

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																February 2014	February 2015
Labor force	1,038.9	1,041.9	1,053.1	1,066.2	1,076.8	1,088.9	1,103.0	1,114.8	1,119.6	1,113.1	1,096.0	1,085.9	1,076.2	1,080.9	1,077.8	1,080.1	1,077.4
Resident employment	1,000.5	999.8	998.3	1,007.9	1,017.8	1,029.6	1,045.7	1,059.0	1,054.4	1,007.6	987.5	989.7	996.6	1,002.7	1,019.6	1,004.4	1,022.0
Unemployment	38.5	42.2	54.8	58.3	59.0	59.3	57.3	55.8	65.2	105.5	108.5	96.2	79.7	78.2	58.2	75.6	55.4
Unemployment rate (%)	3.7	4.1	5.2	5.5	5.5	5.4	5.2	5.0	5.8	9.5	9.9	8.9	7.4	7.2	5.4	7.0	5.1
Total nonfarm payroll jobs	1,014.5	1,008.6	1,005.8	1,013.1	1,022.5	1,030.8	1,034.0	1,043.8	1,041.3	991.4	981.6	992.3	1,008.7	1,024.8	1,042.5	1,027.6	1,045.5
Goods-producing sectors	197.4	189.7	178.5	175.9	175.8	174.9	172.7	171.1	165.7	145.8	139.3	141.6	143.5	144.7	150.3	145.4	151.1
Mining, logging, & construction	50.5	51.0	48.9	49.3	52.2	52.2	51.7	50.4	47.1	39.7	36.3	37.6	38.2	38.6	41.0	38.8	41.5
Manufacturing	147.0	138.8	129.5	126.6	123.7	122.7	121.0	120.6	118.7	106.1	103.0	104.0	105.3	106.0	109.3	106.6	109.6
Service-providing sectors	817.1	818.9	827.3	837.3	846.7	855.8	861.3	872.7	875.6	845.6	842.4	850.6	865.2	880.1	892.3	882.2	894.4
Trade	174.9	173.7	170.8	167.7	167.4	167.2	168.0	170.2	168.7	158.7	156.3	157.2	159.9	162.6	163.7	162.8	164.3
Wholesale trade	59.3	58.8	58.3	57.2	56.7	58.0	59.4	61.0	61.2	56.3	54.7	55.6	57.6	59.3	59.6	59.3	59.8
Retail trade	115.6	114.9	112.5	110.5	110.7	109.2	108.6	109.2	107.5	102.4	101.6	101.6	102.3	103.3	104.1	103.5	104.4
Transportation & utilities	43.1	42.3	42.8	43.1	42.8	43.2	41.4	42.5	41.9	39.1	38.8	39.6	39.9	38.5	40.1	38.6	40.8
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	13.9	13.9	13.5	13.8	13.5
Financial activities	59.0	60.8	64.0	65.9	64.9	64.4	64.4	64.9	64.9	62.8	62.5	63.2	64.2	65.7	66.8	65.9	67.1
Professional & business services	138.5	138.3	139.1	143.4	146.5	152.2	154.2	156.5	158.3	147.0	148.4	154.5	160.6	163.1	167.4	163.8	168.4
Education & health services	119.4	120.8	124.3	126.8	130.8	134.0	137.8	141.5	144.8	145.7	147.3	149.4	152.3	156.3	159.2	157.0	159.1
Leisure & hospitality	95.5	95.6	97.7	99.4	102.8	104.3	105.2	105.9	104.8	102.0	102.1	103.4	106.6	111.0	113.4	111.5	113.5
Other services	41.1	40.4	40.8	42.0	42.8	42.7	42.5	43.3	43.5	42.4	40.8	39.6	38.9	39.6	39.1	39.4	39.1
Government	125.4	127.6	130.2	132.7	132.7	131.9	132.1	132.6	133.5	133.2	132.1	129.7	129.0	129.5	129.1	129.4	128.7
Federal	17.9	17.9	18.4	17.8	17.6	17.6	17.7	17.3	17.0	17.0	17.8	16.8	16.4	15.9	15.7	15.9	15.7
State	25.5	25.8	26.0	26.7	27.1	27.4	27.3	27.0	27.8	28.3	28.9	29.6	29.9	30.4	30.9	30.6	30.7
Local	81.9	83.9	85.8	88.2	88.0	86.9	87.2	88.3	88.7	87.9	85.4	83.3	82.7	83.1	82.5	83.0	82.2

