

**Table 1. Labor Force and Employment in the Detroit HMA, \* 2000 Through September 2011**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												September 2010	September 2011
Labor Force	2,284.8	2,269.0	2,227.9	2,212.0	2,200.3	2,191.0	2,176.4	2,153.6	2,119.2	2,106.0	2,058.5	2,072.0	2,024.0
Resident Employment	2,200.3	2,147.5	2,086.2	2,053.6	2,042.0	2,031.5	2,019.3	1,991.6	1,934.9	1,790.3	1,773.2	1,770.7	1,780.1
Unemployment	84.5	121.5	141.7	158.4	158.3	159.5	157.1	162.0	184.3	315.7	285.3	301.3	243.9
Unemployment Rate (%)	3.7	5.4	6.4	7.2	7.2	7.3	7.2	7.5	8.7	15.0	13.9	14.5	12.1
Total Nonfarm Payroll Jobs	2,203.0	2,136.4	2,087.2	2,064.3	2,045.0	2,043.3	1,999.6	1,961.6	1,898.6	1,741.5	1,737.1	1,730.4	1,767.2
Goods Producing	488.1	452.9	422.4	398.0	384.8	372.2	348.4	328.6	299.0	235.8	239.0	235.9	253.5
Mining, Logging, & Construction	96.5	93.5	89.6	85.3	85.6	84.2	76.9	71.1	64.1	51.9	50.8	50.3	53.7
Manufacturing	391.6	359.4	332.8	312.8	299.2	288.0	271.6	257.6	234.9	183.9	188.3	185.6	199.8
Service Providing	1,714.9	1,683.6	1,664.9	1,666.2	1,660.2	1,671.1	1,651.2	1,632.9	1,599.7	1,505.7	1,498.0	1,494.5	1,513.7
Trade	346.9	341.2	328.9	320.9	317.5	314.3	308.3	301.7	296.1	274.2	272.0	270.9	275.2
Wholesale Trade	102.9	101.4	98.5	96.7	94.1	93.6	92.6	90.0	88.4	79.4	78.1	77.5	80.6
Retail Trade	244.0	239.8	230.4	224.2	223.4	220.7	215.7	211.7	207.7	194.8	193.9	193.3	194.5
Transportation & Utilities	70.7	68.8	66.9	66.8	65.0	65.2	64.2	64.8	61.9	54.3	54.8	54.2	57.0
Information	37.4	36.6	33.7	32.7	32.0	31.3	30.1	29.9	29.4	27.6	27.0	27.3	26.0
Financial Activities	115.0	114.4	115.9	118.2	116.3	116.5	113.3	110.2	105.0	98.1	95.6	95.4	97.6
Professional & Business Services	405.2	381.1	368.4	364.4	363.1	371.3	360.9	353.8	340.1	298.6	305.0	300.9	320.5
Education & Health Services	237.5	241.9	249.0	252.5	258.0	265.8	271.5	276.6	280.9	283.2	284.8	283.9	288.0
Leisure & Hospitality	178.1	175.5	177.4	180.9	181.8	182.7	183.4	183.0	180.5	171.6	169.8	169.6	170.8
Other Services	92.5	91.0	91.6	91.3	90.0	90.6	89.9	88.0	86.6	83.6	81.5	82.2	80.0
Government	231.6	233.2	233.1	238.7	236.4	233.5	229.7	225.0	219.4	214.7	207.6	210.1	198.7
Federal	31.4	29.6	29.6	30.0	29.8	29.5	29.1	28.7	28.7	29.0	30.1	30.1	28.6
State	26.0	26.3	26.0	26.1	25.6	26.3	26.2	25.7	25.4	25.8	25.9	26.0	24.9
Local	174.1	177.2	177.5	182.6	181.0	177.8	174.5	170.6	165.3	160.0	151.6	153.9	145.1

\* Detroit-Warren-Livonia HMA.

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

Source: U.S. Bureau of Labor Statistics

**Table 2.** Population and Household Trends in the Detroit HMA,\* 2000 to October 1, 2014

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
<b>Population</b>										
Detroit-Warren-Livonia HMA	4,452,557	4,296,250	4,266,000	4,222,000	- 15,650	- 0.4	- 20,150	- 0.5	- 14,650	- 0.3
Wayne County Submarket	2,061,162	1,820,584	1,790,000	1,729,000	- 24,050	- 1.2	- 20,400	- 1.1	- 20,350	- 1.1
Western Detroit Submarket	1,351,107	1,383,329	1,385,000	1,391,000	3,225	0.2	1,125	0.1	2,000	0.1
Northeastern Detroit Submarket	1,040,288	1,092,337	1,092,000	1,102,000	5,200	0.5	- 220	0.0	3,325	0.3
<b>Households</b>										
Detroit-Warren-Livonia HMA	1,696,943	1,682,111	1,675,000	1,663,000	- 1,475	- 0.1	- 4,750	- 0.3	- 4,000	- 0.2
Wayne County Submarket	768,440	702,749	693,900	674,400	- 6,575	- 0.9	- 5,900	- 0.8	- 6,500	- 0.9
Western Detroit Submarket	526,499	551,078	551,700	555,000	2,450	0.5	410	0.1	1,100	0.2
Northeastern Detroit Submarket	402,004	428,284	429,000	433,900	2,625	0.6	480	0.1	1,625	0.4

\* Detroit-Warren-Livonia HMA.

