

As of January 1, 2024.

**Table 1. Labor Force and Employment in the Kansas City HMA, 2010 Through 2023**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Labor Force	1,079.4	1,079.4	1,077.2	1,079.9	1,095.7	1,110.9	1,124.7	1,130.9	1,131.2	1,141.9	1,136.1	1,144.3	1,152.3	1,175.5
Resident Employment	986.5	994.8	1,006.1	1,012.2	1,034.2	1,057.3	1,076.7	1,087.8	1,092.7	1,104.5	1,066.1	1,097.9	1,122.1	1,141.5
Unemployment	93.0	84.7	71.1	67.8	61.5	53.7	48.0	43.1	38.5	37.5	70.0	46.4	30.3	33.9
Unemployment Rate (%)	8.6	7.8	6.6	6.3	5.6	4.8	4.3	3.8	3.4	3.3	6.2	4.1	2.6	2.9
Total Nonfarm Payroll Jobs	967.1	975.9	991.6	1,002.6	1,022.3	1,046.4	1,067.7	1,082.9	1,088.9	1,098.2	1,052.3	1,077.4	1,113.0	1,140.2
Goods-Producing Sectors	111.2	109.6	110.6	112.6	117.6	122.8	128.1	128.9	130.0	133.8	131.7	135.5	141.8	145.5
Mining, Logging, & Construction	38.4	37.3	38.7	41.1	43.2	45.4	48.1	49.6	50.3	52.7	52.5	54.8	57.2	60.0
Manufacturing	72.8	72.4	71.9	71.5	74.4	77.4	79.9	79.4	79.7	81.1	79.2	80.8	84.5	85.5
Service-Providing Sectors	855.9	866.2	881.0	890.0	904.8	923.7	939.7	954.0	958.9	964.4	920.7	941.9	971.2	994.7
Wholesale & Retail Trade	148.0	149.6	150.7	151.6	155.1	157.6	160.2	162.1	162.6	162.1	154.0	157.0	159.4	160.1
Wholesale Trade	46.0	46.2	46.7	46.9	48.3	48.4	48.6	49.8	50.8	52.0	49.5	49.8	51.3	51.7
Retail Trade	102.0	103.4	104.0	104.7	106.8	109.2	111.6	112.3	111.8	110.1	104.5	107.2	108.1	108.4
Transportation & Utilities	41.5	42.5	43.1	43.6	45.1	46.9	48.1	51.1	55.0	57.1	58.8	63.8	66.8	66.6
Information	27.4	24.6	24.7	24.4	22.7	20.6	19.0	17.7	16.9	16.3	15.1	16.1	16.8	16.8
Financial Activities	73.2	73.8	76.5	76.8	76.4	78.1	80.1	80.0	78.4	79.4	79.6	78.7	78.0	80.5
Professional & Business Services	149.4	155.9	162.8	168.6	174.6	181.0	185.0	189.0	189.8	188.0	181.6	182.8	190.9	195.0
Education & Health Services	130.6	134.1	136.3	139.1	143.9	148.5	150.3	154.0	156.5	159.2	154.9	157.4	160.8	166.7
Leisure & Hospitality	92.1	93.8	97.1	98.8	101.5	103.9	106.9	109.3	110.6	111.9	91.0	99.1	109.8	115.8
Other Services	43.8	44.1	43.3	42.1	41.2	41.5	43.1	42.8	42.5	42.8	39.7	41.6	44.0	45.0
Government	149.9	147.8	146.5	145.1	144.4	145.7	147.0	148.1	146.8	147.5	146.0	145.7	144.9	148.3
Federal	28.9	28.4	27.2	26.4	26.2	26.7	27.2	27.2	27.2	27.7	28.9	28.9	27.9	28.1
State	15.8	15.7	15.4	15.0	14.7	14.7	15.2	15.3	14.9	14.9	14.9	14.6	14.4	15.0
Local	105.2	103.8	103.9	103.8	103.5	104.3	104.7	105.6	104.7	104.9	102.2	102.2	102.6	105.3

