

Table 1. Labor Force and Employment in the Cleveland HMA,* 2000 Through June 2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														June 2012	June 2013
Labor force	1,105.9	1,108.2	1,105.5	1,105.6	1,096.9	1,091.6	1,093.7	1,101.2	1,094.4	1,074.1	1,064.3	1,058.4	1,053.7	1,057.5	1,049.5
Resident employment	1,062.9	1,059.7	1,045.6	1,039.4	1,031.7	1,029.1	1,033.4	1,034.4	1,020.2	978.5	970.1	975.7	978.9	978.9	975.1
Unemployment	43.0	48.5	59.9	66.1	65.2	62.4	60.3	66.7	74.2	95.7	94.3	82.6	74.8	78.6	74.4
Unemployment rate (%)	3.9	4.4	5.4	6.0	5.9	5.7	5.5	6.1	6.8	8.9	8.9	7.8	7.1	7.4	7.1
Total nonfarm payroll jobs	1,136.0	1,117.5	1,082.3	1,074.2	1,072.1	1,072.2	1,075.0	1,072.3	1,058.5	1,000.8	991.1	1,001.2	1,016.6	1,010.4	1,017.6
Goods-producing sectors	241.3	223.7	204.1	197.0	194.4	192.1	189.1	183.8	177.2	151.7	148.1	152.9	156.4	156.1	156.5
Mining, logging, & construction	45.6	43.8	42.5	43.3	43.9	42.9	41.6	41.0	38.4	33.2	31.6	32.8	33.4	33.9	33.6
Manufacturing	195.7	179.9	161.6	153.7	150.5	149.3	147.5	142.8	138.7	118.5	116.5	120.1	123.0	122.2	123.0
Service-providing sectors	894.7	893.8	878.2	877.2	877.7	880.0	885.9	888.4	881.4	849.2	843.0	848.3	860.2	854.3	861.1
Trade	181.9	177.2	169.0	169.5	167.4	165.8	165.8	164.2	160.7	150.2	146.8	148.1	150.8	149.8	151.2
Wholesale trade	57.8	57.7	54.4	54.8	54.6	55.3	56.1	54.8	53.1	48.3	46.6	47.9	49.6	48.8	50.0
Retail trade	124.1	119.5	114.6	114.7	112.8	110.5	109.7	109.4	107.6	101.9	100.2	100.2	101.2	101.1	101.2
Transportation & utilities	38.3	36.2	34.1	32.4	32.4	32.9	33.8	34.3	33.6	30.6	29.3	29.2	29.8	29.5	29.7
Information	24.2	24.0	21.9	20.7	19.9	19.4	18.9	18.5	17.7	16.5	15.8	15.4	15.3	15.4	15.1
Financial activities	75.0	76.3	75.5	76.8	76.9	74.9	73.8	72.2	68.8	65.8	64.6	63.4	62.9	62.5	63.9
Professional & business services	146.0	143.2	134.4	134.8	137.1	140.7	144.0	144.3	143.9	131.7	132.1	139.5	142.9	142.2	141.5
Education & health services	149.7	155.5	162.9	163.6	165.0	167.5	170.8	174.8	179.5	184.3	187.7	189.0	193.6	191.0	195.8
Leisure & hospitality	93.1	92.0	90.5	92.0	92.3	93.7	94.2	93.0	90.9	87.3	86.9	87.6	91.0	89.3	90.7
Other services	45.3	45.9	45.9	44.3	44.5	44.3	44.0	44.1	43.4	42.2	41.3	40.7	40.4	40.4	40.9
Government	141.1	143.4	144.2	143.1	142.2	140.9	140.6	143.0	142.8	140.6	138.6	135.3	133.4	134.2	132.2
Federal	19.8	19.1	18.7	18.6	18.4	18.1	18.1	18.5	18.9	19.0	20.1	19.0	18.5	18.8	18.3
State	8.9	8.7	8.6	8.2	8.2	8.3	8.2	8.0	7.8	7.5	7.5	7.2	7.0	7.1	6.8
Local	112.5	115.6	116.9	116.3	115.6	114.5	114.4	116.5	116.2	114.1	111.1	109.1	107.9	108.4	107.2

* Cleveland-Elyria-Mentor HMA.