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2011. Forecast date: October 1, 2014. Rates of change are calculated on a compound basis.

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

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

	Detroit-Warren-Livonia HMA			Wayne County Submarket			Western Detroit Submarket			Northeastern Detroit Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,797,185	1,886,537	1,885,000	826,145	821,693	819,500	550,925	600,064	600,400	420,115	464,780	465,200
Occupied Units	1,696,943	1,682,111	1,674,000	768,440	702,749	693,900	526,499	551,078	551,700	402,004	428,284	429,000
Owners	1,232,190	1,193,402	1,189,000	511,837	454,706	449,900	400,882	408,491	409,000	319,471	330,205	330,400
%	72.6	70.9	71.0	66.6	64.7	64.8	76.1	74.1	74.1	79.5	77.1	77.0
Renters	464,753	488,709	485,300	256,603	248,043	244,000	125,617	142,587	142,700	82,533	98,079	98,600
%	27.4	29.1	29.0	33.4	35.3	35.2	23.9	25.9	25.9	20.5	22.9	23.0
Vacant Units	100,242	204,426	210,500	57,705	118,944	125,600	24,426	48,986	48,700	18,111	36,496	36,250
Available Units	48,030	104,066	99,050	27,239	55,685	53,600	12,305	29,024	27,700	8,486	19,357	17,750
For Sale	16,150	31,617	33,750	7,225	13,706	14,850	4,845	10,081	10,050	4,080	7,830	8,825
Rate (%)	1.3	2.6	2.8	1.4	2.9	3.2	1.2	2.4	2.4	1.3	2.3	2.6
For Rent	31,880	72,449	65,300	20,014	41,979	38,750	7,460	18,943	17,650	4,406	11,527	8,925
Rate (%)	6.4	12.9	11.9	7.2	14.5	13.7	5.6	11.7	11.0	5.1	10.5	8.3
Other Vacant	52,212	100,360	111,500	30,466	63,259	72,000	12,121	19,962	21,000	9,625	17,139	18,500

\* Detroit-Warren-Livonia HMA.

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2011.

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

**Table 4. Residential Building Permit Activity in the Detroit HMA,\* 2000 Through September 2011**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												September 2010	September 2011
<b>Detroit-Warren-Livonia HMA</b>													
Total	18,725	17,000	18,650	20,075	21,725	16,150	9,030	4,435	2,740	1,335	2,950	2,290	3,640
Single-family	14,675	12,150	12,000	12,650	13,275	10,350	6,100	3,065	1,690	1,140	2,160	1,910	2,730
Multifamily	4,050	4,850	6,650	7,425	8,450	5,800	2,930	1,370	1,050	195	790	380	910
<b>Wayne County Submarket</b>													
Total	4,175	4,425	4,675	5,875	6,375	4,850	2,790	1,420	1,060	400	910	490	1,250
Single-family	2,900	2,850	2,775	2,925	3,350	2,650	1,900	790	490	250	450	310	680
Multifamily	1,275	1,575	1,900	2,950	3,025	2,200	890	630	570	150	460	180	570
<b>Western Detroit Submarket</b>													
Total	7,425	6,825	7,375	7,575	8,500	6,000	2,940	1,480	970	505	1,040	960	1,200
Single-family	6,000	4,875	4,625	5,300	5,500	4,325	2,150	1,150	700	480	900	810	1,150
Multifamily	1,425	1,950	2,750	2,275	3,000	1,675	790	330	270	25	140	150	50
<b>Northeastern Detroit Submarket</b>													
Total	7,125	5,750	6,600	6,625	6,850	5,300	3,300	1,535	710	430	1,000	840	1,190
Single-family	5,775	4,425	4,600	4,425	4,425	3,375	2,050	1,125	500	410	810	790	900
Multifamily	1,350	1,325	2,000	2,200	2,425	1,925	1,250	410	210	20	190	50	290

\* Detroit-Warren-Livonia HMA.

Note: Numbers may not add to totals because of rounding.

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

**Table 5.** Median Income in the Detroit HMA,\* 1999, 2009, and 2010

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2010	1999 to 2009	2009 to 2010
Median Family Income	60,500	71,000	60,600	1.6	- 14.6
Median Household Income	49,175	48,535	48,198	- 0.1	- 0.7

\* Detroit-Warren-Livonia HMA.

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 2010 median household income—U.S. Census Bureau, American Community Survey, 2009 and 2010