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Kansas City 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										
Kansas City HMA	2,009,342	2,192,035	2,231,800	2,286,400	18,275	0.9	10,625	0.5	18,250	0.8
Missouri Submarket	1,188,988	1,287,264	1,309,000	1,339,000	9,825	0.8	5,825	0.4	10,050	0.8
Kansas Submarket	820,354	904,771	922,800	947,400	8,450	1.0	4,800	0.5	8,200	0.9
Households										
Kansas City HMA	789,533	868,375	901,600	925,800	7,875	1.0	8,850	1.0	8,075	0.9
Missouri Submarket	475,624	521,224	541,100	555,200	4,550	0.9	5,300	1.0	4,700	0.9
Kansas Submarket	313,909	347,151	360,500	370,600	3,325	1.0	3,550	1.0	3,375	0.9

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



As of January 1, 2024.

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

	Kansas City HMA			Missouri Submarket			Kansas Submarket		
	2010	2020	Current	2010	2020	Current	2010	2020	Current
Total Housing Inventory	871,952	938,503	975,275	531,301	568,198	589,600	340,651	370,305	385,675
Occupied Units	789,533	868,375	901,600	475,624	521,224	541,100	313,909	347,151	360,500
Owner-Occupied	530,278	553,629	561,200	313,657	324,444	326,300	216,621	229,185	234,900
%	67.2	63.8	62.2	65.9	62.2	60.3	69.0	66.0	65.2
Renter-Occupied	259,255	314,746	340,400	161,967	196,780	214,800	97,288	117,966	125,600
%	32.8	36.2	37.8	34.1	37.8	39.7	31.0	34.0	34.8
Vacant Units	82,419	70,128	73,675	55,677	46,974	48,500	26,742	23,154	25,175
Available Units	49,043	39,926	45,675	32,634	26,251	29,500	16,409	13,675	16,175
For Sale	14,530	8,314	9,425	9,554	5,219	5,750	4,976	3,095	3,675
Rate (%)	2.7	1.5	1.7	3.0	1.6	1.7	2.2	1.3	1.5
For Rent	34,513	31,612	36,250	23,080	21,032	23,750	11,433	10,580	12,500
Rate (%)	11.7	9.1	9.6	12.5	9.7	10.0	10.5	8.2	9.1
Other Vacant	33,376	30,202	28,000	23,043	20,723	19,000	10,333	9,479	9,000

Notes: The current date is January 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 Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



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**Table 4. Residential Building Permit Activity in the Kansas City HMA, 2010 Through 2023**

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Kansas City HMA</b>														
Total	3,266	3,847	5,541	8,093	9,002	10,249	11,684	11,146	11,564	10,645	12,358	13,207	13,078	10,319
Sales	2,137	2,355	3,410	4,225	4,215	4,601	5,201	6,184	5,670	4,923	6,204	6,746	4,753	4,314
Rental	1,129	1,492	2,131	3,868	4,787	5,648	6,483	4,962	5,894	5,722	6,154	6,461	8,325	6,005
<b>Missouri Submarket</b>														
Total	1,515	1,805	2,907	3,618	4,978	6,170	7,156	6,375	5,859	6,377	7,915	7,372	8,211	5,193
Sales	966	1,245	1,726	2,115	2,197	2,479	2,914	3,425	3,270	2,702	3,667	3,784	2,774	2,480
Rental	549	560	1,181	1,503	2,781	3,691	4,242	2,950	2,589	3,675	4,248	3,588	5,437	2,713
<b>Kansas Submarket</b>														
Total	1,751	2,042	2,634	4,475	4,024	4,079	4,528	4,771	5,705	4,268	4,443	5,835	4,867	5,126
Sales	1,171	1,110	1,684	2,110	2,018	2,122	2,287	2,759	2,400	2,221	2,537	2,962	1,979	1,834
Rental	580	932	950	2,365	2,006	1,957	2,241	2,012	3,305	2,047	1,906	2,873	2,888	3,292

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023 preliminary data and estimates by the analyst



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**Table 5. Median Income in the Kansas City HMA, 2009, 2019, and 2022**

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	70,400	82,700	97,700	1.6	5.7
Median Household Income	NA	70,215	75,280	NA	2.3

NA = data not available.  
Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