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 Cleveland HMA,* 2000 to July 1, 2016

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Cleveland HMA*	2,148,143	2,077,240	2,059,000	2,045,000	– 7,100	– 0.3	– 5,600	– 0.3	1,075	0.1
Cleveland submarket	1,393,978	1,280,122	1,260,000	1,244,000	– 11,400	– 0.8	– 6,200	– 0.5	– 420	– 0.1
Elyria-Mentor submarket	754,165	797,118	799,000	801,000	4,300	0.6	580	0.1	1,500	0.5
Households										
Cleveland HMA*	853,165	854,893	858,400	862,400	170	0.0	1,075	0.1	– 4,675	– 0.2
Cleveland submarket	571,457	545,056	543,700	543,200	– 2,650	– 0.5	– 420	– 0.1	– 5,325	– 0.4
Elyria-Mentor submarket	281,708	309,837	314,700	319,200	2,825	1.0	1,500	0.5	670	0.1

* Cleveland-Elyria-Mentor HMA.

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2013. Forecast date: July 1, 2016. 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 Cleveland HMA,* 2000, 2010, and Current

	Cleveland HMA*			Cleveland Submarket			Elyria-Mentor Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	911,356	955,756	955,000	616,903	621,763	617,200	294,453	333,993	337,800
Occupied units	853,165	854,893	858,400	571,457	545,056	543,700	281,708	309,837	314,700
Owners	580,872	569,864	559,400	360,980	331,876	321,900	219,892	237,988	237,500
%	68.1	66.7	65.2	63.2	60.9	59.2	78.1	76.8	75.5
Renters	272,293	285,029	299,000	210,477	213,180	221,800	61,816	71,849	77,200
%	31.9	33.3	34.8	36.8	39.1	40.8	21.9	23.2	24.5
Vacant units	58,191	100,863	96,600	45,446	76,707	73,500	12,745	24,156	23,050
Available units	34,195	55,819	47,350	27,012	42,201	35,750	7,183	13,618	11,550
For sale	7,931	14,782	13,950	5,218	9,679	9,100	2,713	5,103	4,850
Rate (%)	1.3	2.5	2.4	1.4	2.8	2.7	1.2	2.1	2.0
For rent	26,264	41,037	33,400	21,794	32,522	26,650	4,470	8,515	6,700
Rate (%)	8.8	12.6	10.0	9.4	13.2	10.7	6.7	10.6	8.0
Other vacant	23,996	45,044	49,250	18,434	34,506	37,750	5,562	10,538	11,500

* Cleveland-Elyria-Mentor HMA.

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2013.

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

Table 4. Residential Building Permit Activity in the Cleveland HMA,* 2000 Through June 2013

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														June 2012	June 2013
Cleveland HMA*															
Total	8,024	7,610	7,970	7,811	7,915	7,094	6,118	4,538	3,554	2,576	2,341	2,516	2,857	2,375	2,925
Single-family	5,739	6,085	6,169	6,601	6,711	5,875	4,542	3,574	2,259	1,809	1,853	1,585	1,925	1,685	2,125
Multifamily	2,285	1,525	1,801	1,210	1,204	1,219	1,576	964	1,295	767	488	931	932	690	800
Cleveland submarket															
Total	2,319	2,900	3,139	2,827	2,774	2,325	2,219	1,489	1,172	983	868	1,001	1,029	820	1,050
Single-family	1,777	1,810	1,805	1,865	2,010	1,748	1,246	922	542	462	490	401	488	410	600
Multifamily	542	1,090	1,334	962	764	577	973	567	630	521	378	600	541	410	450
Elyria-Mentor submarket															
Total	5,705	4,710	4,831	4,984	5,141	4,769	3,899	3,049	2,382	1,593	1,473	1,515	1,828	1,555	1,875
Single-family	3,962	4,275	4,364	4,736	4,701	4,127	3,296	2,652	1,717	1,347	1,363	1,184	1,437	1,275	1,525
Multifamily	1,743	435	467	248	440	642	603	397	665	246	110	331	391	280	350

* Cleveland-Elyria-Mentor HMA.

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 Cleveland HMA,* 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	52,600	64,800	63,700	2.1	– 0.6
Median household income	NA	45,395	46,944	NA	1.1

* Cleveland-Elyria-Mentor HMA.

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, 2009 and 2012 American Community Survey 1-year data