

Table 1. Labor Force and Employment in the Cleveland-Elyria HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	December 2016	December 2017
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	1,036.2	1,035.1	1,025.5	1,028.3	1,032.7
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	965.5	972.7	974.1	973.9	971.0
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	70.6	62.4	51.4	54.4	61.7
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	5.0	5.3	6.0
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	990.9	1,001.1	1,019.5	1,029.6	1,036.6	1,045.1	1,054.5	1,063.1
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	158.6
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	37.4
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	121.0	121.2
Service-providing sectors	894.7	893.8	878.2	877.2	877.7	880.0	885.9	888.4	881.4	849.1	842.9	848.2	862.4	871.4	876.8	885.0	897.6	904.5
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	151.3	151.9	153.0	153.7	152.7
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	49.3	49.5	50.4	50.9	51.5	52.5
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	102.1	100.1
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	31.3	31.5
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	14.0
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	62.5	63.8	64.6	65.0	65.2	66.6
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	143.5	146.1	148.6	148.5	150.3	149.2
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	193.9	196.0	196.2	199.4	204.2	211.2
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	102.4	102.5
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	40.3	40.6
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	136.2	136.3
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	18.9	18.9
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	7.4
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	109.9	110.0

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Cleveland-Elyria 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-Elyria HMA	2,148,143	2,077,240	2,049,000	2,040,000	– 7,100	– 0.3	– 3,650	– 0.2	– 3,000	– 0.1
Cuyahoga County submarket	1,393,978	1,280,122	1,240,000	1,225,000	– 11,400	– 0.8	– 5,175	– 0.4	– 5,000	– 0.4
Suburban submarket	754,165	797,118	808,600	815,000	4,300	0.6	1,475	0.2	2,125	0.3
Households										
Cleveland-Elyria HMA	853,165	854,893	864,600	868,600	170	0.0	1,250	0.1	1,325	0.2
Cuyahoga County submarket	571,457	545,056	544,300	544,000	– 2,650	– 0.5	– 100	0.0	– 100	0.0
Suburban submarket	281,708	309,837	320,250	324,600	2,825	1.0	1,350	0.4	1,450	0.5

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is January 1, 2018. The forecast date is January 1, 2021.

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-Elyria HMA, 2000, 2010, and Current

	Cleveland-Elyria HMA			Cuyahoga County Submarket			Suburban Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	911,356	955,756	954,300	616,903	621,763	611,600	294,453	333,993	342,700
Occupied units	853,165	854,893	864,600	571,457	545,056	544,300	281,708	309,837	320,250
Owner-occupied	580,872	569,864	549,500	360,980	331,876	307,500	219,892	237,988	242,000
%	68.1	66.7	63.6	63.2	60.9	56.5	78.1	76.8	75.6
Renter-occupied	272,293	285,029	315,100	210,477	213,180	236,800	61,816	71,849	78,250
%	31.9	33.3	36.4	36.8	39.1	43.5	21.9	23.2	24.4
Vacant units	58,191	100,863	89,750	45,446	76,707	67,300	12,745	24,156	22,450
Available units	34,195	55,819	41,300	27,012	42,201	30,200	7,183	13,618	11,100
For sale	7,931	14,782	11,750	5,218	9,679	7,250	2,713	5,103	4,525
Rate (%)	1.3	2.5	2.1	1.4	2.8	2.3	1.2	2.1	1.8
For rent	26,264	41,037	29,550	21,794	32,522	22,950	4,470	8,515	6,575
Rate (%)	8.8	12.6	8.6	9.4	13.2	8.8	6.7	10.6	7.7
Other vacant	23,996	45,044	48,450	18,434	34,506	37,100	5,562	10,538	11,350

Notes: Numbers may not add to totals because of rounding. The current date is January 1, 2018.

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

Table 4. Residential Building Permit Activity in the Cleveland-Elyria 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	
																		December 2016	December 2017
Cleveland-Elyria HMA																			
Total	8,746	7,987	7,822	8,581	8,768	7,830	6,218	5,801	4,181	3,229	2,306	2,778	3,030	4,156	3,611	5,742	5,214	5,215	3,935
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	2,241	2,282	2,533	3,008	3,010	2,735
Multifamily	3,007	1,902	1,653	1,980	2,057	1,955	1,676	2,227	1,922	1,420	453	1,193	1,105	1,915	1,329	3,209	2,206	2,205	1,200
Cuyahoga County submarket																			
Total	2,497	3,040	3,014	3,627	3,128	2,614	2,016	1,896	1,371	1,319	833	1,334	1,324	2,454	1,391	2,928	2,544	2,545	1,520
Single-family	1,777	1,810	1,805	1,865	2,010	1,748	1,246	922	542	462	490	401	488	639	592	702	719	720	710
Multifamily	720	1,230	1,209	1,762	1,118	866	770	974	829	857	343	933	836	1,815	799	2,226	1,825	1,825	810
Suburban submarket																			
Total	6,249	4,947	4,808	4,954	5,640	5,216	4,202	3,905	2,810	1,910	1,473	1,444	1,706	1,702	2,220	2,814	2,670	2,670	2,415
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	1,602	1,690	1,831	2,289	2,290	2,025
Multifamily	2,287	672	444	218	939	1,089	906	1,253	1,093	563	110	260	269	100	530	983	381	380	390

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

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

Table 5. Median Income in the Cleveland-Elyria HMA, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	52,600	64,800	66,600	2.1	0.4
Median household income	42,776	43,395	52,131	0.1	2.7

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 2016 median household income—U.S. Census Bureau, 2009 and 2016 American Community Survey 1-year data