

As of April 1, 2021.

Table 1. Labor Force and Employment in the Dayton HMA, 2000 Through March 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					March 2020	March 2021
Labor Force	408.8	409.5	406.6	407.0	403.1	403.2	408.2	409.3	406.6	399.1	402.4	394.3	387.6	382.3	381.8	383.1	385.7	389.1	388.4	391.9	393.2	388.8
Resident Employment	391.6	390.9	382.4	381.0	376.8	377.9	384.7	385.0	377.4	354.1	358.3	357.5	357.4	352.3	359.5	364.6	367.3	371.0	371.6	375.9	376.8	357.4
Unemployment	17.1	18.5	24.2	26.0	26.3	25.3	23.5	24.2	29.1	45.0	44.2	36.8	30.2	30.0	22.3	18.5	18.4	18.1	16.9	15.9	16.4	31.4
Unemployment Rate (%)	4.2	4.5	5.9	6.4	6.5	6.3	5.7	5.9	7.2	11.3	11.0	9.3	7.8	7.9	5.8	4.8	4.8	4.7	4.3	4.1	4.2	8.1
Total Nonfarm Payroll Jobs	424.4	418.0	410.2	405.1	401.2	399.1	397.2	392.8	383.9	362.8	360.7	365.4	368.8	368.3	372.5	379.8	384.8	388.3	390.2	391.9	392.5	365.6
Goods-Producing Sectors	91.0	81.9	77.5	73.5	70.6	68.9	66.6	63.0	58.4	47.6	46.6	48.6	49.6	49.5	50.7	52.2	53.6	54.6	56.1	57.4	57.6	53.4
Mining, Logging, & Construction	15.6	14.6	14.8	14.7	15.1	14.9	14.6	14.2	13.2	11.3	10.6	10.9	11.1	11.2	11.7	12.2	12.4	12.6	13.1	13.7	13.8	13.5
Manufacturing	75.4	67.3	62.8	58.7	55.5	54.1	52.0	48.8	45.2	36.3	36.0	37.7	38.5	38.3	38.9	40.0	41.2	42.0	43.0	43.7	43.8	39.9
Service-Providing Sectors	333.4	336.0	332.7	331.7	330.6	330.1	330.6	329.8	325.6	315.1	314.1	316.9	319.2	318.9	321.9	327.6	331.2	333.7	334.0	334.5	334.9	312.3
Wholesale & Retail Trade	64.4	62.5	60.1	58.7	57.8	56.8	55.6	55.3	53.8	50.8	49.5	50.4	51.5	51.6	52.0	52.5	52.6	53.0	53.5	52.6	52.6	50.4
Wholesale Trade	14.6	14.9	14.9	14.3	14.0	13.8	13.7	13.7	13.4	12.2	11.7	12.3	12.8	12.6	12.8	13.1	12.9	13.3	14.0	14.0	13.9	12.8
Retail Trade	49.8	47.6	45.2	44.4	43.8	43.0	41.9	41.6	40.4	38.6	37.8	38.1	38.7	39.0	39.2	39.4	39.7	39.7	39.5	38.6	38.7	37.6
Transportation & Utilities	15.1	14.5	13.0	12.2	12.0	12.4	12.4	11.6	11.2	10.5	10.5	10.8	11.3	11.7	12.4	13.0	12.7	12.6	12.7	13.0	13.0	13.5
Information	11.3	12.6	12.7	12.5	12.2	12.0	11.8	12.1	11.9	10.9	10.3	9.7	8.9	8.7	8.5	8.5	8.4	8.4	8.1	7.7	7.5	6.8
Financial Activities	17.0	17.7	18.0	18.5	18.7	19.0	19.8	19.4	17.8	16.6	16.5	16.4	16.8	17.0	17.4	17.5	17.8	18.1	18.3	18.2	18.2	17.8
Professional & Business Services	52.1	54.4	52.2	53.4	52.6	51.6	51.6	51.7	50.2	45.2	45.4	46.8	47.4	47.4	48.9	50.3	50.8	51.2	52.3	52.4	52.5	49.1
Education & Health Services	57.6	58.6	60.2	60.9	61.6	63.2	64.0	65.5	67.3	67.7	67.8	68.7	69.2	69.0	69.7	71.2	72.8	73.7	74.0	74.8	75.1	70.8
Leisure & Hospitality	35.3	34.7	34.9	35.7	36.3	36.3	36.6	36.5	36.1	35.5	35.2	35.5	36.4	36.5	37.4	38.0	38.9	40.0	39.3	39.7	39.6	31.9
Other Services	15.9	16.0	16.4	16.4	16.3	16.2	15.9	15.6	15.1	14.6	14.6	14.3	14.5	14.5	13.8	13.9	14.1	14.2	13.8	13.9	13.9	12.3
Government	64.7	65.2	65.2	63.3	63.0	62.6	62.9	62.1	62.1	63.4	64.2	64.2	63.3	62.4	62.0	62.7	63.0	62.6	62.0	62.2	62.4	59.7
Federal	18.4	17.9	17.5	17.2	17.2	17.1	17.0	16.5	16.3	17.0	18.5	18.9	18.4	18.1	17.9	18.2	18.5	18.6	18.8	19.3	19.5	20.1
State	6.5	6.5	6.5	6.2	6.1	6.4	6.5	6.5	6.7	7.0	7.0	7.3	7.7	7.8	7.6	7.7	7.6	6.8	6.3	6.0	6.0	5.0
Local	39.8	40.7	41.3	40.0	39.7	39.1	39.3	39.1	39.2	39.4	38.7	38.0	37.2	36.6	36.5	36.8	37.0	37.1	36.9	36.9	37.0	34.6

