

Table 1. Labor Force and Employment in the Detroit-Warren-Dearborn HMA, 2000 Through September 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			September 2017	September 2018
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	2,006.4	2,035.2	2,028.5	2,021.5	2,080.6	2,111.3	2,106.1	2,112.6
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	1,804.2	1,836.8	1,863.0	1,902.3	1,970.8	2,017.6	2,008.3	2,023.3
Unemployment	77.2	113.4	138.8	160.6	159.8	154.0	155.1	154.4	171.9	318.9	285.9	227.4	202.2	198.3	165.5	119.2	109.8	93.7	97.8	89.3
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	9.7	8.2	5.9	5.3	4.4	4.6	4.2
Total Nonfarm Payroll Jobs	2,202.8	2,136.6	2,087.5	2,064.8	2,045.7	2,043.9	2,000.4	1,962.3	1,899.2	1,741.6	1,736.2	1,785.1	1,832.5	1,866.6	1,897.6	1,936.1	1,974.2	2,004.3	1,999.2	2,018.3
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	251.7	267.7	279.1	293.1	307.0	315.8	325.3	323.6	328.8
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	65.7	68.4	72.3	71.2	74.9
Manufacturing	380.9	349.1	323.5	302.9	288.2	276.5	259.7	246.4	224.1	174.0	178.5	197.0	211.6	221.1	231.4	241.3	247.4	253.1	252.3	253.9
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	1,533.3	1,564.8	1,587.5	1,604.5	1,629.2	1,658.4	1,679.0	1,675.6	1,689.5
Wholesale & Retail Trade	346.9	341.2	328.9	320.9	317.5	314.3	308.3	301.7	296.1	274.5	272.4	277.0	281.4	284.9	289.8	292.7	296.2	299.1	298.8	299.7
Wholesale Trade	102.9	101.4	98.5	96.7	94.1	93.6	92.6	90.0	88.4	79.6	78.3	80.8	83.0	83.9	84.1	84.5	84.9	86.6	86.1	88.2
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	208.2	211.3	212.5	212.7	211.5
Transportation & Utilities	70.7	68.8	66.9	66.8	65.0	65.2	64.2	64.8	61.9	54.3	54.8	57.4	59.9	61.7	64.9	67.1	68.8	69.9	69.4	72.0
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	28.1	27.4	27.6	26.8
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	112.1	115.7	114.9	116.3
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	336.9	355.5	368.1	372.3	383.0	388.2	392.3	392.5	392.0
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	304.0	310.4	312.6	312.4	313.8
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	188.6	194.5	200.5	198.8	206.9
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	77.1	77.1	76.2	76.0	76.0	76.0	76.1
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	182.9	184.2	185.6	185.3	186.0
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	28.2	28.5	28.4	28.3
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	25.1	25.5	25.5	25.2
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	130.6	131.0	131.6	131.4	132.4

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-Warren-Dearborn 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-Warren-Dearborn HMA	4,452,557	4,296,250	4,318,000	4,330,000	– 15,650	– 0.4	2,550	0.1	4,000	0.1
Wayne County Submarket	2,061,162	1,820,584	1,746,900	1,730,700	– 24,050	– 1.2	– 8,675	– 0.5	– 5,400	– 0.3
Suburban Counties Submarket	2,391,395	2,475,666	2,571,100	2,599,500	8,425	0.3	11,250	0.4	9,475	0.4
Households										
Detroit-Warren-Dearborn HMA	1,696,943	1,682,111	1,729,100	1,744,000	– 1,475	– 0.1	5,525	0.3	4,975	0.3
Wayne County Submarket	768,440	702,749	696,300	695,300	– 6,575	– 0.9	– 760	– 0.1	– 330	0.0
Suburban Counties Submarket	928,503	979,362	1,032,600	1,048,300	5,075	0.5	6,275	0.6	5,225	0.5

Notes: Numbers may not add to totals because of rounding. Current date is October 1, 2018. Forecast date is October 1, 2021. Rates of change are calculated on a compound basis.

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

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

	Detroit-Warren-Dearborn HMA			Wayne County Submarket			Suburban Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,797,185	1,886,537	1,900,000	826,145	821,693	801,400	971,040	1,064,844	1,099,000
Occupied Units	1,696,943	1,682,111	1,729,100	768,440	702,749	696,200	928,503	979,362	1,032,500
Owner-Occupied	1,232,190	1,193,402	1,176,000	511,837	454,706	424,100	720,353	738,696	751,600
%	72.6	70.9	68.0	66.6	64.7	60.9	77.6	75.4	72.8
Renter-Occupied	464,753	488,709	553,100	256,603	248,043	272,100	208,150	240,666	280,900
%	27.4	29.1	32.0	33.4	35.3	39.1	22.4	24.6	27.2
Vacant Units	100,242	204,426	171,300	57,705	118,944	105,200	42,537	85,482	66,100
Available Units	48,030	104,066	59,250	27,239	55,685	31,150	20,791	48,381	28,100
For Sale	16,150	31,617	22,750	7,225	13,706	11,300	8,925	17,911	11,450
Rate (%)	1.3	2.6	1.9	1.4	2.9	2.6	1.2	2.4	1.5
For Rent	31,880	72,449	36,500	20,014	41,979	19,850	11,866	30,470	16,650
Rate (%)	6.4	12.9	6.2	7.2	14.5	6.8	5.4	11.2	5.6
Other Vacant	52,212	100,360	112,000	30,466	63,259	74,000	21,746	37,101	38,000

Notes: Numbers may not add to totals because of rounding. The current date is October 1, 2018.

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

Table 4. Residential Building Permit Activity in the Detroit-Warren-Dearborn HMA, 2000 Through September 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			September 2017	September 2018
Detroit-Warren-Dearborn HMA																				
Total	20,587	19,656	19,178	19,179	20,823	16,230	9,615	5,537	2,352	1,383	3,409	3,377	4,649	6,896	6,725	8,983	7,896	10,372	9,516	9,445
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	5,711	6,838	6,444	6,476
Multifamily	4,522	5,647	3,970	2,845	3,424	2,599	2,147	1,704	415	122	979	515	542	1,454	1,895	3,791	2,185	3,534	3,072	2,969
Wayne County Submarket																				
Total	4,889	4,266	4,828	5,265	6,014	4,019	3,098	1,686	851	371	899	848	753	1,344	1,265	2,671	1,746	2,474	2,328	2,503
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	1,046	1,170	1,043	1,275
Multifamily	1,950	1,260	1,440	1,536	1,803	881	1,042	767	327	107	429	372	81	525	561	1,872	700	1,304	1,285	1,228
Suburban Counties Submarket																				
Total	15,698	15,390	14,350	13,914	14,809	12,211	6,517	3,851	1,501	1,012	2,510	2,529	3,896	5,552	5,460	6,312	6,150	7,898	7,188	6,942
Single-Family	13,126	11,003	11,820	12,605	13,188	10,493	5,412	2,914	1,413	997	1,960	2,386	3,435	4,623	4,126	4,393	4,665	5,668	5,401	5,201
Multifamily	2,572	4,387	2,530	1,309	1,621	1,718	1,105	937	88	15	550	143	461	929	1,334	1,919	1,485	2,230	1,787	1,741

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2016 final data and analyst estimates; 2017–2018 preliminary data and analyst estimates

Table 5. Median Income in the Detroit-Warren-Dearborn HMA, 1999, 2009 and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Household Income	NA	48,535	58,411	NA	2.3

NA = data not available.

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 2017 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2017