

As of May 1, 2023.

Table 1. Labor Force and Employment in the Elgin HMA, 2000 Through April 2023

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
																								April 2022	April 2023
Labor Force	273.9	280.0	283.3	291.1	299.5	304.8	314.8	327.3	331.6	330.5	323.2	323.5	322.4	320.1	320.8	323.5	326.7	324.8	330.6	329.8	315.7	314.8	318.7	316.2	318.3
Resident Employment	263.0	265.8	266.3	272.2	282.3	288.3	302.4	312.5	311.2	296.0	287.5	292.0	293.8	292.7	298.8	304.9	308.8	309.2	314.8	315.8	286.9	296.1	304.5	299.4	304.2
Unemployment	10.8	14.2	17.0	18.9	17.2	16.5	12.4	14.8	20.4	34.6	35.8	31.4	28.6	27.4	22.0	18.5	18.0	15.6	15.8	13.9	28.8	18.7	14.2	16.8	14.1
Unemployment Rate (%)	4.0	5.1	6.0	6.5	5.7	5.4	3.9	4.5	6.1	10.5	11.1	9.7	8.9	8.6	6.9	5.7	5.5	4.8	4.8	4.2	9.1	5.9	4.5	5.3	4.4
Total Nonfarm Payroll Jobs	260.4	256.6	253.8	249.8	252.8	258.7	263.5	264.5	259.4	238.2	234.5	239.0	245.5	248.7	252.2	255.6	255.6	258.5	262.0	261.3	239.5	246.0	259.8	251.6	261.9
Goods-Producing Sectors	64.7	63.0	60.8	58.8	58.7	58.7	59.2	57.6	54.4	44.5	42.6	44.1	44.9	45.5	45.9	48.3	48.6	49.5	50.9	50.9	47.7	48.2	49.7	48.5	49.9
Mining, Logging, & Construction	16.1	17.0	17.5	17.4	17.9	18.7	18.9	17.5	15.8	11.5	9.9	9.9	10.3	10.7	11.3	13.0	12.8	13.4	14.0	14.1	13.5	13.9	14.3	14.0	14.1
Manufacturing	48.6	46.0	43.3	41.4	40.8	40.0	40.3	40.2	38.6	33.0	32.7	34.1	34.6	34.8	34.6	35.3	35.8	36.0	36.9	36.8	34.2	34.3	35.4	34.5	35.8
Service-Providing Sectors	195.7	193.6	193.0	191.0	194.1	200.0	204.3	206.8	205.0	193.7	192.0	195.0	200.6	203.2	206.3	207.3	207.0	209.0	211.1	210.5	191.8	197.9	210.1	203.1	212.0
Wholesale & Retail Trade	40.6	40.9	41.5	41.1	41.4	41.9	42.5	43.2	42.7	40.1	39.0	39.4	39.5	39.6	40.0	41.0	42.2	42.5	42.9	42.5	40.9	41.9	42.5	42.2	42.5
Wholesale Trade	15.3	14.9	15.0	14.8	15.0	15.4	15.7	15.7	15.3	14.3	14.0	14.3	14.5	14.5	14.7	15.0	15.7	15.9	16.8	16.8	16.1	16.0	16.2	16.0	16.2
Retail Trade	25.3	26.0	26.5	26.3	26.4	26.5	26.8	27.5	27.4	25.8	25.0	25.1	25.0	25.1	25.3	26.0	26.5	26.6	26.1	25.7	24.8	25.9	26.3	26.1	26.2
Transportation & Utilities	5.0	4.8	4.6	4.5	4.6	4.7	5.0	5.2	5.3	4.7	4.7	4.8	5.0	5.2	5.7	6.0	6.1	6.2	6.5	7.0	7.0	7.2	8.0	7.5	8.2
Information	4.0	4.5	4.5	4.3	4.2	4.4	4.5	4.6	4.7	4.3	4.0	3.8	3.8	3.6	3.7	3.4	3.3	3.3	3.0	2.7	2.3	2.0	2.1	2.1	2.1
Financial Activities	10.9	10.8	11.1	11.6	11.3	11.5	11.5	11.3	11.0	10.8	10.3	10.4	10.7	10.9	11.1	10.8	10.5	10.5	10.5	10.3	10.1	10.2	9.9	10.1	10.1
Professional & Business Services	42.8	38.0	34.0	33.2	34.3	36.5	37.4	37.1	34.0	27.7	28.6	31.2	34.7	36.4	37.7	36.6	35.2	36.5	36.3	35.0	31.3	34.5	40.8	37.3	40.7
Education & Health Services	24.1	24.9	25.9	26.2	27.0	28.4	29.5	30.3	31.2	31.4	31.6	31.7	31.9	32.2	32.1	32.3	32.3	32.2	32.8	33.1	31.1	31.5	32.1	31.7	32.6
Leisure & Hospitality	20.1	20.5	21.5	21.5	22.4	22.5	23.0	23.3	23.8	22.9	22.7	22.5	22.9	23.2	24.2	24.9	25.2	25.6	26.7	26.9	20.1	22.1	24.3	23.2	24.8
Other Services	10.2	9.9	9.8	9.6	9.4	9.5	9.8	9.8	9.9	9.4	9.3	9.1	9.1	8.9	8.9	9.1	9.1	9.4	9.6	9.9	9.1	9.4	9.8	9.5	9.9
Government	38.1	39.2	40.2	39.0	39.5	40.5	41.4	41.9	42.5	42.4	41.9	42.1	43.0	43.1	42.9	43.1	43.1	43.0	42.8	43.1	39.9	39.1	40.5	39.6	41.1
Federal	2.4	2.1	2.1	2.1	2.1	2.1	2.1	2.0	2.0	2.0	2.1	1.9	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.9	1.8	1.7	1.7	1.7
State	9.9	10.4	10.5	8.5	8.9	8.5	8.3	8.5	8.2	7.9	7.8	8.3	8.5	8.6	8.5	8.4	8.1	7.7	7.4	7.3	7.1	6.1	6.4	6.1	6.5
Local	25.8	26.8	27.6	28.4	28.5	30.0	31.0	31.5	32.3	32.5	32.0	32.0	32.7	32.7	32.6	32.9	33.2	33.5	33.6	34.0	31.0	31.3	32.5	31.8	32.9