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2021.

Table 2. Population and Household Trends in the Dayton 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										
Dayton HMA	805,816	799,232	810,200	815,000	-650	-0.1	990	0.1	1,600	0.2
Households										
Dayton HMA	322,978	327,630	338,600	342,600	470	0.1	1,000	0.3	1,325	0.4

Notes: The current date is April 1, 2021. The forecast date is April 1, 2024.

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



As of April 1, 2021.

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

	Dayton HMA		
	2000	2010	Current
Total Housing Inventory	347,221	367,272	373,400
Occupied Units	322,978	327,630	338,600
Owner-Occupied	214,582	212,773	215,700
%	66.4	64.9	63.7
Renter-Occupied	108,396	114,857	122,900
%	33.6	35.1	36.3
Vacant Units	24,243	39,642	34,800
Available Units	14,367	21,896	13,800
For Sale	3,651	5,832	2,850
Rate (%)	1.7	2.7	1.3
For Rent	10,716	16,064	10,950
Rate (%)	9.0	12.3	8.2
Other Vacant	9,876	17,746	21,000

Note: The current date is April 1, 2021.

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



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Table 4. Residential Building Permit Activity in the Dayton HMA, 2000 Through March 2021

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					March 2020	March 2021
Dayton HMA																						
Total	2,868	2,816	3,069	4,053	3,034	4,032	2,186	1,788	1,378	779	896	838	1,641	816	1,092	2,025	2,512	1,954	2,612	1,685	1,757	2,139
Sales	1,964	2,468	2,444	2,856	2,668	3,238	1,895	1,550	960	749	681	712	894	783	782	861	957	1,251	1,236	997	1,029	1,113
Rental	904	348	625	1,197	366	794	291	238	418	30	215	126	747	33	310	1,164	1,555	703	1,376	688	728	1,026

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2020—final data and estimates by the analyst; 2021—preliminary data and estimates by the analyst



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Table 5. Median Income in the Dayton HMA, 2019

	Median Income (\$)
	2019
Median Family Income	70,600
Median Household Income	58,169

Source: Median household income—2019 American Community Survey, 1-year data

