

As of November 1, 2020.

Table 1. Labor Force and Employment in the Detroit HMA, 2000 Through October 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					October 2019	October 2020
Labor Force	955.3	942.2	917.3	920.1	916.6	910.8	901.9	883.5	863.9	870.0	802.8	774.4	771.8	776.6	769.7	760.1	780.6	792.0	797.8	808.2	807.3	784.3
Resident Employment	917.6	888.4	851.2	840.3	837.2	835.3	827.7	810.6	783.8	728.8	678.4	674.2	681.5	687.3	695.7	708.1	731.7	747.8	756.5	767.1	765.8	693.2
Unemployment	37.7	53.9	66.0	79.7	79.4	75.5	74.2	72.9	80.1	141.2	124.3	100.3	90.4	89.3	74.0	52.1	48.9	44.2	41.3	41.0	41.5	91.2
Unemployment Rate (%)	3.9	5.7	7.2	8.7	8.7	8.3	8.2	8.3	9.3	16.2	15.5	12.9	11.7	11.5	9.6	6.8	6.3	5.6	5.2	5.1	5.1	11.6
Total Nonfarm Payroll Jobs	911.4	885.9	853.3	836.1	825.1	817.7	800.8	780.5	756.3	697.4	692.1	703.6	714.7	716.9	723.9	734.4	746.4	756.9	765.6	772.4	771.7	706.4
Goods-Producing Sectors	180.5	167.9	153.3	142.3	138.7	131.9	124.3	116.5	104.5	84.0	86.9	92.9	97.3	100.1	104.0	109.7	111.9	115.3	117.9	118.1	118.3	107.8
Mining, Logging, & Construction	30.0	29.3	27.9	26.1	25.5	25.2	23.4	22.4	20.5	17.4	17.5	18.4	18.5	18.5	19.2	20.2	21.1	22.3	22.8	22.5	22.6	20.5
Manufacturing	150.5	138.6	125.4	116.2	113.2	106.7	100.9	94.1	84.0	66.6	69.4	74.5	78.9	81.6	84.8	89.5	90.8	93.0	95.1	95.6	95.7	87.3
Service-Providing Sectors	730.9	718.1	699.9	693.8	686.4	685.7	676.5	664.0	651.8	613.4	605.2	610.7	617.3	616.8	619.8	624.7	634.5	641.6	647.7	654.3	653.4	598.6
Wholesale & Retail Trade	132.1	129.8	124.4	118.3	114.3	110.6	109.1	105.9	103.8	96.6	95.5	95.8	95.9	96.1	97.4	98.0	99.3	99.3	98.4	97.8	98.1	92.7
Wholesale Trade	39.9	38.8	38.0	36.0	34.6	34.0	33.8	33.2	32.6	29.6	28.5	28.6	28.4	28.7	29.3	29.3	30.0	30.0	29.4	28.6	28.7	26.9
Retail Trade	92.2	91.0	86.4	82.3	79.7	76.6	75.3	72.7	71.2	67.0	67.0	67.2	67.5	67.4	68.1	68.7	69.3	69.3	69.0	69.2	69.4	65.8
Transportation & Utilities	51.1	49.4	47.3	46.7	44.5	44.4	43.4	43.9	41.8	35.7	35.9	37.7	38.5	39.2	40.6	41.1	41.9	43.6	48.1	54.9	53.8	53.5
Information	14.0	13.9	12.5	11.4	11.5	11.5	10.7	9.9	9.5	8.4	7.9	7.2	7.3	7.4	7.4	7.6	8.0	7.5	7.3	6.7	6.7	6.4
Financial Activities	41.4	39.1	36.6	36.4	36.4	37.3	36.5	35.1	32.6	30.1	29.7	31.4	32.7	34.1	33.6	34.4	37.1	38.8	39.3	40.0	39.7	38.8
Professional & Business Services	137.3	131.7	127.8	127.1	128.1	132.0	127.7	121.5	118.5	104.6	106.0	113.0	117.8	118.6	121.0	123.4	125.2	127.1	127.2	127.1	127.3	116.3
Education & Health Services	115.3	116.5	117.4	115.0	114.9	117.1	119.6	121.6	122.6	123.8	124.1	126.3	128.7	129.4	128.8	130.1	131.6	131.9	131.7	131.6	131.5	120.2
Leisure & Hospitality	80.1	80.2	78.4	80.3	79.0	79.1	79.7	79.7	78.8	75.6	73.9	74.7	74.4	74.3	75.5	76.5	78.0	79.3	79.8	79.1	79.3	58.5
Other Services	39.4	37.7	36.9	36.2	36.2	35.5	35.6	35.5	35.6	33.0	30.9	29.9	30.5	30.4	30.1	29.1	28.8	28.1	28.2	28.2	28.3	26.0
Government	120.4	119.8	118.7	122.5	121.4	118.4	114.2	111.2	108.7	105.6	101.4	94.8	91.6	87.4	85.6	84.6	84.7	86.0	87.5	88.9	88.7	86.1
Federal	17.9	16.8	16.8	17.4	17.2	16.6	16.1	15.9	15.8	15.8	15.9	14.8	14.6	14.3	14.1	14.4	14.4	14.5	14.5	14.6	14.6	14.7
State	18.8	18.9	18.6	18.7	18.4	18.6	18.5	18.1	18.0	17.9	18.0	17.3	16.8	16.1	16.1	16.3	16.6	17.0	17.1	17.2	17.2	16.7
Local	83.7	84.1	83.4	86.4	85.9	83.2	79.6	77.1	74.9	71.9	67.4	62.7	60.2	57.0	55.4	53.8	53.7	54.5	56.0	57.1	57.0	54.8

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 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	2,061,162	1,820,584	1,742,000	1,724,000	-24,050	-1.2	-7,475	-0.4	-5,775	-0.3
Households										
Detroit HMA	768,440	702,749	712,300	712,500	-6,575	-0.9	900	0.1	65	0.0

Notes: The current date is November 1, 2020. The forecast date is November 1, 2023.

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



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

	Detroit HMA		
	2000	2010	Current
Total Housing Inventory	826,145	821,693	801,800
Occupied Units	768,440	702,749	712,400
Owner-Occupied	511,837	454,706	436,500
%	66.6	64.7	61.3
Renter-Occupied	256,603	248,043	275,900
%	33.4	35.3	38.7
Vacant Units	57,705	118,944	89,550
Available Units	27,239	55,685	26,250
For Sale	7,225	13,706	8,000
Rate (%)	1.4	2.9	1.8
For Rent	20,014	41,979	18,250
Rate (%)	7.2	14.5	6.2
Other Vacant	30,466	63,259	63,300

Note: The current date is November 1, 2020.

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 Detroit HMA, 2000 Through October 2020

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	
																					October 2019	October 2020
Detroit HMA																						
Total	4,889	4,316	4,828	5,265	6,062	4,039	3,249	1,686	851	371	959	796	952	1,360	1,242	2,490	1,729	2,529	3,031	1,993	2,383	2,688
Sales	3,878	3,483	4,027	4,542	4,709	3,514	2,167	1,317	554	269	503	493	676	847	722	827	1,080	1,286	1,173	946	1,041	965
Rental	1,011	833	801	723	1,353	525	1,082	369	297	102	456	303	276	513	520	1,663	649	1,243	1,858	1,047	1,342	1,723

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2019—final data and estimates by the analyst; 2020—preliminary data and estimates by the analyst



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Table 5. Median Income in the Detroit HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	60,500	71,000	76,300	1.6	0.7
Median Household Income	NA	NA	50,753	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 2019 median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2019