Notes: Data for the mining, logging, and construction sector, 2000–2003, include adjustments by the analyst. Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of May 1, 2023.

Table 2. Population and Household Trends in the Elgin 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										
Elgin HMA	493,088	620,429	613,000	609,900	12,750	2.3	-570	-0.1	-1,050	-0.2
Households										
Elgin HMA	165,575	208,963	223,650	225,800	4,350	2.4	1,125	0.5	720	0.3

Notes: The current date is May 1, 2023. The forecast date is May 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of May 1, 2023.

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

	Elgin HMA		
	2000	2010	Current
Total Housing Inventory	171,986	223,126	234,000
Occupied Units	165,575	208,963	223,650
Owner-Occupied	120,600	154,117	160,600
%	72.8	73.8	71.8
Renter-Occupied	44,975	54,846	63,050
%	27.2	26.2	28.2
Vacant Units	6,411	14,163	10,350
Available Units	3,866	9,029	5,300
For Sale	1,587	4,061	1,625
Rate (%)	1.3	2.6	1.0
For Rent	2,279	4,968	3,675
Rate (%)	4.8	8.3	5.5
Other Vacant	2,545	5,134	5,050

Notes: The current date is May 1, 2023. 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 U.S. Census Bureau.

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



As of May 1, 2023.

Table 4. Residential Building Permit Activity in the Elgin HMA, 2000 Through April 2023

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending		
																								April 2022	April 2023	
Elgin HMA																										
Total	6,360	6,492	6,557	6,534	5,663	6,958	5,515	3,230	1,273	653	726	737	1,236	1,280	1,328	1,604	1,730	2,163	2,274	1,428	1,474	1,573	1,699	1,663	1,744	
Sales	4,724	5,224	5,403	5,901	5,445	6,641	5,317	3,043	1,240	630	581	473	854	1,115	1,200	1,231	1,140	1,067	1,184	840	1,019	1,051	1,296	1,145	1,098	
Rental	1,636	1,268	1,154	633	218	317	198	187	33	23	145	264	382	165	128	373	590	1,096	1,090	588	455	522	403	518	646	

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2022—final data and estimates by the analyst; 2023 preliminary data and estimates by the analyst

