

As of July 1, 2020.

Table 1. Labor Force and Employment in the Cleveland HMA, 2000 Through June 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					June 2019	June 2020
Labor Force	1,090.5	1,099.7	1,093.3	1,093.5	1,082.2	1,078.5	1,086.7	1,094.8	1,085.1	1,063.6	1,052.0	1,040.6	1,035.3	1,042.9	1,039.2	1,035.0	1,043.0	1,045.0	1,045.3	1,042.6	1,044.3	1,036.9
Resident Employment	1,060.9	1,060.6	1,038.9	1,033.6	1,024.8	1,023.4	1,033.5	1,035.1	1,020.2	972.5	964.1	964.2	967.6	972.5	977.0	983.8	988.0	988.7	997.1	1,000.7	999.8	956.8
Unemployment	29.6	39.1	54.3	59.9	57.4	55.1	53.1	59.7	64.9	91.2	87.9	76.4	67.7	70.5	62.2	51.2	55.0	56.4	48.1	41.9	44.5	80.1
Unemployment Rate (%)	2.7	3.6	5.0	5.5	5.3	5.1	4.9	5.5	6.0	8.6	8.4	7.3	6.5	6.8	6.0	4.9	5.3	5.4	4.6	4.0	4.3	7.7
Total Nonfarm Payroll Jobs	1,135.9	1,117.4	1,082.2	1,074.1	1,072.0	1,072.1	1,074.9	1,072.2	1,058.4	1,000.7	990.9	1,001.1	1,019.5	1,029.6	1,036.6	1,045.4	1,055.3	1,058.7	1,070.2	1,079.2	1,076.9	1,036.5
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	157.1	158.3	159.8	160.2	157.0	157.8	161.8	162.5	162.9	159.5
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	33.6	34.4	35.5	35.9	35.9	36.6	38.2	39.0	38.8	39.5
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	123.5	123.9	124.3	124.3	121.1	121.2	123.7	123.5	124.2	120.0
Service-Providing Sectors	894.6	893.7	878.1	877.1	877.6	879.9	885.8	888.4	881.3	849.1	842.8	848.2	862.4	871.4	876.8	885.2	898.3	901.0	908.4	916.7	914.0	877.0
Wholesale & Retail Trade	181.8	177.1	168.9	169.4	167.3	165.7	165.7	164.2	160.7	150.2	146.7	148.1	150.8	151.3	151.9	153.0	153.6	151.5	151.2	150.6	151.2	146.6
Wholesale Trade	57.7	57.6	54.3	54.7	54.5	55.2	56.0	54.8	53.1	48.3	46.5	47.9	49.3	49.5	50.4	50.9	51.4	51.2	52.4	52.9	52.9	51.8
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	101.5	101.8	101.5	102.1	102.2	100.3	98.8	97.7	98.3	94.9
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	30.0	30.4	30.7	31.1	31.1	30.6	31.0	34.5	32.6	34.4
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	15.1	14.6	14.3	14.1	13.9	13.8	13.4	13.6	13.0
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	62.6	63.8	64.6	65.0	65.4	66.7	67.2	67.4	67.4	66.4
Professional & Business Services	147.7	145.0	135.5	135.9	138.2	141.7	145.1	145.6	145.2	133.2	133.7	141.3	145.4	148.3	150.7	150.8	153.1	155.2	158.8	161.3	160.5	152.5
Education & Health Services	148.0	153.7	161.8	162.5	163.8	166.5	169.7	173.6	178.2	182.8	186.2	187.3	191.9	193.9	194.0	197.3	201.6	202.2	203.8	206.0	205.3	199.1
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	91.6	95.6	97.0	99.6	103.1	104.7	105.3	105.7	105.7	93.8
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	40.1	39.6	39.6	39.7	40.0	39.5	39.7	39.9	39.8	38.1
Government	141.1	143.4	144.2	143.1	142.2	140.9	140.6	143.0	142.8	140.6	138.5	135.2	134.8	133.5	133.8	134.6	136.3	136.6	137.6	138.0	138.1	133.1
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	18.3	18.2	18.6	19.0	19.1	19.3	19.6	19.4	19.6
State	8.9	8.7	8.6	8.2	8.2	8.3	8.2	8.0	7.8	7.5	7.3	7.1	7.3	7.3	7.3	7.2	7.3	7.5	7.5	7.5	7.5	7.4
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	109.0	107.9	108.3	108.8	110.0	110.1	110.8	111.0	111.2	106.1

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.
Source: U.S. Bureau of Labor Statistics



As of July 1, 2020.

Table 2. Population and Household Trends in the Cleveland 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										
Cleveland HMA	2,148,143	2,077,240	2,043,000	2,027,000	-7,100	-0.3	-3,350	-0.2	-5,125	-0.3
Households										
Cleveland HMA	853,165	854,893	876,000	878,800	170	0.0	2,050	0.2	940	0.1

Notes: The current date is July 1, 2020. The forecast date is July 1, 2023.

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 Cleveland HMA, 2000, 2010, and Current

	Cleveland HMA		
	2000	2010	Current
Total Housing Inventory	911,356	955,756	959,800
Occupied Units	853,165	854,893	876,000
Owner-Occupied	580,872	569,864	557,400
%	68.1	66.7	63.6
Renter-Occupied	272,293	285,029	318,600
%	31.9	33.3	36.4
Vacant Units	58,191	100,863	83,800
Available Units	34,195	55,819	37,075
For Sale	7,931	14,782	8,975
Rate (%)	1.3	2.5	1.6
For Rent	26,264	41,037	28,100
Rate (%)	8.8	12.6	8.1
Other Vacant	23,996	45,044	46,700

Note: The current date is July 1, 2020.

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



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Table 4. Residential Building Permit Activity in the Cleveland HMA, 2000 Through June 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					June 2019	June 2020
Cleveland HMA																						
Total	7,780	7,899	7,085	8,360	8,173	7,120	5,956	4,552	3,445	2,339	2,123	2,062	2,796	3,229	3,512	4,099	4,725	4,404	4,633	3,767	4,450	3,752
Sales	6,252	6,776	6,429	6,878	7,121	6,153	4,840	3,663	2,454	1,817	1,857	1,687	1,938	2,314	2,307	2,438	2,637	2,877	2,909	2,615	2,625	2,772
Rental	1,528	1,123	656	1,482	1,052	967	1,116	889	991	522	266	375	858	915	1,205	1,661	2,088	1,527	1,724	1,152	1,825	980

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2019 final data and estimates by the analyst; 2020—preliminary data and estimates by the analyst



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	52,600	64,800	73,700	2.1	1.0
Median Household Income	NA	45,395	57,200	NA	2.4

NA = data not available.

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

