

As of January 1, 2020.

Table 1. Labor Force and Employment in the Kansas City HMA, 2000 Through December 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Labor Force	984.1	985.8	989.4	1,003.5	1,012.0	1,013.6	1,014.9	1,026.8	1,026.5	1,037.0	1,082.3	1,080.5	1,079.9	1,080.7	1,097.5	1,113.7	1,124.3	1,129.5	1,134.5	1,148.5
Resident Employment	950.5	942.0	934.5	943.1	950.1	956.5	963.7	974.5	966.1	946.8	988.1	996.3	1,010.0	1,013.4	1,035.9	1,060.4	1,076.1	1,086.2	1,096.5	1,111.2
Unemployment	33.6	43.8	54.9	60.4	62.0	57.0	51.2	52.3	60.4	90.2	94.2	84.2	69.9	67.4	61.6	53.2	48.2	43.3	38.0	37.2
Unemployment Rate (%)	3.4	4.4	5.5	6.0	6.1	5.6	5.0	5.1	5.9	8.7	8.7	7.8	6.5	6.2	5.6	4.8	4.3	3.8	3.4	3.2
Total Nonfarm Payroll Jobs	973.7	969.1	955.7	952.1	961.5	973.9	989.4	1,008.4	1,011.4	975.4	966.2	974.9	990.6	1,001.4	1,021.1	1,045.5	1,067.6	1,084.7	1,096.5	1,111.6
Goods-Producing Sectors	142.8	139.2	132.7	131.5	132.6	133.8	135.3	132.6	127.9	113.7	108.6	107.0	108.0	110.2	115.1	120.0	125.4	126.1	126.5	128.7
Mining, Logging, & Construction	50.6	50.2	49.6	50.5	50.6	52.4	54.0	52.6	49.9	42.9	38.4	37.3	38.7	41.1	43.2	45.4	48.1	49.6	49.6	51.6
Manufacturing	92.2	89.1	83.1	81.0	82.1	81.4	81.3	80.0	78.0	70.9	70.2	69.7	69.2	69.1	71.9	74.6	77.2	76.5	76.9	77.2
Service-Providing Sectors	830.9	829.9	823.0	820.6	828.8	840.2	854.2	875.8	883.5	861.7	857.6	867.8	882.7	891.3	906.1	925.5	942.2	958.6	970.0	982.9
Wholesale & Retail Trade	157.7	157.2	155.6	154.2	155.2	156.4	156.1	157.6	156.2	149.5	148.0	149.6	150.7	151.6	155.1	157.6	160.2	162.2	162.7	160.8
Wholesale Trade	48.4	47.8	46.8	45.7	45.4	47.6	48.0	49.7	50.3	47.2	46.0	46.2	46.7	46.9	48.3	48.4	48.6	49.9	51.0	51.3
Retail Trade	109.3	109.4	108.8	108.5	109.8	108.8	108.1	107.9	105.9	102.3	102.0	103.4	104.0	104.7	106.8	109.2	111.6	112.3	111.7	109.5
Transportation & Utilities	46.9	45.6	43.9	43.4	43.7	43.2	44.8	45.9	45.4	42.6	41.5	42.5	43.1	43.6	45.1	46.9	48.1	51.0	53.9	53.9
Information	55.9	53.6	50.7	47.5	44.3	41.0	40.1	40.1	38.8	34.0	27.4	24.6	24.7	24.4	22.7	20.6	19.0	17.7	17.0	15.8
Financial Activities	70.6	71.4	72.0	70.5	70.5	72.3	74.4	75.5	74.3	72.5	73.2	73.8	76.5	76.8	76.4	78.4	81.2	82.1	80.0	78.3
Professional & Business Services	136.4	132.0	125.0	124.2	131.3	140.0	144.9	152.1	154.6	147.7	152.0	158.5	165.5	171.0	177.1	183.7	187.7	191.8	194.3	198.0
Education & Health Services	99.6	102.1	105.2	106.9	108.3	110.7	113.7	117.8	123.1	126.5	129.4	132.6	134.8	137.5	142.1	146.7	148.4	152.0	155.5	162.5
Leisure & Hospitality	88.5	88.5	89.1	89.9	91.4	92.0	93.8	94.5	95.7	92.6	92.1	93.8	97.1	98.8	101.5	103.9	106.9	109.3	110.0	111.1
Other Services	40.9	42.0	43.6	43.5	42.4	42.3	42.5	43.8	44.5	44.1	43.8	44.1	43.3	42.1	41.2	41.5	43.1	42.8	42.7	42.7
Government	134.3	137.4	138.0	140.6	141.7	142.3	144.0	148.6	150.9	152.2	150.3	148.3	147.0	145.6	144.9	146.2	147.6	149.8	154.0	159.7
Federal	27.5	27.4	27.3	27.5	27.2	26.8	26.2	26.2	26.8	27.4	28.9	28.4	27.2	26.4	26.2	26.7	27.2	27.2	27.3	28.6
State	15.4	15.6	15.5	15.5	15.7	15.6	16.0	16.2	16.3	16.4	16.2	16.1	15.8	15.5	15.2	15.3	15.8	16.0	15.6	15.7
Local	91.4	94.5	95.1	97.6	98.9	99.9	101.8	106.2	107.8	108.4	105.2	103.8	103.9	103.8	103.5	104.3	104.7	106.6	111.1	115.4

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2020.

