

As of November 1, 2024.

**Table 1. Labor Force and Employment in the Flint HMA, 2010 Through October 2024**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															October 2023	October 2024
Labor Force	184.5	180.3	179.6	182.0	181.9	180.1	180.6	180.6	180.9	182.0	180.4	175.1	179.1	183.8	183.2	186.0
Resident Employment	159.3	160.3	161.7	164.3	167.4	168.9	170.2	170.4	172.0	172.8	159.5	162.2	169.4	174.6	174.0	176.4
Unemployment	25.3	20.0	18.0	17.8	14.5	11.3	10.4	10.1	9.0	9.2	20.9	12.8	9.7	9.1	9.2	9.6
Unemployment Rate (%)	13.7	11.1	10.0	9.8	8.0	6.3	5.8	5.6	4.9	5.0	11.6	7.3	5.4	5.0	5.0	5.2
Total Nonfarm Payroll Jobs	131.2	132.1	133.0	135.6	135.9	135.7	136.9	137.3	138.5	138.7	126.5	132.3	137.4	140.5	140.2	141.5
Goods-Producing Sectors	13.0	13.9	15.1	16.0	16.3	16.5	17.2	17.9	18.2	18.9	17.7	19.2	20.1	20.4	20.4	20.3
Mining, Logging, & Construction	3.5	3.5	3.7	3.9	4.2	4.5	4.8	5.4	5.7	5.8	5.3	5.8	6.4	6.5	6.5	6.7
Manufacturing	9.5	10.4	11.4	12.1	12.1	12.0	12.3	12.5	12.5	13.2	12.4	13.4	13.8	13.9	14.0	13.6
Service-Providing Sectors	118.2	118.1	117.9	119.6	119.6	119.1	119.7	119.4	120.3	119.8	108.8	113.1	117.3	120.2	119.8	121.2
Wholesale & Retail Trade	24.6	24.9	24.9	25.8	26.0	25.9	26.5	26.3	26.6	25.8	23.6	25.0	26.0	26.5	26.4	26.8
Wholesale Trade	5.1	5.2	5.2	5.6	5.8	5.7	6.0	6.1	6.3	6.8	6.6	7.0	7.8	8.2	8.2	8.4
Retail Trade	19.5	19.7	19.7	20.2	20.2	20.2	20.5	20.2	20.3	19.0	17.0	18.0	18.2	18.3	18.2	18.4
Transportation & Utilities	2.2	2.4	2.7	2.8	2.8	2.7	2.9	2.9	3.0	2.9	2.4	2.7	3.1	3.3	3.3	3.4
Information	1.3	1.3	1.3	1.5	1.5	1.5	1.5	1.5	1.4	1.3	1.1	1.1	1.1	1.0	1.0	1.0
Financial Activities	6.5	6.4	6.3	6.6	6.4	6.3	6.1	6.0	6.1	6.0	5.8	6.0	6.5	6.8	6.7	6.7
Professional & Business Services	13.9	15.5	15.7	16.0	16.5	16.7	16.3	16.0	16.8	17.0	16.2	16.9	17.5	17.6	17.6	17.4
Education & Health Services	26.6	26.5	27.1	27.1	26.8	26.8	27.0	27.0	26.8	26.8	24.7	25.0	25.2	26.0	25.8	26.5
Leisure & Hospitality	14.3	13.7	13.7	14.6	14.9	15.0	15.4	15.3	15.4	15.7	12.5	13.9	14.9	15.7	15.6	15.6
Other Services	6.2	5.9	5.7	5.4	5.5	5.5	5.4	5.3	5.4	5.3	4.7	5.2	5.3	5.2	5.2	5.2
Government	22.7	21.6	20.6	19.9	19.1	18.8	18.7	18.9	18.9	18.8	17.8	17.2	17.6	18.2	18.1	18.7
Federal	1.5	1.3	1.2	1.1	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
State	2.6	2.6	2.6	2.6	2.7	2.8	2.8	2.8	2.8	2.6	2.3	2.1	2.2	2.2	2.2	2.2
Local	18.6	17.8	16.8	16.2	15.4	15.0	14.8	15.0	15.0	15.1	14.4	14.1	14.4	14.9	14.8	15.3

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.  
Source: U.S. Bureau of Labor Statistics



As of November 1, 2024.

Table 2. Population and Household Trends in the Flint HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Flint HMA	425,790	406,211	400,200	396,600	-1,950	-0.5	-1,325	-0.3	-1,200	-0.3
Households										
Flint HMA	169,202	167,118	165,900	165,300	-210	-0.1	-270	-0.2	-200	-0.1

Notes: The current date is November 1, 2024. The forecast date is November 1, 2027.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of November 1, 2024.

**Table 3. Housing Inventory, Tenure, and Vacancy Rate in the Flint HMA, 2010, 2020, and Current**

	Flint HMA		
	2010	2020	Current
Total Housing Inventory	192,180	183,087	182,175
Occupied Units	169,202	167,118	165,900
Owner-Occupied	118,945	115,927	114,200
%	70.3	69.4	68.8
Renter-Occupied	50,257	51,191	51,700
%	29.7	30.6	31.2
Vacant Units	22,978	15,969	16,275
Available Units	11,702	7,508	7,275
For Sale	3,796	1,651	1,325
Rate (%)	3.1	1.4	1.1
For Rent	7,906	5,857	5,950
Rate (%)	13.6	10.3	10.3
Other Vacant	11,276	8,461	9,000

Notes: The current date is November 1, 2024. 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: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



Table 4. Residential Building Permit Activity in the Flint HMA, 2010 Through October 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															October 2023	October 2024
Flint HMA																
Total	198	66	251	266	343	567	541	436	630	778	485	612	642	380	355	529
Sales	78	66	122	227	271	349	323	406	450	464	411	492	336	248	233	345
Rental	120	0	129	39	72	218	218	30	180	314	74	120	306	132	122	184

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; 2024 preliminary data and estimates by the analyst

Table 5. Median Income in the Flint HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	56,500	57,300	76,200	0.1	7.4
Median Household Income	38,819	50,400	60,050	2.6	4.5

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

