

Table 1. Labor Force and Employment in the Detroit HMA,* 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															June 2013	June 2014
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	2,118.1	2,104.1	2,050.6	2,014.2	2,014.9	2,034.0	2,026.5	2,030.3
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	1,933.9	1,787.6	1,766.3	1,780.9	1,808.0	1,842.5	1,824.1	1,852.0
Unemployment	84.5	121.5	141.7	158.4	158.3	159.5	157.2	162.0	184.2	316.5	284.3	233.3	206.9	191.5	202.4	178.3
Unemployment rate (%)	3.7	5.4	6.4	7.2	7.2	7.3	7.2	7.5	8.7	15.0	13.9	11.6	10.3	9.4	10.0	8.8
Total nonfarm payroll jobs	2,203.1	2,136.6	2,087.5	2,064.5	2,045.4	2,043.7	2,000.1	1,961.9	1,898.9	1,741.5	1,736.4	1,785.6	1,832.9	1,864.2	1,851.6	1,863.2
Goods-producing sectors	487.7	452.3	421.6	397.2	383.8	371.1	347.1	327.2	297.4	234.4	237.8	259.8	275.2	287.0	281.2	289.6
Mining, logging, & construction	96.5	93.5	89.6	85.3	85.6	84.2	76.9	71.1	64.1	52.2	51.5	54.8	56.1	57.6	56.9	57.5
Manufacturing	391.2	358.8	332.1	311.9	298.2	286.9	270.3	256.1	233.3	182.2	186.4	205.1	219.2	229.4	224.4	232.1
Service-providing sectors	1,715.4	1,684.4	1,665.9	1,667.4	1,661.6	1,672.6	1,653.0	1,634.7	1,601.5	1,507.1	1,498.6	1,525.8	1,557.6	1,577.2	1,570.4	1,573.5
Trade	346.9	341.2	328.9	320.9	317.5	314.3	308.3	301.7	296.1	274.7	273.1	278.4	283.7	287.2	285.7	287.9
Wholesale trade	102.9	101.4	98.5	96.7	94.1	93.6	92.6	90.0	88.4	79.6	78.5	81.4	84.1	85.5	85.1	85.3
Retail trade	244.0	239.8	230.4	224.2	223.4	220.7	215.7	211.7	207.7	195.1	194.6	197.0	199.6	201.7	200.5	202.6
Transportation & utilities	70.7	68.8	66.9	66.8	65.0	65.2	64.2	64.8	61.9	54.3	54.8	57.3	59.6	61.2	60.3	61.9
Information	37.4	36.6	33.7	32.7	32.0	31.3	30.1	29.9	29.4	27.6	27.0	26.2	26.6	27.1	26.8	27.1
Financial activities	115.0	114.4	115.9	118.2	116.3	116.5	113.3	110.2	105.0	98.1	95.6	97.9	99.3	102.2	101.3	100.0
Professional & business services	405.2	381.1	368.4	364.4	363.1	371.3	360.9	353.8	340.1	299.0	306.1	328.0	346.7	358.7	353.6	360.6
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	291.2	295.9	297.4	297.2	297.2
Leisure & hospitality	178.7	176.3	178.4	182.0	183.2	184.3	185.2	184.8	182.3	173.7	172.2	174.3	176.7	178.4	178.4	175.9
Other services	92.5	91.0	91.6	91.3	90.0	90.6	89.9	88.0	86.6	82.1	77.5	74.5	76.2	77.5	77.1	77.2
Government	231.6	233.2	233.1	238.7	236.4	233.5	229.7	225.0	219.4	214.7	207.6	197.9	193.0	187.6	190.0	185.8
Federal	31.4	29.6	29.6	30.0	29.8	29.5	29.1	28.7	28.7	29.0	30.1	28.6	28.5	28.2	28.5	27.8
State	26.0	26.3	26.0	26.1	25.6	26.3	26.2	25.7	25.4	25.8	25.9	25.2	25.2	24.1	24.6	23.8
Local	174.1	177.2	177.5	182.6	181.0	177.8	174.5	170.6	165.3	160.0	151.6	144.1	139.3	135.2	136.9	134.2

*Detroit-Warren-Livonia HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2014.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Detroit 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										
Detroit HMA*	4,452,557	4,296,250	4,300,000	4,317,000	– 15,650	– 0.4	880	0.0	5,675	0.1
Wayne County submarket	2,061,162	1,820,584	1,762,000	1,723,000	– 24,050	– 1.2	– 13,800	– 0.8	– 13,000	– 0.7
Northwestern submarket	1,351,107	1,383,329	1,428,000	1,464,000	3,225	0.2	10,500	0.8	12,000	0.8
Northeastern submarket	1,040,288	1,092,337	1,110,000	1,130,000	5,200	0.5	4,150	0.4	6,675	0.6
Households										
Detroit HMA*	1,696,943	1,682,111	1,690,700	1,698,000	– 1,475	– 0.1	2,025	0.1	2,425	0.1
Wayne County submarket	768,440	702,749	685,800	671,300	– 6,575	– 0.9	– 4,000	– 0.6	– 4,825	– 0.7
Northwestern submarket	526,499	551,078	567,500	581,800	2,450	0.5	3,875	0.7	4,775	0.8
Northeastern submarket	402,004	428,284	437,000	445,000	2,625	0.6	2,050	0.5	2,675	0.6

*Detroit-Warren-Livonia HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is July 1, 2014. The forecast date is July 1, 2017.

