

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																September 2014	September 2015
Labor force	142.1	141.9	142.4	142.8	142.2	141.1	142.1	143.7	145.3	146.7	144.9	143.4	142.8	143.6	143.0	143.2	142.9
Resident employment	135.7	133.9	134.2	133.8	133.8	133.8	134.9	135.8	136.3	133.6	133.1	132.8	133.4	134.8	135.6	135.4	136.0
Unemployment	6.4	8.0	8.2	8.9	8.4	7.3	7.2	7.9	9.0	13.1	11.9	10.6	9.4	8.8	7.4	7.9	6.9
Unemployment rate (%)	4.5	5.6	5.8	6.3	5.9	5.1	5.0	5.5	6.2	8.9	8.2	7.4	6.6	6.1	5.2	5.5	4.8
Total nonfarm payroll jobs	133.0	131.0	130.4	129.5	129.7	130.6	132.8	134.1	134.1	129.2	130.0	130.5	131.4	133.5	134.4	134.2	135.2
Goods-producing sectors	21.1	18.7	17.7	17.1	17.1	17.4	17.7	17.5	17.2	14.5	14.5	15.3	15.9	16.3	16.5	16.5	16.3
Mining, logging, & construction	10.9	9.2	8.8	8.6	8.6	8.7	9.0	8.8	8.7	7.4	7.6	8.1	8.5	8.9	9.3	9.2	9.1
Manufacturing	10.2	9.5	8.9	8.5	8.5	8.7	8.7	8.7	8.5	7.1	6.9	7.2	7.4	7.4	7.2	7.3	7.2
Service-providing sectors	111.9	112.4	112.7	112.5	112.6	113.2	115.1	116.5	116.9	114.8	115.5	115.2	115.5	117.2	117.9	117.7	118.9
Trade	20.9	20.7	20.1	19.9	19.6	19.6	19.6	19.6	19.2	18.3	18.3	18.3	18.3	18.6	18.8	18.7	19.1
Wholesale trade	4.1	4.3	4.2	4.0	3.6	3.6	3.6	3.4	3.4	3.2	3.2	3.2	3.2	3.3	3.4	3.3	3.4
Retail trade	16.8	16.4	15.9	15.9	16.0	16.0	16.0	16.2	15.8	15.1	15.1	15.1	15.1	15.3	15.4	15.3	15.7
Transportation & utilities	7.0	7.0	6.7	6.4	6.4	6.3	6.1	6.0	6.1	5.8	5.7	5.8	6.0	6.0	6.4	6.3	6.6
Information	2.8	2.8	2.8	2.7	2.6	2.5	2.4	2.3	2.2	2.0	1.7	1.5	1.4	1.5	1.4	1.4	1.4
Financial activities	4.9	5.3	5.4	5.7	5.8	5.9	5.9	5.8	5.7	5.6	5.5	5.7	5.6	5.7	5.6	5.7	5.5
Professional & business services	8.5	7.2	7.3	7.5	7.4	7.2	7.6	8.4	8.6	7.9	8.1	7.8	8.0	8.2	8.4	8.3	8.5
Education & health services	20.7	21.6	22.9	23.7	24.6	25.5	27.0	28.1	28.7	29.0	30.3	30.4	30.2	31.2	31.2	31.3	31.4
Leisure & hospitality	13.0	13.4	13.3	13.3	13.4	13.4	13.6	13.8	13.8	13.6	13.4	13.3	13.5	13.7	13.6	13.7	13.9
Other services	5.4	5.5	5.7	5.9	5.9	5.9	5.9	5.9	5.8	5.6	5.7	5.8	5.8	6.0	6.0	5.9	6.2
Government	28.8	28.8	28.6	27.4	27.0	26.9	27.1	26.7	26.9	26.9	27.0	26.7	26.7	26.3	26.4	26.4	26.4
Federal	2.5	2.3	2.3	2.3	2.2	1.9	1.7	1.7	1.7	1.7	2.1	1.7	1.6	1.6	1.6	1.6	1.7
State	6.8	7.0	7.1	6.8	6.5	6.9	7.2	7.3	7.5	7.6	7.6	7.8	7.6	7.7	7.7	7.7	7.5
Local	19.6	19.5	19.2	18.4	18.3	18.0	18.2	17.8	17.8	17.6	17.3	17.2	17.5	17.0	17.1	17.1	17.2

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through September 2015.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Duluth 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										
Duluth HMA	275,486	279,771	280,500	281,300	430	0.2	130	0.0	270	0.1
Households										
Duluth HMA	112,491	116,876	117,850	118,500	440	0.4	180	0.2	220	0.2

Notes: Rates of change are calculated on a compound basis. The current date is October 1, 2015. The forecast date is October 1, 2018.

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

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

	Duluth HMA		
	2000	2010	Current
Total housing inventory	129,877	141,539	144,000
Occupied units	112,491	116,876	117,850
Owner-occupied	84,296	84,068	82,500
%	74.9	71.9	70.0
Renter-occupied	28,195	32,808	35,350
%	25.1	28.1	30.0
Vacant units	17,386	24,663	26,200
Available units	2,662	4,093	3,925
For sale	892	1,652	1,600
Rate (%)	1.0	1.9	1.9
For rent	1,770	2,441	2,325
Rate (%)	5.9	6.9	6.2
Other vacant	14,724	20,570	22,250

Notes: Numbers may not add to totals because of rounding. The current date is October 1, 2015.

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

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

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																September 2014	September 2015
Duluth HMA																	
Total	1,136	1,011	1,092	1,351	1,724	1,573	1,192	1,031	785	552	486	444	474	472	598	470	390
Single-family	950	980	1,039	1,209	1,270	1,165	938	829	627	460	399	333	340	354	436	280	170
Multifamily	186	31	53	142	454	408	254	202	158	92	87	111	134	118	162	190	220

Notes: Numbers may not add to totals because of rounding. Current includes data through September 2015.

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

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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	46,700	59,900	61,200	2.5	0.4
Median household income	NA	44,600	50,300	NA	2.4

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, 2009 and 2014 American Community Survey 1-year data