

As of July 1, 2023.

Table 1. Labor Force and Employment in the Cleveland HMA, 2010 Through June 2023

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														June 2022	June 2023
Labor Force	1,069.2	1,055.8	1,039.7	1,036.2	1,034.0	1,025.7	1,033.9	1,054.7	1,058.1	1,068.4	1,019.8	1,014.4	1,024.2	1,021.6	1,029.7
Resident Employment	979.2	978.2	971.3	965.3	971.6	974.1	978.2	996.0	1,008.5	1,024.6	920.5	956.5	975.8	969.4	987.3
Unemployment	89.9	77.6	68.4	70.9	62.4	51.7	55.7	58.7	49.5	43.8	99.3	57.9	48.3	52.2	42.4
Unemployment Rate (%)	8.4	7.4	6.6	6.8	6.0	5.0	5.4	5.6	4.7	4.1	9.7	5.7	4.7	5.1	4.1
Total Nonfarm Payroll Jobs	990.9	1,001.1	1,019.5	1,029.6	1,036.6	1,045.4	1,055.3	1,058.7	1,070.0	1,081.0	1,008.7	1,028.8	1,047.1	1,040.7	1,052.5
Goods-Producing Sectors	148.1	152.9	157.1	158.3	159.8	160.2	157.0	157.8	161.8	162.3	151.5	152.4	157.1	155.1	159.8
Mining, Logging, & Construction	31.6	32.8	33.6	34.4	35.5	35.9	35.9	36.6	38.2	38.9	36.6	37.9	39.3	39.0	40.3
Manufacturing	116.5	120.1	123.5	123.9	124.3	124.3	121.1	121.2	123.7	123.4	114.9	114.5	117.8	116.1	119.5
Service-Providing Sectors	842.8	848.2	862.4	871.4	876.8	885.2	898.3	901.0	908.2	918.7	857.2	876.3	890.0	885.7	892.7
Wholesale & Retail Trade	146.7	148.1	150.8	151.3	151.9	153.0	153.6	151.5	151.2	151.0	143.0	146.2	149.2	148.2	146.1
Wholesale Trade	46.5	47.9	49.3	49.5	50.4	50.9	51.4	51.2	52.4	52.7	49.8	51.0	53.8	52.6	52.7
Retail Trade	100.2	100.2	101.5	101.8	101.5	102.1	102.2	100.3	98.8	98.3	93.2	95.2	95.4	95.5	93.4
Transportation & Utilities	29.3	29.2	30.0	30.4	30.7	31.1	31.1	30.6	31.0	34.6	35.9	37.8	36.0	36.6	36.5
Information	15.8	15.4	15.3	15.1	14.6	14.3	14.1	13.9	13.8	13.8	13.0	14.3	15.8	15.2	15.9
Financial Activities	64.6	63.4	62.6	63.8	64.6	65.0	65.4	66.7	67.0	66.8	66.0	70.1	72.9	72.1	73.1
Professional & Business Services	133.7	141.3	145.4	148.3	150.7	150.8	153.1	155.2	158.8	162.1	153.6	158.2	154.2	157.4	153.7
Education & Health Services	186.2	187.3	191.9	193.9	194.0	197.3	201.6	202.2	203.8	206.3	197.0	195.1	198.4	195.6	203.0
Leisure & Hospitality	86.9	87.6	91.6	95.6	97.0	99.6	103.1	104.7	105.3	105.5	81.8	88.4	95.3	93.2	95.7
Other Services	41.3	40.7	40.1	39.6	39.6	39.7	40.0	39.5	39.7	39.9	35.2	36.7	37.9	37.4	39.0
Government	138.5	135.2	134.8	133.5	133.8	134.6	136.3	136.6	137.6	138.6	131.8	129.5	130.3	130.0	129.8
Federal	20.1	19.0	18.5	18.3	18.2	18.6	19.0	19.1	19.3	19.5	19.8	19.4	19.4	19.4	19.6
State	7.3	7.1	7.3	7.3	7.3	7.2	7.3	7.5	7.5	7.4	7.0	6.8	6.9	6.8	7.0
Local	111.1	109.1	109.0	107.9	108.3	108.8	110.0	110.1	110.8	111.7	104.9	103.4	104.0	103.8	103.2

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



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Table 2. Population and Household Trends in the Cleveland HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Cleveland HMA	2,077,240	2,088,251	2,059,000	2,047,000	1,100	0.1	-9,100	-0.4	-3,750	-0.2
Households										
Cleveland HMA	854,893	887,924	897,200	906,100	3,300	0.4	2,850	0.3	2,975	0.3

Notes: The current date is July 1, 2023. The forecast date is July 1, 2026.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



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Table 3. Housing Inventory, Tenure, and Vacancy in the Cleveland HMA, 2010, 2020, and Current

	Cleveland HMA		
	2010	2020	Current
Total Housing Inventory	955,756	968,069	975,425
Occupied Units	854,893	887,924	897,200
Owner-Occupied	569,864	570,880	573,600
%	66.7	64.3	63.9
Renter-Occupied	285,029	317,044	323,600
%	33.3	35.7	36.1
Vacant Units	100,863	80,145	78,225
Available Units	55,819	37,741	36,425
For Sale	14,782	7,892	7,325
Rate (%)	2.5	1.4	1.3
For Rent	41,037	29,849	29,100
Rate (%)	12.6	8.6	8.3
Other Vacant	45,044	42,404	41,800

Notes: The current date is July 1, 2023. 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: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



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Table 4. Residential Building Permit Activity in the Cleveland HMA, 2010 Through June 2023

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														June 2022	June 2023
Cleveland HMA															
Total	2,088	2,043	2,635	3,210	3,352	4,403	4,669	4,511	4,742	4,064	5,185	4,546	5,303	5,537	4,909
Sales	1,857	1,727	1,939	2,314	2,307	2,549	2,637	2,834	2,951	2,628	2,841	2,968	2,938	2,920	2,651
Rental	231	316	696	896	1,045	1,854	2,032	1,677	1,791	1,436	2,344	1,578	2,365	2,617	2,258

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023 preliminary data and estimates by the analyst



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Table 5. Median Income in the Cleveland HMA, 2009, 2019, and 2022

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	64,800	73,700	85,400	1.3	5.0
Median Household Income	45,395	57,228	65,198	2.3	4.4

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