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

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

	Detroit HMA*			Wayne County Submarket			Northwestern Submarket			Northeastern Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,797,185	1,886,537	1,884,000	826,145	821,693	809,100	550,925	600,064	605,300	420,115	464,780	469,300
Occupied units	1,696,943	1,682,111	1,690,700	768,440	702,749	685,800	526,499	551,078	567,500	402,004	428,284	437,000
Owner-occupied	1,232,190	1,193,402	1,156,000	511,837	454,706	421,900	400,882	408,491	407,000	319,471	330,205	326,800
%	72.6	70.9	68.4	66.6	64.7	61.5	76.1	74.1	71.7	79.5	77.1	74.8
Renter-occupied	464,753	488,709	534,700	256,603	248,043	263,900	125,617	142,587	160,500	82,533	98,079	110,200
%	27.4	29.1	31.6	33.4	35.3	38.5	23.9	25.9	28.3	20.5	22.9	25.2
Vacant units	100,242	204,426	193,400	57,705	118,944	123,300	24,426	48,986	37,800	18,111	36,496	32,300
Available units	48,030	104,066	72,850	27,239	55,685	45,300	12,305	29,024	15,300	8,486	19,357	12,300
For sale	16,150	31,617	23,700	7,225	13,706	15,300	4,845	10,081	4,100	4,080	7,830	4,300
Rate (%)	1.3	2.6	2.0	1.4	2.9	3.5	1.2	2.4	1.0	1.3	2.3	1.3
For rent	31,880	72,449	49,150	20,014	41,979	30,000	7,460	18,943	11,200	4,406	11,527	8,000
Rate (%)	6.4	12.9	8.4	7.2	14.5	10.2	5.6	11.7	6.5	5.1	10.5	6.8
Other vacant	52,212	100,360	120,500	30,466	63,259	78,000	12,121	19,962	22,500	9,625	17,139	20,000

*Detroit-Warren-Livonia HMA.

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2014.

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

Table 4. Residential Building Permit Activity in the Detroit HMA,* 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															June 2013	June 2014
Detroit HMA*																
Total	20,550	19,274	19,032	18,995	20,378	16,225	8,898	5,318	2,317	1,300	3,344	3,706	4,774	6,716	5,915	6,230
Single-family	16,065	14,009	15,208	16,334	17,399	13,631	7,468	3,833	1,937	1,261	2,430	2,862	4,112	5,436	4,875	5,240
Multifamily	4,485	5,265	3,824	2,661	2,979	2,594	1,430	1,485	380	39	914	844	662	1,280	1,040	990
Wayne County submarket																
Total	4,768	4,126	4,672	5,198	5,694	4,014	2,452	1,533	816	288	894	1,062	950	1,525	1,290	1,430
Single-family	2,939	3,006	3,388	3,729	4,211	3,138	2,056	919	524	264	470	476	672	819	800	790
Multifamily	1,829	1,120	1,284	1,469	1,483	876	396	614	292	24	424	586	278	706	490	640
Northwestern submarket																
Total	7,886	9,257	8,031	7,556	7,969	6,602	3,204	2,131	860	549	1,436	1,584	2,502	3,361	2,960	3,170
Single-family	6,531	5,946	6,151	6,585	7,050	5,504	2,663	1,481	843	536	1,089	1,434	2,191	2,943	2,600	2,850
Multifamily	1,355	3,311	1,880	971	919	1,098	541	650	17	13	347	150	311	418	360	320
Northeastern submarket																
Total	7,896	5,891	6,329	6,241	6,715	5,609	3,242	1,654	641	463	1,014	1,060	1,322	1,830	1,665	1,630
Single-family	6,595	5,057	5,669	6,020	6,138	4,989	2,749	1,433	570	461	871	952	1,249	1,674	1,475	1,600
Multifamily	1,301	834	660	221	577	620	493	221	71	2	143	108	73	156	190	30

*Detroit-Warren-Livonia HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2014.

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

Table 5. Median Income in the Detroit HMA,* 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	60,500	71,000	65,300	1.6	– 2.8
Median household income	49,175	48,535	50,310	– 0.1	1.2

*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 2012 median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data