

As of December 1, 2020

**Table 1. Labor Force and Employment in the Durham HMA, 2000 Through November 2020**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					November 2019	November 2020
Labor Force	232.7	240.7	239.9	239.6	240.4	244.5	253.2	255.8	263.8	267.2	262.7	265.1	270.8	272.9	275.7	281.3	289.6	294.1	299.6	306.2	172.4	166.3
Resident Employment	226.0	230.6	226.7	227.0	229.9	234.0	243.3	245.9	251.4	246.7	241.4	244.1	250.9	255.7	261.6	267.4	276.7	282.5	289.1	295.7	166.5	155.7
Unemployment	6.7	10.2	13.2	12.7	10.5	10.5	9.9	9.9	12.5	20.6	21.4	21.1	19.9	17.1	14.2	14.0	12.9	11.6	10.5	10.5	5.9	10.6
Unemployment Rate (%)	2.9	4.2	5.5	5.3	4.4	4.3	3.9	3.9	4.7	7.7	8.1	8.0	7.4	6.3	5.1	5.0	4.5	4.0	3.5	3.4	3.5	6.2
Total Nonfarm Payroll Jobs	255.1	259.4	259.3	253.5	257.2	261.5	271.2	278.8	282.1	274.1	270.7	273.4	279.3	284.1	290.3	296.6	304.6	309.9	316.0	321.9	321.9	303.8
Goods-Producing Sectors	53.0	51.8	49.0	46.8	46.4	46.7	48.1	49.1	48.0	41.0	37.8	36.5	35.6	36.1	36.0	36.3	35.8	35.5	36.1	37.2	37.2	32.7
Mining, Logging, & Construction	9.6	9.4	8.3	8.4	8.7	8.8	9.4	9.8	9.8	8.2	7.1	7.1	6.7	6.6	6.9	7.4	7.8	8.1	8.6	9.2	9.2	9.4
Manufacturing	43.4	42.4	40.7	38.4	37.7	37.9	38.7	39.2	38.2	32.8	30.7	29.4	29.0	29.6	29.1	29.0	28.0	27.4	27.5	28.0	28.0	23.3
Service-Providing Sectors	202.1	207.6	210.3	206.7	210.8	214.9	223.1	229.8	234.1	233.1	232.9	236.9	243.7	248.0	254.3	260.3	268.8	274.5	279.9	284.8	284.8	271.1
Wholesale & Retail Trade	30.7	30.6	30.7	30.0	30.7	31.4	32.0	31.8	31.5	29.7	29.8	30.4	31.8	31.9	32.1	32.1	32.0	32.4	32.8	33.0	33.0	32.7
Wholesale Trade	6.5	7.2	7.5	7.9	8.4	8.8	8.5	8.2	8.4	7.8	7.7	7.8	8.7	8.6	8.2	7.6	7.4	7.9	8.4	8.9	8.9	9.0
Retail Trade	24.2	23.4	23.2	22.1	22.3	22.6	23.5	23.6	23.1	21.9	22.1	22.6	23.1	23.3	23.9	24.5	24.6	24.5	24.4	24.1	24.1	23.7
Transportation & Utilities	3.7	3.6	3.7	3.2	3.3	3.5	3.6	3.5	3.6	3.6	3.6	4.0	4.6	5.1	5.4	5.5	5.8	6.0	6.5	6.6	6.6	6.5
Information	5.7	6.1	5.2	4.1	3.4	3.6	3.8	3.9	4.0	3.7	3.4	3.3	3.5	3.8	4.1	4.5	4.7	4.4	4.3	4.8	4.8	4.7
Financial Activities	9.1	9.7	10.4	9.0	9.2	9.8	11.0	12.2	13.1	12.8	12.4	12.6	12.7	12.9	13.5	14.0	14.7	15.0	15.2	15.5	15.5	15.3
Professional & Business Services	33.2	35.0	34.5	32.8	34.3	34.1	35.3	35.9	35.6	35.0	35.3	35.8	36.7	36.2	37.1	39.2	41.7	42.7	44.8	45.3	45.3	43.4
Education & Health Services	35.5	36.9	39.1	41.7	43.0	44.8	48.5	50.4	50.8	51.6	52.9	56.3	58.4	59.8	61.1	62.5	65.1	68.2	70.5	72.5	72.5	70.0
Leisure & Hospitality	18.6	18.8	19.4	19.2	19.8	19.9	20.4	21.5	22.1	21.6	21.9	22.6	23.1	24.3	25.6	26.4	27.1	27.8	28.0	28.4	28.4	19.7
Other Services	10.9	10.8	10.3	8.9	8.9	9.0	9.1	9.2	9.7	9.6	9.4	9.6	10.0	10.2	10.4	10.9	11.3	11.2	11.1	11.5	11.5	11.0
Government	54.9	55.9	57.0	57.8	58.4	58.8	59.5	61.3	63.8	65.4	64.3	62.3	63.0	63.9	65.0	65.3	66.5	66.8	66.8	67.2	67.2	67.9
Federal	5.0	5.3	5.3	5.3	5.4	5.4	5.4	5.5	5.7	5.7	5.9	5.8	5.9	6.1	6.2	6.4	6.5	6.6	6.5	6.7	6.7	7.0
State	32.0	32.2	32.8	33.3	33.8	34.1	34.4	35.9	37.6	39.3	38.5	36.9	37.3	37.9	38.8	38.9	39.7	40.0	39.9	39.9	39.9	40.1
Local	17.8	18.4	19.0	19.2	19.2	19.3	19.7	19.9	20.5	20.4	19.8	19.6	19.7	19.9	20.0	20.1	20.4	20.2	20.4	20.7	20.7	20.8

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 Durham 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										
Durham HMA	426,493	504,357	590,100	619,200	7,775	1.7	8,025	1.5	9,700	1.6
Households										
Durham HMA	168,704	202,476	240,800	253,500	3,375	1.8	3,600	1.6	4,225	1.7

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

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



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

	Durham HMA		
	2000	2010	Current
Total Housing Inventory	181,603	222,760	259,500
Occupied Units	168,704	202,476	240,850
Owner-Occupied	100,459	121,650	144,300
%	59.5	60.1	59.9
Renter-Occupied	68,245	80,826	96,550
%	40.5	39.9	40.1
Vacant Units	12,899	20,284	18,650
Available Units	6,988	11,767	8,100
For Sale	1,905	3,250	1,600
Rate (%)	1.9	2.6	1.1
For Rent	5,083	8,517	6,500
Rate (%)	6.9	9.5	6.3
Other Vacant	5,911	8,517	10,550

**Note:** The current date is December 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 Durham HMA, 2000 Through November 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	
																					November 2019	November 2020
Durham HMA																						
Total	6,781	5,776	5,086	5,923	4,977	5,033	4,748	3,454	2,498	2,657	2,188	2,224	3,314	4,694	2,887	4,961	4,382	4,924	5,416	5,454	5,439	4,892
Sales	3,750	3,797	3,763	4,718	4,119	4,189	3,481	2,978	2,360	1,334	1,533	1,535	1,652	1,998	2,175	2,633	2,957	3,272	3,337	3,271	3,256	3,175
Rental	3,031	1,979	1,323	1,205	858	844	1,267	476	138	1,323	655	689	1,662	2,696	712	2,328	1,425	1,652	2,079	2,183	2,183	1,717

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



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	NA	65,500	84,800	NA	2.6
Median Household Income	NA	49,902	65,303	NA	2.7

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, 2009 and 2019 American Community Survey 1-year data