

Table 1. Labor Force and Employment in the Hagerstown-Martinsburg HMA, 2000 Through March 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Labor Force	113.2	114.1	115.2	114.5	115.5	119.7	122.3	121.4	121.1	121.2	122.3	122.0	122.7	121.7
Resident Employment	109.1	109.3	109.7	109.0	110.4	114.7	117.1	116.4	114.8	109.7	110.2	111.1	110.8	111.1
Unemployment	4.1	4.9	5.5	5.5	5.1	5.0	5.1	5.0	6.3	11.4	12.2	11.0	11.9	10.6
Unemployment Rate (%)	3.7	4.3	4.8	4.8	4.4	4.2	4.2	4.1	5.2	9.4	10.0	9.0	9.7	8.7
Total Nonfarm Payroll Jobs	95.3	96.2	96.8	97.0	97.9	100.7	102.6	102.7	101.3	97.6	97.6	98.5	98.0	98.6
Goods Producing	18.8	18.1	17.6	17.7	18.1	18.4	18.0	16.6	15.3	13.2	12.1	12.0	12.0	12.0
Mining, Logging, & Construction	5.1	5.2	5.4	5.6	6.0	6.6	6.7	6.2	5.8	4.8	4.2	4.0	4.1	4.0
Manufacturing	13.7	12.9	12.3	12.1	12.1	11.8	11.3	10.4	9.5	8.3	7.9	8.0	7.9	8.0
Service Providing	76.5	78.1	79.1	79.2	79.8	82.3	84.6	86.1	86.0	84.5	85.5	86.4	86.0	86.6
Retail Trade subsector	13.7	13.9	14.0	13.7	13.5	14.4	15.0	15.0	15.1	14.4	14.8	14.9	14.9	15.1
Information	2.3	2.6	2.4	2.7	2.9	3.2	3.2	3.2	3.1	2.6	2.3	2.3	2.3	2.3
Financial Activities	7.4	7.5	7.5	7.7	7.5	7.9	7.9	8.0	7.6	7.3	7.3	7.7	7.4	7.7
Professional & Business Services	7.7	7.5	7.6	7.0	7.3	7.5	7.6	7.7	7.6	7.5	7.5	7.8	7.6	7.8
Education & Health Services	11.0	11.7	12.5	12.7	12.7	12.6	13.0	13.4	13.8	14.0	14.4	14.9	14.6	15.1
Leisure & Hospitality	7.3	7.9	7.7	8.3	8.8	9.1	9.1	9.3	9.2	9.3	9.3	9.3	9.3	9.3
Other Services	3.8	3.7	3.7	4.2	4.0	4.1	4.1	4.1	3.9	3.8	3.7	3.6	3.6	3.6
Government	15.4	15.2	15.7	15.6	15.7	15.9	16.7	17.4	18.2	18.6	18.9	18.3	19.0	17.9
Nonreporting Sectors	7.9	8.1	8.0	7.3	7.4	7.6	8.0	8.0	7.5	7.0	7.3	7.6	7.3	7.7

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 Hagerstown-Martinsburg HMA, 2000 to April 1, 2015

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
	2000	2010	Current	Forecast						
Population										
Hagerstown-Martinsburg HMA	222,771	269,140	272,700	279,900	4,625	1.9	1,775	0.7	2,400	0.9
Hagerstown Submarket	131,923	147,430	148,600	151,300	1,550	1.1	590	0.4	900	0.6
Martinsburg Submarket	90,848	121,710	124,100	128,600	3,075	3.0	1,200	1.0	1,500	1.2
Households										
Hagerstown-Martinsburg HMA	85,440	102,845	103,800	106,700	1,750	1.9	480	0.5	970	0.9
Hagerstown Submarket	49,726	55,687	55,900	57,000	600	1.1	110	0.2	370	0.7
Martinsburg Submarket	35,714	47,158	47,900	49,700	1,150	2.8	370	0.8	600	1.2

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012. Forecast date: April 1, 2015. Rates of change are calculated on a compound basis.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Hagerstown-Martinsburg HMA, 2000, 2010, and Current

	Hagerstown-Martinsburg HMA			Hagerstown Submarket			Martinsburg Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	93,961	115,329	116,100	52,972	60,814	60,950	40,989	54,515	55,100
Occupied Units	85,440	102,845	103,900	49,726	55,687	55,900	35,714	47,158	47,900
Owners	59,683	72,262	71,900	32,637	36,448	36,050	27,046	35,814	35,850
%	69.9	70.3	69.2	65.6	65.5	64.5	75.7	75.9	74.8
Renters	25,757	30,583	31,950	17,089	19,239	19,850	8,668	11,344	12,050
%	30.1	29.7	30.8	34.4	34.5	35.5	24.3	24.1	25.2
Vacant Units	8,521	12,484	12,250	3,246	5,127	5,050	5,275	7,357	7,200
Available Units	2,830	5,614	5,125	1,468	3,028	2,875	1,362	2,586	2,275
For Sale	1,227	2,053	1,875	543	983	960	684	1,070	920
Rate (%)	2.0	2.8	2.6	1.6	2.6	2.6	2.5	2.9	2.5
For Rent	1,603	3,561	3,250	925	2,045	1,925	678	1,516	1,350
Rate (%)	5.9	10.4	9.3	5.1	9.6	8.8	7.3	11.8	10.0
Other Vacant	5,691	6,870	7,100	1,778	2,099	2,150	3,913	4,771	4,925

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012.

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

Table 4. Residential Building Permit Activity in the Hagerstown-Martinsburg HMA, 2000 Through March 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Hagerstown-Martinsburg HMA														
Total	1,653	2,213	2,861	2,767	3,331	4,130	2,791	1,805	1,172	701	699	529	655	532
Single-family	1,467	2,022	2,560	2,636	3,065	3,570	2,427	1,604	1,026	659	637	521	590	520
Multifamily	186	191	301	131	266	560	364	201	146	42	62	8	65	12
Hagerstown Submarket														
Total	721	986	1,192	1,055	1,307	1,945	912	427	317	165	256	168	225	180
Single-family	559	834	978	1,001	1,211	1,447	661	407	225	163	194	160	160	170
Multifamily	162	152	214	54	96	498	251	20	92	2	62	8	65	10
Martinsburg Submarket														
Total	932	1,227	1,669	1,712	2,024	2,185	1,879	1,378	855	536	443	361	430	352
Single-family	908	1,188	1,582	1,635	1,854	2,123	1,766	1,197	801	496	443	361	430	350
Multifamily	24	39	87	77	170	62	113	181	54	40	0	0	0	2

Note: Numbers may not add to totals because of rounding.

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

Table 5. Median Income in the Hagerstown-Martinsburg HMA, 2009 and 2010

	Median Income (\$)		Average Annual Change (%)
	2009	2010	2009 to 2010
Median Family Income	57,465	62,958	9.6
Median Household Income	48,653	50,529	3.9

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 2010 American Community Survey 1-year data