

Table 1. Labor Force and Employment in the Kansas City HMA, 2000 Through March 2011

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												March 2010	March 2011
Labor Force	999.7	1,004.2	1,002.8	1,011.2	1,019.9	1,027.7	1,030.3	1,042.6	1,042.0	1,048.2	1,037.5	1,046.4	1,036.8
Resident Employment	966.3	959.9	947.8	950.5	957.8	969.6	978.4	990.3	981.6	956.0	943.2	951.2	943.8
Unemployment	33.3	44.3	55.1	60.7	62.1	58.1	51.9	52.3	60.4	92.3	94.3	95.2	93.0
Unemployment Rate (%)	3.3	4.4	5.5	6.0	6.1	5.7	5.0	5.0	5.8	8.8	9.1	9.1	9.0
Total Nonfarm Payroll Jobs	980.6	976.0	962.5	958.6	967.4	979.0	994.1	1,013.3	1,015.8	979.5	963.9	971.8	963.6
Goods Producing	144.6	141.2	134.6	133.4	134.7	135.9	137.6	135.4	131.2	116.8	111.1	114.0	110.9
Mining, Logging, & Construction	51.0	50.6	50.0	50.9	50.9	52.8	54.4	53.0	50.3	43.2	38.2	41.1	37.9
Manufacturing	93.6	90.6	84.6	82.6	83.7	83.1	83.3	82.4	80.9	73.6	72.9	72.9	73.0
Service Providing	836.0	834.8	827.9	825.1	832.7	843.1	856.5	877.9	884.6	862.6	852.9	857.8	852.7
Trade	160.1	159.5	157.9	156.6	157.4	158.9	158.5	160.0	158.4	152.1	149.9	150.8	150.5
Wholesale Trade	49.6	49.0	48.0	47.0	46.7	49.1	49.4	51.2	51.7	49.0	47.5	0.0	0.0
Retail Trade	110.5	110.5	109.9	109.6	110.7	109.8	109.1	108.8	106.7	103.1	102.4	0.0	0.0
Transportation & Utilities	48.4	47.3	45.5	45.0	45.3	44.8	46.5	47.9	47.4	44.6	43.0	44.0	43.0
Information	56.0	53.7	50.8	47.8	45.2	42.4	42.0	42.5	42.0	37.8	32.2	36.2	31.7
Financial Activities	70.2	71.2	72.1	70.9	69.5	71.2	73.1	74.2	72.9	71.0	71.5	71.2	71.0
Professional & Business Services	136.0	131.3	124.2	122.6	130.2	137.8	141.6	147.9	149.2	141.5	140.7	140.2	140.3
Education & Health Services	100.4	102.9	106.0	107.7	109.2	111.5	114.5	118.6	123.7	127.1	129.1	128.2	129.7
Leisure & Hospitality	89.4	89.3	89.8	90.7	92.2	92.8	94.6	95.3	96.4	93.4	92.2	92.6	92.0
Other Services	39.4	40.4	41.8	41.4	40.2	39.8	39.9	41.1	41.7	41.1	40.5	40.8	40.4
Government	136.1	139.2	139.8	142.5	143.7	144.1	145.8	150.5	152.8	154.1	153.8	153.8	154.2
Federal	27.6	27.5	27.4	27.7	27.3	26.9	26.3	26.3	26.9	27.5	29.1	27.7	29.3
State	15.5	15.7	15.6	15.6	15.8	15.7	16.0	16.2	16.3	16.4	16.3	16.4	16.4
Local	93.0	96.1	96.8	99.3	100.6	101.6	103.5	108.0	109.6	110.2	108.5	109.7	108.6

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 Kansas City HMA, 2000 to April 1, 2014

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Kansas City HMA	1,836,038	2,035,334	2,053,000	2,113,000	19,950	1.0	17,650	0.9	20,000	1.0
Jackson County, Missouri Submarket	654,880	674,158	676,900	687,100	1,925	0.3	2,750	0.4	3,400	0.5
Kansas Counties Submarket	740,364	846,346	854,400	882,600	10,600	1.3	8,050	1.0	9,400	1.1
Remaining Missouri Counties Submarket	440,794	514,830	521,500	542,800	7,400	1.6	6,675	1.3	7,100	1.3
Households										
Kansas City HMA	717,761	799,637	805,300	830,700	8,200	1.1	5,675	0.7	8,475	1.0
Jackson County, Missouri Submarket	266,294	274,804	275,600	280,300	850	0.3	800	0.3	1,575	0.6
Kansas Counties Submarket	280,965	324,013	326,800	338,800	4,300	1.4	2,775	0.9	4,000	1.2
Remaining Missouri Counties Submarket	170,502	200,820	202,800	211,600	3,025	1.7	1,975	1.0	2,925	1.4

