

As of January 1, 2022.

Table 1. Labor Force and Employment in the Cincinnati HMA, 2000 Through December 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Labor Force	1,036.6	1,041.6	1,046.9	1,063.2	1,072.4	1,085.4	1,105.5	1,121.5	1,128.2	1,112.5	1,098.4	1,084.5	1,077.0	1,078.8	1,077.3	1,080.1	1,094.8	1,112.0	1,119.4	1,135.5	1,118.1	1,113.7
Resident Employment	997.4	998.6	991.6	1,005.2	1,013.4	1,026.2	1,048.3	1,065.2	1,061.7	1,006.2	989.3	988.6	997.1	1,000.8	1,018.1	1,031.2	1,046.9	1,064.6	1,075.3	1,093.4	1,039.9	1,066.1
Unemployment	39.1	43.0	55.3	58.1	59.0	59.2	57.2	56.3	66.5	106.3	109.1	95.9	79.9	78.1	59.2	48.9	47.9	47.4	44.1	42.2	78.2	47.6
Unemployment Rate (%)	3.8	4.1	5.3	5.5	5.5	5.5	5.2	5.0	5.9	9.6	9.9	8.8	7.4	7.2	5.5	4.5	4.4	4.3	3.9	3.7	7.0	4.3
Total Nonfarm Payroll Jobs	1,014.5	1,008.6	1,005.7	1,013.2	1,022.8	1,031.1	1,034.4	1,044.2	1,041.8	991.9	982.2	992.9	1,009.4	1,025.6	1,042.9	1,061.8	1,080.9	1,095.8	1,108.8	1,119.8	1,054.7	1,083.1
Goods-Producing Sectors	197.5	189.8	178.5	176.0	175.9	175.0	172.7	171.1	165.7	145.9	139.3	141.7	143.6	144.8	151.2	156.2	160.0	163.7	166.4	168.6	160.8	159.2
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	43.0	45.4	47.1	47.7	48.3	47.2	47.5
Manufacturing	147.1	138.8	129.5	126.6	123.8	122.8	121.0	120.6	118.7	106.2	103.1	104.1	105.4	106.1	110.1	113.2	114.7	116.6	118.6	120.3	113.7	111.7
Service-Providing Sectors	817.0	818.8	827.2	837.2	846.9	856.1	861.7	873.1	876.1	846.0	842.9	851.2	865.8	880.8	891.7	905.6	920.9	932.1	942.5	951.2	893.9	923.9
Wholesale & Retail Trade	174.5	173.4	170.5	167.5	167.1	166.9	167.9	170.1	168.6	158.5	156.1	156.9	159.5	162.1	163.3	165.6	168.0	168.2	168.8	167.4	157.9	162.8
Wholesale Trade	58.9	58.4	57.9	56.9	56.4	57.7	59.2	60.8	61.0	56.1	54.5	55.3	57.2	58.7	58.8	59.6	60.2	59.2	59.6	60.3	56.7	56.8
Retail Trade	115.6	115.0	112.6	110.6	110.7	109.2	108.7	109.3	107.6	102.4	101.6	101.6	102.3	103.4	104.5	106.0	107.8	109.0	109.2	107.1	101.2	105.9
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	39.6	41.3	42.6	45.5	50.8	53.4	54.9	57.2
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	13.7	14.1	13.9	13.9	13.6	13.0	13.2
Financial Activities	59.0	60.8	64.0	66.0	65.0	64.5	64.4	64.9	64.9	62.8	62.6	63.2	64.2	65.7	66.9	69.1	72.3	73.8	73.8	73.9	73.2	73.0
Professional & Business Services	138.8	138.6	139.3	143.6	146.6	152.4	154.4	156.6	158.5	147.1	148.5	154.6	160.8	163.4	166.8	168.1	168.5	168.7	170.2	172.1	165.5	176.0
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	159.5	161.5	163.2	164.8	166.6	169.8	163.8	170.7
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	113.0	117.0	120.0	122.9	125.4	127.5	101.3	107.5
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	38.9	39.1	41.1	42.7	41.8	41.2	36.5	38.8
Government	125.4	127.6	130.2	132.7	133.0	132.2	132.5	133.0	134.0	133.7	132.7	130.4	129.7	130.3	130.3	130.3	131.1	131.6	131.3	132.4	127.8	124.9
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	15.3	15.2	15.2	14.9	14.6	14.5	14.1
State	25.5	25.8	26.0	26.7	27.4	27.7	27.7	27.4	28.3	28.8	29.4	30.3	30.6	31.2	31.9	31.2	31.7	31.4	30.3	30.9	29.7	28.2
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	82.7	83.8	84.2	85.1	86.2	87.0	83.5	82.6

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2022.

