

As of December 1, 2019.

**Table 1. Labor Force and Employment in the Kalamazoo HMA, 2000 Through November 2019**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				November 2018	November 2019
Labor Force	173.1	171.3	168.8	169.1	171.5	173.5	175.1	174.9	173.9	173.5	167.4	162.6	159.8	159.9	163.4	164.3	167.5	168.3	168.6	168.6	169.6
Resident Employment	167.4	163.5	160.1	159.2	161.2	163.6	165.0	164.8	162.6	154.8	149.3	147.8	147.1	147.8	153.4	156.5	160.2	161.0	162.3	162.3	163.5
Unemployment	5.7	7.8	8.7	9.9	10.3	9.8	10.1	10.1	11.4	18.7	18.1	14.8	12.7	12.1	10.1	7.8	7.4	7.3	6.3	6.3	6.1
Unemployment Rate (%)	3.3	4.6	5.1	5.9	6.0	5.7	5.7	5.7	6.5	10.8	10.8	9.1	8.0	7.6	6.2	4.8	4.4	4.3	3.7	3.8	3.6
Total Nonfarm Payroll Jobs	150.2	147.5	147.5	145.9	145.2	145.7	145.6	145.7	144.2	138.1	135.6	135.5	135.7	137.0	139.8	142.2	146.2	147.7	149.5	149.4	150.2
Goods-Producing Sectors	37.2	35.1	33.8	32.4	30.6	30.2	29.6	28.6	27.5	23.8	22.9	23.1	23.4	24.0	25.3	26.8	28.2	28.5	28.9	28.9	29.4
Mining, Logging, & Construction	6.7	6.9	7.2	6.8	6.5	6.5	6.3	6.0	5.7	4.8	4.6	4.6	4.6	4.7	5.1	5.5	6.2	6.1	6.2	6.2	6.5
Manufacturing	30.6	28.2	26.6	25.7	24.2	23.7	23.3	22.6	21.8	19.0	18.3	18.5	18.8	19.3	20.3	21.3	22.1	22.4	22.7	22.7	23.0
Service-Providing Sectors	113.0	112.4	113.7	113.5	114.5	115.5	116.0	117.1	116.7	114.3	112.7	112.4	112.4	113.0	114.5	115.5	117.9	119.3	120.6	120.5	120.8
Wholesale & Retail Trade	20.9	20.6	21.1	22.0	21.4	21.1	20.7	20.9	20.5	19.8	19.7	20.0	20.2	20.7	21.4	22.0	22.3	22.9	23.0	23.0	22.9
Wholesale Trade	4.3	4.3	4.5	4.7	4.6	4.7	4.7	5.2	5.2	5.1	5.2	5.5	5.8	6.2	6.6	6.4	6.4	6.7	6.6	6.6	6.7
Retail Trade	16.6	16.3	16.6	17.3	16.8	16.4	16.0	15.7	15.3	14.7	14.5	14.5	14.4	14.5	14.8	15.6	15.9	16.2	16.4	16.3	16.2
Transportation & Utilities	4.1	4.2	4.2	4.2	4.2	4.0	3.9	4.0	3.9	3.5	3.5	3.5	3.4	3.4	3.4	3.4	3.5	3.7	3.8	3.8	4.0
Information	1.9	1.9	1.9	1.8	1.7	1.6	1.6	1.6	1.6	1.5	1.2	1.1	1.1	0.9	1.0	1.0	0.9	0.9	0.8	0.8	0.8
Financial Activities	6.9	7.1	7.4	7.5	7.5	7.6	7.8	7.9	8.0	7.8	7.7	7.9	8.1	8.2	8.0	8.3	8.3	8.3	8.3	8.3	8.4
Professional & Business Services	14.5	13.5	13.7	13.7	14.2	14.8	15.5	15.6	15.3	14.1	14.1	14.7	15.1	15.2	16.0	16.2	17.2	17.1	17.5	17.5	17.2
Education & Health Services	17.6	18.0	19.1	19.6	20.6	21.2	21.5	21.8	22.1	22.4	22.3	22.4	22.2	22.5	22.4	22.6	23.1	24.0	24.4	24.4	24.4
Leisure & Hospitality	13.5	13.8	13.9	14.1	15.0	15.3	15.5	16.0	15.8	15.4	14.8	14.5	14.9	15.2	15.3	15.5	15.9	16.1	16.3	16.3	16.5
Other Services	6.2	6.4	6.4	6.3	6.2	6.2	6.1	6.1	6.4	6.8	6.7	6.4	5.8	5.7	5.6	5.5	5.5	5.3	5.2	5.2	5.2
Government	27.4	27.0	26.1	24.3	23.7	23.6	23.5	23.3	23.1	23.2	22.7	21.9	21.6	21.3	21.4	21.0	21.3	21.1	21.2	21.2	21.4
Federal	1.7	1.4	1.4	1.3	1.3	1.2	1.2	1.2	1.2	1.2	1.2	1.0	1.0	0.9	0.9	0.8	0.8	0.8	0.8	0.8	0.8
State	0.0	0.0	0.0	7.9	7.6	7.7	7.8	7.7	7.8	8.0	7.8	7.6	7.5	7.6	7.7	7.8	8.0	7.9	8.0	8.0	8.1
Local	14.4	14.6	14.7	15.1	14.8	14.7	14.5	14.4	14.1	14.0	13.7	13.3	13.1	12.8	12.8	12.4	12.5	12.4	12.4	12.4	12.5

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of December 1, 2019.

**Table 2. Population and Household Trends in the Kalamazoo 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 (%)
<b>Population</b>										
Kalamazoo HMA	314,866	326,589	342,800	346,800	1,175	0.4	1,675	0.5	1,325	0.4
<b>Households</b>										
Kalamazoo HMA	121,461	129,538	136,900	138,800	810	0.6	770	0.6	620	0.5

Note: The forecast period is from the current date (December 1, 2019), to December 1, 2022.

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



As of December 1, 2019.

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

	Kalamazoo HMA		
	2000	2010	Current
Total Housing Inventory	133,225	146,792	151,500
Occupied Units	121,461	129,538	136,950
Owner-Occupied	83,724	86,787	89,800
%	68.9	67.0	65.6
Renter-Occupied	37,737	42,751	47,150
%	31.1	33.0	34.4
Vacant Units	11,764	17,254	14,550
Available Units	4,237	7,296	3,055
For Sale	1,446	2,284	630
Rate (%)	1.7	2.6	0.7
For Rent	2,791	5,012	2,425
Rate (%)	6.9	10.5	4.9
Other Vacant	7,527	9,958	11,500

Note: The current date is December 1, 2019.

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



As of December 1, 2019.

**Table 4. Residential Building Permit Activity in the Kalamazoo HMA, 2000 Through November 2019**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				November 2018	November 2019
<b>Kalamazoo HMA</b>																					
Total	1,934	1,623	1,710	2,462	1,867	1,610	1,439	1,000	627	401	405	392	495	597	601	819	772	1,036	786	890	810
Sales	1,392	1,417	1,478	1,655	1,675	1,573	1,162	741	455	385	353	338	435	513	512	519	569	588	478	480	500
Rental	542	206	232	807	192	37	277	259	172	16	52	54	60	84	89	300	203	448	308	410	310

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



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**Table 5. Median Income in the Kalamazoo HMA, 1999, 2009, and 2018**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	48,800	62,900	70,300	2.6	1.2
Median Household Income	NA	41,088	56,016	NA	3.5

NA = data not available.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2018 median household income—U.S. Census Bureau, 2009 and 2018 American Community Survey, 1-year data

