

As of January 1, 2023.

Table 1. Labor Force and Employment in the Cook County HMA, 2000 Through December 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Labor Force	2,742.0	2,713.8	2,626.4	2,584.2	2,567.4	2,545.5	2,560.0	2,605.6	2,615.9	2,598.1	2,640.6	2,622.3	2,663.4	2,677.9	2,658.0	2,647.9	2,664.8	2,689.2	2,673.4	2,684.4	2,624.1	2,594.1	2,656.0
Resident Employment	2,607.3	2,546.2	2,424.6	2,392.0	2,392.3	2,380.3	2,434.3	2,464.9	2,441.5	2,326.3	2,350.5	2,345.2	2,406.1	2,418.1	2,456.4	2,481.1	2,500.1	2,551.1	2,561.2	2,578.9	2,351.2	2,411.6	2,521.5
Unemployment	134.7	167.6	201.9	192.2	175.1	165.2	125.7	140.7	174.4	271.7	290.1	277.2	257.2	259.8	201.6	166.8	164.7	138.1	112.2	105.5	272.9	182.5	134.5
Unemployment Rate (%)	4.9	6.2	7.7	7.4	6.8	6.5	4.9	5.4	6.7	10.5	11.0	10.6	9.7	9.7	7.6	6.3	6.2	5.1	4.2	3.9	10.4	7.0	5.1
Total Nonfarm Payroll Jobs	2,725.9	2,743.8	2,676.9	2,623.8	2,607.6	2,630.4	2,635.9	2,655.2	2,636.0	2,515.0	2,479.0	2,512.0	2,545.5	2,586.0	2,627.9	2,684.7	2,731.0	2,735.1	2,757.5	2,782.9	2,565.7	2,591.9	2,740.2
Goods-Producing Sectors	443.7	423.6	393.1	371.4	364.4	363.5	357.4	346.3	325.8	289.4	267.3	268.5	267.2	261.7	262.2	268.3	270.9	270.9	271.9	269.8	252.7	249.3	255.4
Mining, Logging, & Construction	97.7	104.5	103.0	102.4	101.7	102.0	102.7	100.7	95.7	83.7	72.0	71.6	69.7	69.6	73.4	77.5	78.6	79.7	79.9	78.8	73.4	73.3	75.0
Manufacturing	345.9	319.1	290.1	269.1	262.7	261.5	254.7	245.6	230.0	205.7	195.3	196.9	197.5	192.2	188.8	190.8	192.3	191.2	192.0	191.0	179.3	176.0	180.4
Service-Providing Sectors	2,282.2	2,320.2	2,283.7	2,252.4	2,243.2	2,266.9	2,278.5	2,308.9	2,310.2	2,225.5	2,211.7	2,243.6	2,278.3	2,324.2	2,365.8	2,416.4	2,460.1	2,464.2	2,485.6	2,513.1	2,313.0	2,342.6	2,484.8
Trade, Transportation, & Utilities	535.1	540.1	517.5	505.8	505.5	513.0	508.1	514.1	497.7	470.3	456.9	465.0	474.1	484.0	495.7	510.9	520.8	512.6	513.2	510.6	472.2	474.7	495.3
Information	76.7	77.3	73.2	67.5	63.9	62.0	61.1	64.8	59.9	55.3	52.2	53.3	53.9	54.5	54.5	54.0	54.6	56.1	55.6	57.4	55.5	55.6	59.7
Financial Activities	223.3	226.8	225.9	224.9	223.1	228.8	230.3	232.7	218.1	202.3	196.7	193.9	194.4	196.2	196.6	200.9	206.5	212.6	216.3	224.0	223.7	224.4	226.9
Professional & Business Services	467.9	461.2	438.7	421.2	425.4	440.8	450.1	458.8	461.2	432.0	432.7	449.5	460.2	475.6	489.2	495.7	495.0	500.3	506.5	519.6	494.6	516.4	552.1
Education & Health Services	329.1	343.5	349.5	353.2	357.6	364.0	368.9	372.1	385.1	392.0	405.6	418.6	427.2	440.3	451.4	465.0	478.1	468.9	468.0	470.7	447.5	449.0	463.1
Leisure & Hospitality	210.5	214.6	213.8	217.9	218.8	222.1	227.0	234.6	238.2	228.5	226.6	229.9	238.6	242.8	247.3	259.6	273.9	282.3	292.0	296.1	206.1	211.9	264.2
Other Services	102.7	119.2	120.1	120.3	121.2	121.1	119.7	119.4	125.8	122.7	119.9	120.0	119.1	118.9	119.5	117.9	117.3	117.5	117.9	118.4	108.2	109.1	114.7
Government	336.8	337.6	345.0	341.6	327.8	315.0	313.5	312.3	324.4	322.4	321.1	313.3	310.8	312.0	311.6	312.5	313.9	314.0	316.0	316.2	305.3	301.4	308.8

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2023.

Table 2. Population and Household Trends in the Cook County 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										
Cook County HMA	5,376,741	5,194,675	5,100,000	5,033,000	-18,200	-0.3	-7,400	-0.1	-22,300	-0.4
Households										
Cook County HMA	1,974,181	1,966,356	2,096,400	2,099,000	-780	0.0	10,200	0.5	870	0.0

Notes: The current date is January 1, 2023. The forecast date is January 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of January 1, 2023.

Table 3. Housing Inventory, Tenure, and Vacancy in the Cook County HMA, 2000, 2010, and Current

	Cook County HMA		
	2000	2010	Current
Total Housing Inventory	2,096,121	2,180,359	2,271,650
Occupied Units	1,974,181	1,966,356	2,096,400
Owner-Occupied	1,142,677	1,143,857	1,161,000
%	57.9	58.2	55.4
Renter-Occupied	831,504	822,499	935,400
%	42.1	41.8	44.6
Vacant Units	121,940	214,003	175,250
Available Units	62,482	123,723	70,250
For Sale	15,867	35,879	10,550
Rate (%)	1.4	3.0	0.9
For Rent	46,615	87,844	59,700
Rate (%)	5.3	9.6	6.0
Other Vacant	59,458	90,280	105,000

Notes: The current date is January 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 U.S. Census Bureau.

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



As of January 1, 2023.

Table 4. Residential Building Permit Activity in the Cook County HMA, 2000 Through December 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	2022
Cook County HMA																							
Total	12,570	17,486	16,554	18,922	22,196	25,229	20,722	17,482	6,687	2,271	2,899	6,127	6,800	7,746	10,107	11,119	13,857	11,145	10,626	8,615	6,020	7,158	7,679
Sales	7,989	12,357	10,411	10,618	12,883	15,105	11,490	9,703	2,422	1,194	1,310	2,329	1,279	1,622	1,898	2,216	2,974	2,070	1,857	1,852	1,225	1,679	1,432
Rental	4,581	5,129	6,143	8,304	9,313	10,124	9,232	7,779	4,265	1,077	1,589	3,798	5,521	6,124	8,209	8,903	10,883	9,075	8,769	6,763	4,795	5,479	6,247

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



As of January 1, 2023.

Table 5. Median Income in the Cook County HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	NA	NA	93,200	NA	NA
Median Household Income	NA	NA	72,092	NA	NA

NA = data not available.
Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