Table 2. Population and Household Trends in the Kansas City 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 (%)
Population										
Kansas City HMA	1,811,254	2,009,342	2,172,000	2,226,000	19,800	1.0	16,700	0.8	17,900	0.8
Missouri Submarket	1,095,674	1,188,988	1,273,000	1,303,000	9,325	0.8	8,575	0.7	10,200	0.8
Kansas Submarket	715,580	820,354	899,300	922,400	10,500	1.4	8,100	0.9	7,700	0.8
Households										
Kansas City HMA	708,309	789,533	856,400	878,700	8,125	1.1	6,850	0.8	7,425	0.9
Missouri Submarket	436,796	475,624	510,500	523,300	3,875	0.9	3,575	0.7	4,250	0.8
Kansas Submarket	271,513	313,909	345,900	355,400	4,250	1.5	3,275	1.0	3,175	0.9

Note: The forecast period is from the current date (January 1, 2020), to January 1, 2023.

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



As of January 1, 2020.

Table 3. Housing Inventory, Tenure, and Vacancy in the Kansas City HMA 2000, 2010, and Current

	Kansas City HMA			Missouri Submarket			Kansas Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	757,344	871,952	926,200	469,735	531,301	558,800	287,609	340,651	367,400
Occupied Units	708,309	789,533	856,400	436,796	475,624	510,600	271,513	313,909	345,900
Owner-Occupied	482,600	530,278	550,000	292,142	313,657	319,900	190,458	216,621	230,100
%	68.1	67.2	64.2	66.9	65.9	62.7	70.1	69.0	66.5
Renter-Occupied	225,709	259,255	306,400	144,654	161,967	190,700	81,055	97,288	115,800
%	31.9	32.8	35.8	33.1	34.1	37.3	29.9	31.0	33.5
Vacant Units	49,035	82,419	69,750	32,939	55,677	48,300	16,096	26,742	21,450
Available Units	26,933	49,043	28,350	18,374	32,634	17,050	8,559	16,409	11,275
For Sale	7,751	14,530	7,200	5,233	9,554	3,950	2,518	4,976	3,250
Rate (%)	1.6	2.7	1.3	1.8	3.0	1.2	1.3	2.2	1.4
For Rent	19,182	34,513	21,150	13,141	23,080	13,100	6,041	11,433	8,025
Rate (%)	7.8	11.7	6.4	8.3	12.5	6.4	6.9	10.5	6.5
Other Vacant	22,102	33,376	41,450	14,565	23,043	31,250	7,537	10,333	10,200

Note: The current date is January 1, 2020.

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



As of January 1, 2020.

Table 4. Residential Building Permit Activity in the Kansas City HMA, 2000 Through December 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Kansas City HMA																				
Total	13,890	15,698	15,326	15,850	16,296	17,189	13,112	8,183	5,244	3,365	3,057	3,737	6,925	8,735	9,471	10,479	11,891	10,092	12,574	11,294
Sales	9,509	10,014	11,199	12,386	13,116	12,631	9,020	6,276	2,677	1,851	2,151	2,372	3,462	4,244	4,255	4,747	5,520	6,253	5,738	5,158
Rental	4,381	5,684	4,127	3,464	3,180	4,558	4,092	1,907	2,567	1,514	906	1,365	3,463	4,491	5,216	5,732	6,371	3,839	6,836	6,136
Missouri Submarket																				
Total	7,041	8,376	9,438	9,350	10,171	9,891	8,011	4,432	3,065	1,511	1,579	1,739	3,403	4,571	5,208	6,891	6,893	5,851	6,554	7,055
Sales	5,243	5,459	6,476	7,308	7,919	7,486	5,228	3,316	1,269	842	975	1,256	1,751	2,130	2,228	2,617	3,078	3,476	3,314	2,991
Rental	1,798	2,917	2,962	2,042	2,252	2,405	2,783	1,116	1,796	669	604	483	1,652	2,441	2,980	4,274	3,815	2,375	3,240	4,064
Kansas Submarket																				
Total	6,849	7,322	5,888	6,500	6,125	7,298	5,101	3,751	2,179	1,854	1,478	1,998	3,522	4,164	4,263	3,588	4,998	4,241	6,020	4,239
Sales	4,266	4,555	4,723	5,078	5,197	5,145	3,792	2,960	1,408	1,009	1,176	1,116	1,711	2,114	2,027	2,130	2,442	2,777	2,424	2,167
Rental	2,583	2,767	1,165	1,422	928	2,153	1,309	791	771	845	302	882	1,811	2,050	2,236	1,458	2,556	1,464	3,596	2,072

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

