

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	2014	2015	12 Months Ending	
																	June 2015	June 2016
Labor force	2,293.2	2,253.7	2,207.1	2,213.9	2,210.0	2,209.0	2,188.6	2,153.2	2,103.4	2,110.2	2,058.6	2,001.1	1,999.1	2,018.4	2,011.5	1,998.4	2,004.2	2,023.7
Resident employment	2,216.0	2,140.3	2,068.2	2,053.4	2,050.3	2,055.0	2,033.5	1,998.8	1,931.5	1,791.2	1,772.6	1,773.7	1,797.9	1,820.4	1,845.1	1,874.2	1,861.3	1,909.5
Unemployment	77.2	1,13.4	138.8	160.6	159.8	154.0	155.1	154.4	171.9	318.9	285.9	227.4	201.2	198.0	166.4	124.2	142.9	114.2
Unemployment rate (%)	3.4	5.0	6.3	7.3	7.2	7.0	7.1	7.2	8.2	15.1	13.9	11.4	10.1	9.8	8.3	6.2	7.1	5.6
Total nonfarm payroll jobs	2,202.9	2,136.7	2,087.5	2,064.8	2,045.7	2,043.9	2,000.4	1,962.3	1,899.3	1,741.6	1,736.2	1,785.2	1,832.6	1,866.9	1,898.1	1,936.0	1,918.4	1,955.7
Goods-producing sectors	477.3	442.5	413.0	388.2	373.8	360.7	336.6	317.5	288.1	226.2	230.0	251.5	266.8	277.6	290.9	303.0	298.8	305.4
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	58.0	61.8	65.3	64.3	65.8
Manufacturing	380.9	349.1	323.5	302.9	288.2	276.5	259.7	246.4	224.1	174.0	178.5	196.8	210.8	219.6	229.2	237.8	234.5	239.6
Service-providing sectors	1,725.5	1,694.1	1,674.4	1,676.6	1,671.9	1,683.3	1,663.8	1,644.8	1,611.1	1,515.4	1,506.3	1,533.6	1,565.8	1,589.3	1,607.1	1,633.0	1,619.6	1,650.3
Trade	346.9	341.2	328.9	320.9	317.5	314.3	308.3	301.7	296.1	274.5	272.4	277.1	281.7	285.4	290.6	293.5	292.8	294.6
Wholesale trade	102.9	101.4	98.5	96.7	94.1	93.6	92.6	90.0	88.4	79.6	78.3	80.9	83.3	84.4	84.9	85.9	85.3	86.8
Retail trade	244.0	239.8	230.4	224.2	223.4	220.7	215.7	211.7	207.7	194.9	194.1	196.2	198.4	201.0	205.7	207.6	207.5	207.9
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	61.3	64.2	65.8	65.2	65.6
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	27.2	27.9	27.4	27.7	27.6
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	99.7	104.0	104.6	107.4	105.6	110.2
Professional & business services	415.2	390.8	376.9	373.6	373.4	381.9	371.7	363.8	349.7	307.5	314.5	337.2	356.4	369.9	374.9	387.6	381.2	394.7
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	298.3	299.7	303.8	300.9	307.1
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	179.5	183.9	188.9	186.4	192.3
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	77.1	77.1	76.4	76.5	77.3
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	186.7	184.2	182.2	183.4	180.9
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	27.5	27.9	27.7	28.1
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	23.8	23.8	24.4	24.1	24.4
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	134.7	132.9	129.9	131.6	128.4

* Detroit-Warren-Dearborn HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2016.

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	4,303,000	4,316,000	– 15,650	– 0.4	1,075	0.0	4,325	0.1
Wayne County submarket	2,061,162	1,820,584	1,755,000	1,744,000	– 24,050	– 1.2	– 10,500	– 0.6	– 3,675	– 0.2
Northwestern Counties submarket	1,351,107	1,383,329	1,433,000	1,448,000	3,225	0.2	7,950	0.6	5,000	0.3
Northeastern Counties submarket	1,040,288	1,092,337	1,115,000	1,124,000	5,200	0.5	3,625	0.3	3,000	0.3
Households										
Detroit HMA*	1,696,943	1,682,111	1,702,800	1,718,000	– 1,475	– 0.1	3,300	0.2	5,075	0.3
Wayne County submarket	768,440	702,749	687,600	687,700	– 6,575	– 0.9	– 2,425	– 0.3	35	0.0
Northwestern Counties submarket	526,499	551,078	577,000	586,300	2,450	0.5	4,150	0.7	3,100	0.5
Northeastern Counties submarket	402,004	428,284	438,700	443,500	2,625	0.6	1,675	0.4	1,600	0.4

* Detroit-Warren-Dearborn 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, 2016. The forecast date is July 1, 2019.

