

As of January 1, 2024.

**Table 1. Labor Force and Employment in the Detroit HMA, 2010 Through December 2023**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Labor Force	795.7	770.7	773.6	778.3	767.6	756.3	778.9	800.9	809.6	818.1	803.2	795.8	789.9	806.5
Resident Employment	676.6	674.2	683.4	689.5	694.1	704.6	730.5	756.6	767.3	777.3	694.6	733.4	753.3	771.7
Unemployment	119.1	96.5	90.2	88.8	73.5	51.7	48.4	44.4	42.3	40.8	108.6	62.3	36.6	34.8
Unemployment Rate (%)	15.0	12.5	11.7	11.4	9.6	6.8	6.2	5.5	5.2	5.0	13.5	7.8	4.6	4.3
Total Nonfarm Payroll Jobs	693.3	704.8	716.0	718.3	725.1	735.5	747.5	758.2	767.0	773.1	699.4	728.1	758.4	765.5
Goods-Producing Sectors	86.9	92.9	97.3	100.1	104.0	109.7	111.9	115.3	117.9	117.3	100.9	110.9	115.9	116.9
Mining, Logging, & Construction	17.5	18.4	18.5	18.5	19.2	20.2	21.1	22.3	22.8	22.5	20.5	22.3	23.9	25.0
Manufacturing	69.4	74.5	78.9	81.6	84.8	89.5	90.8	93.0	95.1	94.8	80.4	88.6	92.0	91.9
Service-Providing Sectors	606.4	611.9	618.6	618.2	621.1	625.8	635.7	642.9	649.1	655.8	598.5	617.2	642.5	648.6
Wholesale & Retail Trade	95.5	95.8	95.9	96.1	97.4	98.0	99.3	99.3	98.4	97.8	89.8	92.7	94.1	93.5
Wholesale Trade	28.5	28.6	28.4	28.7	29.3	29.3	30.0	30.0	29.4	28.5	26.4	26.2	27.4	28.2
Retail Trade	67.0	67.2	67.5	67.4	68.1	68.7	69.3	69.3	69.0	69.3	63.4	66.5	66.7	65.3
Transportation & Utilities	35.9	37.7	38.5	39.2	40.6	41.1	41.9	43.6	48.1	53.2	51.3	55.9	61.2	59.1
Information	8.5	7.9	8.1	8.3	8.3	8.5	8.9	8.5	8.2	7.5	6.9	7.3	8.0	8.1
Financial Activities	29.7	31.4	32.7	34.1	33.6	34.4	37.1	38.8	39.3	40.5	42.0	43.8	42.0	39.3
Professional & Business Services	106.0	113.1	117.9	118.7	121.1	123.5	125.2	127.1	127.3	128.2	122.6	127.7	133.8	139.0
Education & Health Services	124.5	126.7	129.0	129.7	129.0	130.2	131.7	132.3	132.1	131.9	122.1	122.2	123.6	126.4
Leisure & Hospitality	73.9	74.7	74.4	74.3	75.5	76.5	78.0	79.3	79.8	79.6	54.8	58.6	67.4	68.9
Other Services	30.9	29.9	30.5	30.4	30.1	29.1	28.8	28.1	28.2	28.3	24.3	25.8	27.3	27.6
Government	101.4	94.8	91.6	87.4	85.6	84.6	84.7	86.0	87.5	88.9	84.6	83.3	85.0	86.8
Federal	15.9	14.8	14.6	14.3	14.1	14.4	14.4	14.5	14.5	14.6	14.9	14.9	15.6	16.1
State	18.0	17.3	16.8	16.1	16.1	16.3	16.6	17.0	17.1	17.3	15.5	14.8	14.8	14.8
Local	67.4	62.7	60.2	57.0	55.4	53.8	53.7	54.5	56.0	57.0	54.2	53.7	54.6	55.9

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2024.

Table 2. Population and Household Trends in the Detroit 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										
Detroit-Dearborn-Livonia HMA	1,820,584	1,793,561	1,738,000	1,709,000	-2,700	-0.1	-14,750	-0.8	-9,625	-0.6
Households										
Detroit-Dearborn-Livonia HMA	702,749	709,400	702,600	698,400	670	0.1	-1,825	-0.3	-1,400	-0.2

Notes: The current date is January 1, 2024. The forecast date is January 1, 2027.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of January 1, 2024.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Detroit HMA, 2010, 2020, and Current**

	Detroit-Dearborn-Livonia HMA		
	2010	2020	Current
Total Housing Inventory	821,693	790,191	786,450
Occupied Units	702,749	709,400	702,600
Owner-Occupied	454,706	437,227	432,700
%	64.7	61.6	61.6
Renter-Occupied	248,043	272,173	269,900
%	35.3	38.4	38.4
Vacant Units	118,944	80,791	83,850
Available Units	55,685	32,613	32,850
For Sale	13,706	6,798	6,150
Rate (%)	2.9	1.5	1.4
For Rent	41,979	25,815	26,700
Rate (%)	14.5	8.7	9.0
Other Vacant	63,259	48,178	51,000

Notes: The current date is January 1, 2024. 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 Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



Table 4. Residential Building Permit Activity in the Detroit HMA, 2010 Through December 2023

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Detroit-Dearborn-Livonia HMA														
Total	959	796	952	1,360	1,242	2,490	1,929	2,729	2,631	1,993	2,351	2,330	2,646	2,154
Sales	503	493	676	847	722	827	1,080	1,286	1,173	946	932	1,301	821	683
Rental	456	303	276	513	520	1,663	849	1,443	1,458	1,047	1,419	1,029	1,825	1,471

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023—preliminary data and estimates by the analyst



**Table 5. Median Income in the Detroit HMA, 2009, 2019, and 2022**

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	71,000	76,300	89,800	0.7	5.6
Median Household Income	NA	50,753	55,867	NA	3.3

NA = data not available.  
Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

