

As of November 1, 2022.

**Table 1. Labor Force and Employment in the Columbia HMA, 2000 Through October 2022**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							October 2021	October 2022
Labor Force	333.5	329.3	332.1	340.3	349.2	355.4	370.5	372.6	372.5	371.5	375.5	377.0	380.6	382.9	389.5	398.5	402.3	394.1	389.3	393.4	394.5	399.4	399.0	399.0
Resident Employment	322.7	315.1	315.0	320.1	327.3	333.4	348.5	352.8	349.2	337.2	340.0	343.1	350.7	357.9	367.6	377.0	384.0	378.1	376.6	383.1	374.2	384.6	383.1	386.5
Unemployment	10.8	14.2	17.1	20.1	21.9	22.1	22.1	19.8	23.4	34.3	35.5	33.9	29.9	24.9	21.9	21.5	18.3	16.0	12.7	10.3	20.2	14.8	15.9	12.5
Unemployment Rate (%)	3.2	4.3	5.2	5.9	6.3	6.2	6.0	5.3	6.3	9.2	9.5	9.0	7.9	6.5	5.6	5.4	4.5	4.0	3.3	2.6	5.1	3.7	4.0	3.1
Total Nonfarm Payroll Jobs	342.8	340.1	338.6	339.6	346.7	354.8	361.7	368.3	366.5	348.3	346.2	348.2	356.3	364.1	374.9	386.0	395.2	397.5	399.8	403.4	387.0	395.4	394.4	400.0
Goods-Producing Sectors	57.3	55.6	53.9	52.8	52.0	52.1	53.0	53.0	50.3	44.1	42.1	42.3	42.5	42.8	44.7	46.6	47.7	48.5	47.5	49.0	47.7	48.3	48.1	48.4
Mining, Logging, & Construction	20.3	20.3	19.9	20.6	20.7	20.6	22.0	21.7	19.7	16.8	15.4	15.2	15.3	15.9	16.9	17.5	19.5	19.6	17.4	17.3	16.8	16.8	16.8	16.2
Manufacturing	37.0	35.3	34.1	32.2	31.3	31.5	31.0	31.4	30.5	27.4	26.7	27.1	27.1	26.9	27.8	29.1	28.2	28.9	30.1	31.7	30.9	31.5	31.3	32.3
Service-Providing Sectors	285.5	284.5	284.7	286.9	294.8	302.7	308.7	315.2	316.2	304.2	304.1	306.0	313.8	321.4	330.2	339.4	347.6	348.9	352.2	354.4	339.3	347.1	346.3	351.6
Wholesale & Retail Trade	54.9	53.6	53.0	52.6	53.4	54.8	56.0	57.7	57.2	52.9	52.1	51.9	52.1	53.0	54.2	55.4	57.5	57.2	57.0	57.0	55.8	57.4	57.4	59.1
Wholesale Trade	15.0	15.0	14.8	14.0	14.8	16.1	16.9	17.1	16.4	14.6	13.8	13.6	13.9	14.2	14.9	15.0	15.6	15.3	15.0	14.9	14.5	14.8	14.7	15.8
Retail Trade	39.9	38.6	38.2	38.6	38.6	38.7	39.1	40.6	40.8	38.3	38.3	38.3	38.2	38.8	39.3	40.4	41.9	41.9	42.0	42.1	41.3	42.6	42.6	43.4
Transportation & Utilities	11.9	11.2	10.6	10.5	11.1	11.6	11.8	12.1	11.6	10.5	10.4	10.8	11.7	12.7	14.0	15.3	16.2	16.0	15.9	15.6	16.3	16.9	17.0	16.6
Information	7.5	6.5	6.4	6.2	6.0	6.1	6.2	6.1	5.9	5.8	5.6	5.4	5.3	5.6	5.5	5.5	5.7	5.5	5.6	6.0	4.9	4.9	4.9	5.3
Financial Activities	24.3	25.4	25.9	26.5	27.2	29.2	30.2	30.7	30.4	29.1	27.2	27.4	28.8	30.1	30.1	30.4	30.9	31.1	31.1	31.5	32.0	32.9	32.6	34.3
Professional & Business Services	38.1	37.4	36.0	35.9	39.3	41.1	43.2	43.5	41.6	37.8	40.1	42.2	44.6	45.9	47.0	48.9	49.8	49.6	50.7	51.4	49.4	52.0	51.6	51.2
Education & Health Services	32.3	33.4	35.9	37.5	38.1	38.8	39.4	41.4	42.8	42.1	42.6	43.3	43.2	44.0	45.7	46.8	48.0	48.5	49.6	51.2	49.1	50.9	50.8	51.5
Leisure & Hospitality	27.3	27.4	27.7	28.2	29.4	29.7	30.2	31.1	31.5	31.1	31.5	32.1	33.0	34.2	35.3	36.6	37.9	39.0	40.5	40.6	33.5	36.1	35.6	39.2
Other Services	11.5	11.5	11.8	11.7	12.2	12.7	12.8	12.8	13.0	12.6	12.7	12.9	14.2	14.9	15.3	15.8	16.2	16.1	16.4	16.8	15.3	15.8	15.7	16.5
Government	77.8	78.1	77.5	77.8	78.0	78.9	79.0	80.0	82.4	82.4	81.9	80.1	81.0	81.1	83.2	84.7	85.4	85.9	85.4	84.2	83.0	80.3	80.7	78.0
Federal	8.3	8.6	8.7	8.7	8.8	8.8	9.0	9.3	9.8	10.3	10.8	10.4	10.3	10.1	10.0	10.3	10.3	10.4	10.5	10.8	11.1	11.2	11.2	11.1
State	37.6	36.9	35.5	35.1	34.7	34.9	35.2	35.9	36.6	35.5	34.6	33.8	34.1	33.8	35.9	36.5	37.0	37.1	36.5	35.2	33.9	32.5	32.8	32.8
Local	31.9	32.6	33.3	34.0	34.5	35.1	34.8	34.8	36.0	36.6	36.4	35.8	36.6	37.1	37.3	37.9	38.1	38.3	38.3	38.2	38.0	36.6	36.8	34.1