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2011. Forecast date: April 1, 2014. 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 Kansas City HMA, 2000, 2010, and Current

	Kansas City HMA			Jackson County, Missouri Submarket			Kansas Counties Submarket			Remaining Missouri Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	767,573	883,099	889,500	288,231	312,105	313,800	297,838	351,798	354,600	181,504	219,196	221,100
Occupied Units	717,761	799,637	805,300	266,294	274,804	275,600	280,965	324,013	326,900	170,502	200,820	202,800
Owners	489,543	537,462	538,800	167,461	168,797	168,000	197,401	223,805	224,700	124,681	144,860	146,100
%	68.2	67.2	66.9	62.9	61.4	61.0	70.3	69.1	68.7	73.1	72.1	72.0
Renters	228,218	262,175	266,500	98,833	106,007	107,600	83,564	100,208	102,200	45,821	55,960	56,700
%	31.8	32.8	33.1	37.1	38.6	39.0	29.7	30.9	31.3	26.9	27.9	28.0
Vacant Units	49,812	83,462	84,250	21,937	37,301	38,200	16,873	27,785	27,750	11,002	18,376	18,300
Available Units	27,259	49,517	40,650	12,401	21,888	18,700	8,885	16,883	13,450	5,973	10,746	8,475
For Sale	7,897	14,707	13,250	2,900	5,677	5,375	2,664	5,153	4,575	2,333	3,877	3,275
Rate (%)	1.6	2.7	2.4	1.7	3.3	3.1	1.3	2.3	2.0	1.8	2.6	2.2
For Rent	19,362	34,810	27,400	9,501	16,211	13,300	6,221	11,730	8,875	3,640	6,869	5,200
Rate (%)	7.8	11.7	9.3	8.8	13.3	11.0	6.9	10.5	8.0	7.4	10.9	8.4
Other Vacant	22,553	33,945	43,600	9,536	15,413	19,500	7,988	10,902	14,300	5,029	7,630	9,800

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2011.

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

Table 4. Residential Building Permit Activity in the Kansas City HMA, 2000 Through March 2011

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												March 2010	March 2011
Kansas City HMA													
Total	13,054	15,116	13,995	14,989	15,058	15,261	13,242	8,148	5,300	3,406	2,527	3,717	2,333
Single-family	9,404	9,868	10,899	11,944	12,541	12,161	8,751	6,049	2,610	1,858	2,113	2,028	2,100
Multifamily	3,650	5,248	3,096	3,045	2,517	3,100	4,491	2,099	2,690	1,548	414	1,689	233
Jackson County, Missouri Submarket													
Total	4,347	5,198	5,530	5,570	5,990	6,068	5,743	2,809	2,047	959	672	1,115	578
Single-family	3,086	3,376	4,028	4,280	4,564	4,484	2,771	1,877	577	347	456	419	495
Multifamily	1,261	1,822	1,502	1,290	1,426	1,584	2,972	932	1,470	612	216	696	83
Kansas Counties Submarket													
Total	6,469	7,457	5,513	6,665	5,913	6,486	5,231	3,856	2,235	1,895	1,261	1,994	1,218
Single-family	4,363	4,600	4,702	5,155	5,242	5,138	3,892	2,961	1,443	1,037	1,149	1,096	1,141
Multifamily	2,106	2,857	811	1,510	671	1,348	1,339	895	792	858	112	898	77
Remaining Missouri Counties Submarket													
Total	2,238	2,461	2,952	2,754	3,155	2,707	2,268	1,483	1,018	552	594	608	537
Single-family	1,955	1,892	2,169	2,509	2,735	2,539	2,088	1,211	590	474	508	513	464
Multifamily	283	569	783	245	420	168	180	272	428	78	86	95	73

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Kansas City HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	55,183	70,500	72,300	2.5	1.3
Median Household Income	55,779	68,200	NA	2.0	NA

NA = data not available.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 median household income—U.S. Census Bureau, American Community Survey, 2009