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 Counties Submarket			Northeastern Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,797,185	1,886,537	1,892,000	826,145	821,693	805,800	550,925	600,064	612,900	420,115	464,780	473,000
Occupied units	1,696,943	1,682,111	1,702,800	768,440	702,749	687,600	526,499	551,078	577,000	402,004	428,284	438,700
Owner-occupied	1,232,190	1,193,402	1,142,000	511,837	454,706	408,900	400,882	408,491	411,500	319,471	330,205	322,000
%	72.6	70.9	67.1	66.6	64.7	59.5	76.1	74.1	71.3	79.5	77.1	73.4
Renter-occupied	464,753	488,709	560,800	256,603	248,043	278,700	125,617	142,587	165,500	82,533	98,079	116,700
%	27.4	29.1	32.9	33.4	35.3	40.5	23.9	25.9	28.7	20.5	22.9	26.6
Vacant units	100,242	204,426	188,400	57,705	118,944	118,200	24,426	48,986	35,850	18,111	36,496	34,350
Available units	48,030	104,066	57,450	27,239	55,685	32,200	12,305	29,024	12,850	8,486	19,357	12,350
For sale	16,150	31,617	22,950	7,225	13,706	12,200	4,845	10,081	4,150	4,080	7,830	6,575
Rate (%)	1.3	2.6	2.0	1.4	2.9	2.9	1.2	2.4	1.0	1.3	2.3	2.0
For rent	31,880	72,449	34,500	20,014	41,979	20,000	7,460	18,943	8,700	4,406	11,527	5,750
Rate (%)	6.4	12.9	5.8	7.2	14.5	6.7	5.6	11.7	5.0	5.1	10.5	4.7
Other vacant	52,212	100,360	131,000	30,466	63,259	86,000	12,121	19,962	23,000	9,625	17,139	22,000

* Detroit-Warren-Dearborn HMA.

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2016.

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	2014	2015	12 Months Ending	
																	June 2015	June 2016
Detroit HMA*																		
Total	20,364	19,716	19,399	19,555	21,030	16,402	9,924	5,526	2,419	1,416	3,466	3,536	4,779	6,947	7,403	8,693	7,726	8,748
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	4,107	5,442	4,830	5,192	4,736	5,800
Multifamily	4,299	5,707	4,191	3,221	3,631	2,771	2,456	1,693	482	155	1,036	674	672	1,505	2,573	3,501	2,990	2,948
Wayne County submarket																		
Total	4,889	4,316	4,828	5,265	6,062	4,019	3,249	1,686	851	371	903	875	821	1,648	1,699	2,367	2,005	2,345
Single-family	2,939	3,006	3,388	3,729	4,211	3,138	2,056	919	524	264	470	476	672	819	704	799	714	915
Multifamily	1,950	1,310	1,440	1,536	1,851	881	1,193	767	327	107	433	399	149	829	995	1,568	1,291	1,430
Northwestern Counties submarket																		
Total	7,870	9,499	8,096	7,601	7,969	6,740	3,336	2,197	860	549	1,496	1,451	2,554	3,381	3,508	4,091	3,677	4,092
Single-family	6,531	5,946	6,151	6,585	7,050	5,504	2,663	1,481	843	536	1,089	1,434	2,187	2,941	2,717	2,777	2,628	2,927
Multifamily	1,339	3,553	1,945	1,016	919	1,236	673	716	17	13	407	17	367	440	791	1,314	1,049	1,165
Northeastern Counties submarket																		
Total	7,605	5,901	6,475	6,689	6,999	5,643	3,339	1,643	708	496	1,067	1,210	1,404	1,918	2,196	2,235	2,044	2,311
Single-family	6,595	5,057	5,669	6,020	6,138	4,989	2,749	1,433	570	461	871	952	1,248	1,682	1,409	1,616	1,394	1,958
Multifamily	1,010	844	806	669	861	654	590	210	138	35	196	258	156	236	787	619	650	353

* Detroit-Warren-Dearborn HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2016.

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

Table 5. Median Income in the Detroit HMA,* 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	60,500	71,000	64,600	1.6	– 1.9
Median household income	NA	NA	41,435	NA	NA

* Detroit-Warren-Dearborn HMA.

NA = Data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2014 American Community Survey 1-year data