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through February 2015.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Cincinnati 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										
Cincinnati HMA	1,994,830	2,114,580	2,158,000	2,196,000	12,000	0.6	8,825	0.4	12,650	0.6
Hamilton County submarket	845,303	802,374	808,400	816,600	– 4,300	– 0.5	1,225	0.2	2,725	0.3
Northern Counties submarket	770,533	886,723	908,500	928,600	11,600	1.4	4,425	0.5	6,700	0.7
Southern Counties submarket	378,994	425,483	440,700	450,700	4,650	1.2	3,100	0.7	3,325	0.8
Households										
Cincinnati HMA	774,151	824,967	848,300	864,100	5,075	0.6	4,750	0.6	5,275	0.6
Hamilton County submarket	346,790	333,945	342,900	347,200	– 1,275	– 0.4	1,825	0.5	1,425	0.4
Northern Counties submarket	282,442	328,384	336,600	344,200	4,600	1.5	1,675	0.5	2,525	0.7
Southern Counties submarket	144,919	162,638	168,750	172,700	1,775	1.2	1,250	0.8	1,325	0.8

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is March 1, 2015. The forecast date is March 1, 2018.

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 HMA, 2000, 2010, and Current

	Cincinnati 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	827,548	911,097	917,900	373,393	377,364	374,900	298,196	355,174	362,300	155,959	178,559	180,600
Occupied units	774,151	824,967	848,300	346,790	333,945	342,900	282,442	328,384	336,600	144,919	162,638	168,750
Owner-occupied	519,831	555,447	541,000	207,591	198,750	194,300	210,796	242,264	233,900	101,444	114,433	112,800
%	67.1	67.3	63.8	59.9	59.5	56.7	74.6	73.8	69.5	70.0	70.4	66.8
Renter-occupied	254,320	269,520	307,300	139,199	135,195	148,600	71,646	86,120	102,700	43,475	48,205	55,950
%	32.9	32.7	36.2	40.1	40.5	43.3	25.4	26.2	30.5	30.0	29.6	33.2
Vacant units	53,397	86,130	69,600	26,603	43,419	32,050	15,754	26,790	25,700	11,040	15,921	11,850
Available units	30,969	50,526	34,000	16,450	26,372	19,050	8,789	15,444	10,350	5,730	8,710	4,600
For sale	8,062	14,329	10,650	2,898	6,162	5,600	3,117	5,067	3,550	2,047	3,100	1,475
Rate (%)	1.5	2.5	1.9	1.4	3.0	2.8	1.5	2.0	1.5	2.0	2.6	1.3
For rent	22,907	36,197	23,350	13,552	20,210	13,450	5,672	10,377	6,800	3,683	5,610	3,125
Rate (%)	8.3	11.8	7.1	8.9	13.0	8.3	7.3	10.8	6.2	7.8	10.4	5.3
Other vacant	22,428	35,604	35,600	10,153	17,047	13,000	6,965	11,346	15,350	5,310	7,211	7,225

Notes: Numbers may not add to totals because of rounding. The current date is March 1, 2015.

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

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

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																February 2014	February 2015
Cincinnati HMA																	
Total	12,829	13,640	12,905	11,986	12,647	13,315	9,375	7,424	4,121	4,039	3,201	3,714	3,677	4,920	4,828	4,908	5,019
Single-family	9,409	10,033	10,438	10,842	10,856	10,617	7,370	5,230	3,245	3,068	2,798	2,500	2,625	3,277	3,196	3,261	3,148
Multifamily	3,420	3,607	2,467	1,144	1,791	2,698	2,005	2,194	876	971	403	1,214	1,052	1,643	1,632	1,647	1,871
Hamilton County submarket																	
Total	2,430	2,696	2,369	1,925	1,828	2,307	1,350	1,264	550	720	537	924	1,135	1,352	1,541	1,350	1,614
Single-family	1,321	1,018	1,308	1,327	1,231	1,236	993	693	422	326	427	423	435	582	548	542	555
Multifamily	1,109	1,678	1,061	598	597	1,071	357	571	128	394	110	501	700	770	993	808	1,059
Northern Counties submarket																	
Total	7,268	7,440	7,095	6,857	7,193	7,220	5,217	3,486	2,384	2,080	1,703	1,865	1,644	2,645	2,420	2,634	2,525
Single-family	5,885	6,533	6,442	6,467	6,378	6,522	4,214	2,811	1,686	1,802	1,522	1,298	1,495	1,886	1,836	1,905	1,791
Multifamily	1,383	907	653	390	815	698	1,003	675	698	278	181	567	149	759	584	729	734
Southern Counties submarket																	
Total	3,131	3,504	3,441	3,204	3,626	3,788	2,808	2,674	1,187	1,239	961	925	898	923	867	924	880
Single-family	2,203	2,482	2,688	3,048	3,247	2,859	2,163	1,726	1,137	940	849	779	695	809	812	814	802
Multifamily	928	1,022	753	156	379	929	645	948	50	299	112	146	203	114	55	110	78

Notes: Numbers may not add to totals because of rounding. Current includes data through February 2015.

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

Table 5. Median Income in the Cincinnati HMA, 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	NA	NA	68,700	NA	NA
Median household income	NA	NA	73,584	NA	NA

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, 2013 American Community Survey 1-year data