

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	2015	2016	12 Months Ending	
																		May 2016	May 2017
Labor force	1,038.9	1,042.0	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	1,086.2	1,076.5	1,080.4	1,074.4	1,073.7	1,083.4	1,076.2	1,093.8
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	989.9	996.6	1,001.7	1,015.3	1,025.3	1,036.8	1,029.2	1,047.3
Unemployment	38.5	42.2	54.8	58.3	59.0	59.3	57.3	55.8	65.2	105.5	108.5	96.3	79.9	78.7	59.1	48.3	46.6	46.9	46.5
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	7.3	5.5	4.5	4.3	4.4	4.2
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	1,042.0	1,061.0	1,080.1	1,069.9	1,088.8
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	151.0	156.0	160.4	158.1	162.3
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	45.6	44.3	46.5
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	110.0	113.0	114.8	113.8	115.9
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	891.0	904.9	919.6	911.8	926.4
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	163.8	166.4	170.1	167.6	172.5
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	59.4	60.5	61.4	60.9	61.9
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	104.4	105.9	108.7	106.7	110.5
Transportation & utilities	43.1	42.3	42.8	43.1	42.8	43.2	41.4	42.5	41.9	39.1	38.8	39.6	39.9	38.5	39.6	41.2	42.2	41.7	42.5
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	14.2	14.0	14.3
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	66.9	69.1	72.3	70.4	74.1
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	166.3	167.5	168.2	167.6	169.3
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	163.6	162.6	164.1
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	113.0	117.0	119.0	118.5	119.8
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	40.4	39.9	40.4
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	129.5	129.4	129.6	129.5	129.5
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	15.2
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	31.0	30.3	30.4	30.3	30.5
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	84.0	84.0	83.9

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through May 2017.

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	2,176,000	2,208,000	12,000	0.6	8,575	0.4	10,650	0.5
Hamilton County submarket	845,303	802,374	811,200	818,100	- 4,300	- 0.5	1,225	0.2	2,300	0.3
Ohio Suburban submarket	711,452	823,032	857,400	875,500	11,150	1.5	4,800	0.6	6,025	0.7
Southwestern Counties submarket	438,075	489,174	507,000	514,300	5,100	1.1	2,475	0.5	2,425	0.5
Households										
Cincinnati HMA	774,151	824,967	851,500	865,400	5,075	0.6	3,700	0.4	4,625	0.5
Hamilton County submarket	346,790	333,945	340,000	344,100	- 1,275	- 0.4	840	0.3	1,375	0.4
Ohio Suburban submarket	260,616	304,226	316,900	323,600	4,350	1.6	1,775	0.6	2,225	0.7
Southwestern Counties submarket	166,745	186,796	194,550	197,800	2,000	1.1	1,075	0.6	1,075	0.6

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, 2017. The forecast date is June 1, 2020.

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			Ohio Suburban Submarket			Southwestern Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	827,548	911,097	921,300	373,393	377,364	372,100	274,904	328,980	341,300	179,251	204,753	207,900
Occupied units	774,151	824,967	851,500	346,790	333,945	340,000	260,616	304,226	316,900	166,745	186,796	194,550
Owner-occupied	519,831	555,447	546,200	207,591	198,750	193,200	193,750	223,560	220,400	118,490	133,137	132,600
%	67.1	67.3	64.1	59.9	59.5	56.8	74.3	73.5	69.5	71.1	71.3	68.2
Renter-occupied	254,320	269,520	305,300	139,199	135,195	146,800	66,866	80,666	96,500	48,255	53,659	61,950
%	32.9	32.7	35.9	40.1	40.5	43.2	25.7	26.5	30.5	28.9	28.7	31.8
Vacant units	53,397	86,130	69,800	26,603	43,419	32,100	14,288	24,754	24,350	12,506	17,957	13,350
Available units	30,969	50,526	32,450	16,450	26,372	16,350	8,174	14,534	9,975	6,345	9,620	6,125
For sale	8,062	14,329	8,550	2,898	6,162	3,575	2,935	4,635	3,375	2,229	3,532	1,600
Rate (%)	1.5	2.5	1.5	1.4	3.0	1.8	1.5	2.0	1.5	1.8	2.6	1.2
For rent	22,907	36,197	23,900	13,552	20,210	12,750	5,239	9,899	6,600	4,116	6,088	4,525
Rate (%)	8.3	11.8	7.3	8.9	13.0	8.0	7.3	10.9	6.4	7.9	10.2	6.8
Other vacant	22,428	35,604	37,400	10,153	17,047	15,750	6,114	10,220	14,400	6,161	8,337	7,225

Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2017.

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	2015	2016	12 Months Ending	
																		May 2016	May 2017
Cincinnati HMA																			
Total	11,962	13,689	13,345	12,426	12,957	14,065	10,272	7,801	5,217	4,751	3,287	4,117	3,817	5,457	5,937	6,384	6,341	6,710	6,255
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	3,218	3,477	3,938	3,730	4,315
Multifamily	2,553	3,656	2,907	1,584	2,101	3,448	2,902	2,571	1,972	1,683	489	1,617	1,192	2,180	2,719	2,907	2,403	2,980	1,940
Hamilton County submarket																			
Total	2,066	2,344	2,630	2,344	2,046	2,463	1,640	1,581	1,086	919	629	993	1,239	1,395	2,202	1,961	2,033	2,080	1,710
Single-family	1,321	1,018	1,308	1,327	1,231	1,236	993	693	422	326	427	423	435	582	573	634	745	730	790
Multifamily	745	1,326	1,322	1,017	815	1,227	647	888	664	593	202	570	804	813	1,629	1,327	1,288	1,350	920
Ohio Suburban submarket																			
Total	6,832	7,446	6,848	6,464	6,961	7,129	5,367	3,707	2,648	1,987	1,696	1,776	1,618	2,937	2,541	2,953	3,082	3,220	3,020
Single-family	5,483	6,155	6,047	6,105	6,009	6,172	3,968	2,630	1,585	1,703	1,443	1,242	1,433	1,810	1,744	1,858	2,167	2,000	2,450
Multifamily	1,349	1,291	801	359	952	957	1,399	1,077	1,063	284	253	534	185	1,127	797	1,095	915	1,220	570
Southwestern Counties submarket																			
Total	3,064	3,899	3,867	3,618	3,950	4,473	3,265	2,513	1,483	1,845	962	1,348	960	1,125	1,194	1,470	1,226	1,410	1,525
Single-family	2,605	2,860	3,083	3,410	3,616	3,209	2,409	1,907	1,238	1,039	928	835	757	885	901	985	1,026	1,000	1,075
Multifamily	459	1,039	784	208	334	1,264	856	606	245	806	34	513	203	240	293	485	200	410	450

Notes: Numbers may not add to totals because of rounding. Current includes data through May 2017.

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

Table 5. Median Income in the Cincinnati HMA, 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	54,800	69,200	71,200	2.4	0.5
Median household income	44,485	51,572	56,826	1.5	1.6

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 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data