

As of January 1, 2025.

Table 1. Labor Force and Employment in the Dayton HMA, 2010 Through 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Labor Force	402.4	394.3	387.6	382.3	381.8	383.1	385.7	389.9	389.6	393.4	386.3	380.6	379.5	382.7	388.4
Resident Employment	358.3	357.5	357.4	352.3	359.5	364.6	367.3	371.8	372.7	377.4	355.4	360.9	364.6	368.9	371.2
Unemployment	44.2	36.8	30.2	30.0	22.3	18.5	18.4	18.1	16.9	16.0	30.8	19.7	14.9	13.8	17.2
Unemployment Rate (%)	11.0	9.3	7.8	7.9	5.8	4.8	4.8	4.7	4.3	4.1	8.0	5.2	3.9	3.6	4.4
Total Nonfarm Payroll Jobs	360.7	365.4	368.7	368.1	372.1	379.3	384.0	387.4	389.1	390.6	368.8	373.9	382.7	387.9	389.3
Goods-Producing Sectors	46.6	48.6	49.6	49.5	50.7	52.2	53.6	54.6	56.1	57.4	54.1	54.5	56.0	56.0	56.3
Mining, Logging, & Construction	10.6	10.9	11.1	11.2	11.7	12.2	12.4	12.6	13.1	13.7	13.5	13.7	14.3	14.7	14.9
Manufacturing	36.0	37.7	38.5	38.3	38.9	40.0	41.2	42.0	43.0	43.7	40.5	40.7	41.7	41.3	41.4
Service-Providing Sectors	314.1	316.9	319.2	318.6	321.5	327.1	330.4	332.7	333.0	333.2	314.7	319.4	326.6	331.9	333.0
Wholesale & Retail Trade	49.5	50.4	51.5	51.6	52.0	52.5	52.6	53.0	53.5	52.6	50.6	51.8	53.3	53.5	53.0
Wholesale Trade	11.7	12.3	12.8	12.6	12.8	13.1	12.9	13.3	14.0	14.0	12.9	13.1	14.3	15.0	15.0
Retail Trade	37.8	38.1	38.7	39.0	39.2	39.4	39.7	39.7	39.5	38.6	37.7	38.7	39.0	38.5	38.0
Transportation & Utilities	10.5	10.8	11.3	11.7	12.4	13.0	12.7	12.6	12.7	13.0	13.2	13.5	14.2	14.9	14.6
Information	10.3	9.7	8.9	8.7	8.5	8.5	8.4	8.4	8.1	7.7	6.8	6.3	5.9	5.7	5.4
Financial Activities	16.5	16.4	16.8	16.8	16.9	17.0	17.1	17.1	17.2	16.9	16.2	16.1	16.6	17.0	16.6
Professional & Business Services	45.4	46.8	47.4	47.4	48.9	50.3	50.8	51.2	52.3	52.4	50.6	51.6	52.7	52.4	51.2
Education & Health Services	67.8	68.7	69.2	69.0	69.7	71.2	72.8	73.7	74.0	74.8	71.3	71.1	71.7	74.2	75.7
Leisure & Hospitality	35.2	35.5	36.4	36.5	37.4	38.0	38.9	40.0	39.3	39.7	32.9	35.6	37.9	39.5	40.9
Other Services	14.6	14.3	14.5	14.5	13.8	13.9	14.1	14.2	13.8	13.9	12.6	13.2	13.6	13.6	13.9
Government	64.2	64.2	63.3	62.4	62.0	62.7	63.0	62.6	62.0	62.2	60.6	60.4	60.7	61.2	61.7
Federal	18.5	18.9	18.4	18.1	17.9	18.2	18.5	18.6	18.8	19.3	20.0	20.3	19.8	19.5	19.7
State	7.0	7.3	7.7	7.8	7.6	7.7	7.6	6.8	6.3	6.0	5.4	5.1	5.2	5.2	5.1
Local	38.7	38.0	37.2	36.6	36.5	36.8	37.0	37.1	36.9	36.9	35.2	35.0	35.8	36.5	36.9

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 Dayton 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										
Dayton HMA	799,232	814,049	818,200	825,300	1,475	0.2	870	0.1	2,350	0.3
Households										
Dayton HMA	327,630	339,453	345,400	350,500	1,175	0.4	1,250	0.4	1,700	0.5

Notes: The current date is January 1, 2025. The forecast date is January 1, 2028.
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 Dayton HMA, 2010, 2020, and Current

	Dayton HMA		
	2010	2020	Current
Total Housing Inventory	367,272	369,625	373,525
Occupied Units	327,630	339,453	345,400
Owner-Occupied	212,773	213,077	210,000
%	64.9	62.8	60.8
Renter-Occupied	114,857	126,376	135,400
%	35.1	37.2	39.2
Vacant Units	39,642	30,172	28,125
Available Units	21,896	13,711	12,725
For Sale	5,832	2,941	2,525
Rate (%)	2.7	1.4	1.2
For Rent	16,064	10,770	10,200
Rate (%)	12.3	7.9	7.0
Other Vacant	17,746	16,461	15,400

Notes: The current date is January 1, 2025. 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: 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 Dayton HMA, 2010 Through 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Dayton HMA															
Total	895	807	1,510	884	1,089	1,929	2,482	2,065	2,496	2,001	2,371	2,430	2,014	1,636	2,173
Sales	649	715	904	814	783	889	957	1,311	1,236	999	1,111	1,738	1,372	1,250	1,434
Rental	246	92	606	70	306	1,040	1,525	754	1,260	1,002	1,260	692	642	422	739

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; 2024 preliminary data and estimates by the analyst



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Table 5. Median Income in the Dayton HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	62,100	70,600	92,400	1.3	7.0
Median Household Income	NA	58,169	67,070	NA	3.6

NA = data not available.
Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