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	2,252,000	2,287,000	12,000	0.6	11,700	0.5	11,550	0.5
Hamilton County Submarket	845,303	802,374	835,400	843,200	-4,300	-0.5	2,825	0.3	2,600	0.3
Suburban Submarket	1,149,527	1,312,206	1,417,000	1,444,000	16,250	1.3	8,900	0.7	8,925	0.6
Households										
Cincinnati HMA	774,151	824,967	897,900	914,300	5,075	0.6	6,200	0.7	5,475	0.6
Hamilton County Submarket	346,790	333,945	354,400	358,400	-1,275	-0.4	1,750	0.5	1,325	0.4
Suburban Submarket	427,361	491,022	543,500	555,900	6,375	1.4	4,475	0.9	4,150	0.8

Notes: The current date is January 1, 2022. The forecast date is January 1, 2025.

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



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

	Cincinnati HMA			Hamilton County Submarket			Suburban Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	827,548	911,097	951,700	373,393	377,364	379,600	454,155	533,733	572,100
Occupied Units	774,151	824,967	897,900	346,790	333,945	354,400	427,361	491,022	543,500
Owner-Occupied	519,831	555,447	590,300	207,591	198,750	201,600	312,240	356,697	388,700
%	67.1	67.3	65.7	59.9	59.5	56.9	73.1	72.6	71.5
Renter-Occupied	254,320	269,520	307,600	139,199	135,195	152,800	115,121	134,325	154,800
%	32.9	32.7	34.3	40.1	40.5	43.1	26.9	27.4	28.5
Vacant Units	53,397	86,130	53,800	26,603	43,419	25,150	26,794	42,711	28,650
Available Units	30,969	50,526	19,575	16,450	26,372	10,175	14,519	24,154	9,400
For Sale	8,062	14,329	7,225	2,898	6,162	2,750	5,164	8,167	4,475
Rate (%)	1.5	2.5	1.2	1.4	3.0	1.3	1.6	2.2	1.1
For Rent	22,907	36,197	12,350	13,552	20,210	7,425	9,355	15,987	4,925
Rate (%)	8.3	11.8	3.9	8.9	13.0	4.6	7.5	10.6	3.1
Other Vacant	22,428	35,604	34,250	10,153	17,047	15,000	12,275	18,557	19,250

Notes: The current date is January 1, 2022. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau.

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



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Table 4. Residential Building Permit Activity in the Cincinnati HMA, 2000 Through December 2021

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Cincinnati HMA																						
Total	12,770	12,575	12,822	13,022	13,122	12,845	9,891	6,870	4,051	3,964	3,180	3,774	3,782	5,466	6,327	6,430	6,992	8,005	6,646	7,392	8,554	10,409
Sales	10,630	10,958	11,021	10,954	11,557	12,005	8,374	5,486	3,581	3,342	2,831	2,841	2,657	3,300	3,260	4,047	4,042	4,721	4,411	4,489	5,523	5,494
Rental	2,140	1,617	1,801	2,068	1,565	840	1,517	1,384	470	622	349	933	1,125	2,166	3,067	2,383	2,950	3,284	2,235	2,903	3,031	4,915
Hamilton County Submarket																						
Total	2,097	1,735	2,271	2,260	1,668	2,107	1,986	1,276	582	755	549	822	1,047	1,421	2,450	1,958	1,665	2,623	1,958	2,160	2,654	3,197
Sales	1,652	1,509	1,533	1,427	1,616	1,817	1,159	819	467	342	441	529	435	605	607	689	745	881	753	732	856	757
Rental	445	226	738	833	52	290	827	457	115	413	108	293	612	816	1,843	1,269	920	1,742	1,205	1,428	1,798	2,440
Suburban Submarket																						
Total	10,673	10,840	10,551	10,762	11,454	10,738	7,905	5,594	3,469	3,209	2,631	2,952	2,735	4,045	3,877	4,472	5,327	5,382	4,688	5,232	5,900	7,212
Sales	8,978	9,449	9,488	9,527	9,941	10,188	7,215	4,667	3,114	3,000	2,390	2,312	2,222	2,695	2,653	3,358	3,297	3,840	3,658	3,757	4,667	4,737
Rental	1,695	1,391	1,063	1,235	1,513	550	690	927	355	209	241	640	513	1,350	1,224	1,114	2,030	1,542	1,030	1,475	1,233	2,475

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 preliminary data and estimates by the analyst



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Table 5. Median Income in the Cincinnati HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	54,800	69,200	81,300	2.4	1.6
Median Household Income	44,485	51,572	66,825	1.5	2.6

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey, 1-year data

