Transportation & Utilities	43.1	42.3	42.8	43.1	42.8	43.2	41.4	42.5	41.9	39.1	38.8	38.7	38.7	39.0
Information	20.3	19.4	17.8	16.2	16.0	15.9	15.7	15.4	15.2	14.7	14.1	13.9	14.1	13.9
Financial Activities	59.1	60.9	64.1	66.0	65.0	65.2	65.1	65.5	65.5	63.3	62.9	62.6	63.4	61.8
Professional & Business Services	139.1	138.9	139.6	144.1	147.0	152.8	154.4	156.7	158.6	147.1	148.6	152.7	150.0	153.5
Education & Health Services	119.6	121.0	124.7	127.2	131.1	134.4	138.1	141.8	145.3	146.2	147.4	149.6	147.7	150.5
Leisure & Hospitality	96.0	96.1	98.2	99.9	103.2	104.8	105.6	106.3	105.2	102.4	102.5	105.1	102.7	106.9
Other Services	41.2	40.5	40.9	42.1	42.9	42.8	42.6	43.4	43.6	42.5	40.9	40.3	40.5	40.3
Government	125.9	128.1	130.6	133.1	133.2	132.3	132.6	133.2	132.9	131.5	129.0	126.1	128.1	126.0
Federal	18.0	17.9	18.4	17.8	17.6	17.6	17.7	17.3	17.0	17.1	17.8	16.8	17.8	16.6
State	25.5	25.8	26.0	26.7	27.1	27.4	27.3	27.2	26.7	26.1	25.4	25.4	25.2	25.5
Local	82.4	84.4	86.2	88.6	88.4	87.4	87.6	88.7	89.1	88.3	85.8	83.9	85.2	83.9

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 Cincinnati-Middletown HMA, 2000 to April 1, 2015

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
	2000	2010	Current	Forecast						
Population										
Cincinnati-Middletown HMA	2,009,632	2,130,151	2,142,000	2,166,000	12,050	0.6	5,925	0.3	8,000	0.4
Hamilton County Submarket	845,303	802,374	797,700	791,700	− 4,300	− 0.5	− 2,325	− 0.3	− 2,000	− 0.3
Northern Counties Submarket	785,335	902,294	911,900	930,500	11,700	1.4	4,800	0.5	6,200	0.7
Southern Counties Submarket	378,994	425,483	432,000	444,000	4,650	1.2	3,250	0.8	4,000	0.9
Households										
Cincinnati-Middletown HMA	779,226	830,608	832,700	840,000	5,150	0.6	1,050	0.1	2,425	0.3
Hamilton County Submarket	346,790	333,945	331,100	328,400	− 1,275	− 0.4	− 1,425	− 0.4	− 900	− 0.3
Northern Counties Submarket	287,517	334,025	336,800	342,800	4,650	1.5	1,400	0.4	2,000	0.6
Southern Counties Submarket	144,919	162,638	164,800	168,800	1,775	1.2	1,075	0.7	1,325	0.8

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012. Forecast date: April 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 Cincinnati-Middletown HMA, 2000, 2010, and Current

	Cincinnati-Middletown HMA			Hamilton County Submarket			Northern Counties Submarket			Southern Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	833,067	917,396	921,000	373,393	377,364	376,400	303,715	361,473	365,200	155,959	178,559	179,300
Occupied Units	779,226	830,608	832,700	346,790	333,945	331,100	287,517	334,025	336,800	144,919	162,638	164,800
Owners	524,132	560,209	556,500	207,591	198,750	194,900	215,097	247,026	247,000	101,444	114,433	114,600
%	67.3	67.4	66.8	59.9	59.5	58.9	74.8	74.0	73.3	70.0	70.4	69.5
Renters	255,094	270,399	276,200	139,199	135,195	136,200	72,420	86,999	89,800	43,475	48,205	50,250
%	32.7	32.6	33.2	40.1	40.5	41.1	25.2	26.0	26.7	30.0	29.6	30.5
Vacant Units	53,841	86,788	88,250	26,603	43,419	45,350	16,198	27,448	28,400	11,040	15,921	14,550
Available Units	31,045	50,654	48,150	16,450	26,372	26,150	8,865	15,572	15,250	5,730	8,710	6,825
For Sale	8,103	14,409	12,650	2,898	6,162	6,025	3,158	5,147	4,525	2,047	3,100	2,100
Rate (%)	1.5	2.5	2.2	1.4	3.0	3.0	1.4	2.0	1.8	2.0	2.6	1.8
For Rent	22,942	36,245	35,500	13,552	20,210	20,100	5,707	10,425	10,700	3,683	5,610	4,725
Rate (%)	8.3	11.8	11.4	8.9	13.0	12.9	7.3	10.7	10.6	7.8	10.4	8.6
Other Vacant	22,796	36,134	40,100	10,153	17,047	19,200	7,333	11,876	13,200	5,310	7,211	7,700

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

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

Table 4. Residential Building Permit Activity in the Cincinnati-Middletown HMA, 2000 Through March 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Cincinnati-Middletown HMA														
Total	12,221	14,128	12,624	11,511	12,581	13,002	9,248	7,577	4,324	3,980	3,111	3,729	3,620	3,720
Single-family	9,458	10,088	10,528	10,923	10,942	10,691	7,436	5,289	3,290	3,109	2,824	2,521	2,630	2,455
Multifamily	2,763	4,040	2,096	588	1,639	2,311	1,812	2,288	1,034	871	287	1,208	990	1,265
Hamilton County Submarket														
Total	2,286	2,526	2,279	1,703	1,730	2,330	1,262	1,650	509	705	496	876	1,120	690
Single-family	1,321	1,018	1,308	1,327	1,231	1,236	993	693	422	326	427	423	400	360
Multifamily	965	1,508	971	376	499	1,094	269	957	87	379	69	453	720	330
Northern Counties Submarket														
Total	7,001	7,771	6,920	6,620	7,296	6,993	5,233	3,337	2,651	2,111	1,653	1,917	1,550	2,165
Single-family	5,934	6,588	6,532	6,548	6,464	6,596	4,280	2,870	1,731	1,843	1,548	1,319	1,450	1,325
Multifamily	1,067	1,183	388	72	832	397	953	467	920	268	105	598	100	840
Southern Counties Submarket														
Total	2,934	3,831	3,425	3,188	3,555	3,679	2,753	2,590	1,164	1,164	962	936	950	865
Single-family	2,203	2,482	2,688	3,048	3,247	2,859	2,163	1,726	1,137	940	849	779	780	770
Multifamily	731	1,349	737	140	308	820	590	864	27	224	113	157	170	95

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 Cincinnati-Middletown HMA, 2010

2010 Median Income (\$)	
Median Family Income	69,500
Median Household Income	51,572

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, 2010 American Community Survey 1-year data