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of November 1, 2022.

Table 2. Population and Household Trends in the Columbia HMA, 2000 to Forecast

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Columbia HMA	647,158	767,598	847,000	867,000	12,050	1.7	6,325	0.8	6,675	0.8
Households										
Columbia HMA	245,347	294,881	338,700	349,100	4,950	1.9	3,475	1.1	3,475	1.0

Notes: The current date is November 1, 2022. The forecast date is November 1, 2025.  
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of November 1, 2022.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Columbia HMA, 2000, 2010, and Current**

	Columbia HMA		
	2000	2010	Current
Total Housing Inventory	269,244	331,470	379,200
Occupied Units	245,347	294,881	338,700
Owner-Occupied	172,111	200,980	231,000
%	70.2	68.2	68.2
Renter-Occupied	73,236	93,901	107,700
%	29.8	31.8	31.8
Vacant Units	23,897	36,589	40,500
Available Units	10,920	18,078	11,250
For Sale	3,180	5,529	4,000
Rate (%)	1.8	2.7	1.7
For Rent	7,740	12,549	7,250
Rate (%)	9.6	11.8	6.3
Other Vacant	12,977	18,511	29,250

Notes: The current date is November 1, 2022. In this analysis conducted by the U.S. Department of Housing and Urban Development, other vacant units include all vacant units that are not available for sale or rent. The term, therefore, includes units rented or sold but not occupied; units held for seasonal, recreational, or occasional use; units used by migrant workers; and the category specified as “other” vacant by the U.S. Census Bureau.

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



As of November 1, 2022.

**Table 4. Residential Building Permit Activity in the Columbia HMA, 2000 Through October 2022**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							October 2021	October 2022
Columbia HMA																								
Total	7,429	4,934	6,028	6,819	7,619	7,490	9,807	8,175	6,208	3,527	2,942	2,932	3,749	4,225	4,817	5,432	5,477	5,529	5,852	4,989	5,272	6,879	6,670	6,175
Sales	4,766	4,480	4,841	5,530	6,093	6,980	6,801	5,648	3,505	2,583	2,527	2,391	2,791	3,183	3,302	3,691	3,916	4,074	4,484	4,226	4,788	5,856	5,900	4,325
Rental	2,663	454	1,187	1,289	1,526	510	3,006	2,527	2,703	944	415	541	958	1,042	1,515	1,741	1,561	1,455	1,368	763	484	1,023	770	1,850

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022—preliminary data and estimates by the analyst



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	49,400	62,100	68,900	2.3	1.0
Median Household Income	40,818	48,309	55,725	1.7	1.4

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 2019 median household income—U.S. Census Bureau; 2009 and 2019 American Community Survey 1-year data