

As of June 1, 2022.

Table 1. Labor Force and Employment in the Tri-Cities HMA, 2000 Through May 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							May 2021	May 2022
Labor Force	100.5	101.9	105.4	108.9	112.0	114.1	113.3	118.4	122.8	127.0	130.1	130.5	130.6	128.5	127.7	130.7	134.2	138.3	141.5	147.6	149.4	148.6	147.3	151.3
Resident Employment	94.6	95.5	98.3	100.9	104.6	106.7	105.9	111.6	116.0	118.1	120.5	120.6	119.3	117.1	118.1	121.9	125.5	130.4	133.7	139.2	137.2	139.9	136.4	143.1
Unemployment	5.9	6.4	7.1	8.0	7.4	7.4	7.4	6.8	6.9	8.9	9.6	9.9	11.3	11.4	9.6	8.8	8.8	7.8	7.7	8.4	12.2	8.7	10.9	8.2
Unemployment Rate (%)	5.9	6.3	6.7	7.3	6.6	6.5	6.5	5.8	5.6	7.0	7.3	7.6	8.6	8.9	7.5	6.7	6.5	5.7	5.5	5.7	8.2	5.9	7.4	5.4
Total Nonfarm Payroll Jobs	76.4	79.5	82.4	84.9	86.8	88.1	88.0	91.9	95.4	97.0	101.8	103.7	101.0	101.3	103.3	106.8	110.2	112.5	115.4	118.4	113.1	117.0	113.4	119.6
Goods-Producing Sectors	10.0	10.6	10.5	10.5	11.0	11.6	11.8	13.1	13.6	13.2	13.3	13.6	13.4	13.6	14.1	14.8	15.3	16.6	17.5	18.7	18.4	18.6	18.5	19.0
Mining, Logging, & Construction	4.1	4.6	4.8	5.0	5.4	5.8	6.0	6.8	7.0	6.3	6.2	6.5	6.0	6.2	6.3	6.8	7.4	8.6	9.3	10.3	10.3	10.5	10.4	10.6
Manufacturing	5.9	6.0	5.7	5.6	5.6	5.8	5.8	6.2	6.5	6.9	7.1	7.1	7.4	7.4	7.7	8.1	7.9	8.0	8.2	8.4	8.1	8.1	8.0	8.4
Service-Providing Sectors	66.4	69.0	71.9	74.4	75.9	76.5	76.1	78.8	81.8	83.8	88.6	90.1	87.7	87.7	89.3	91.9	94.9	95.9	97.9	99.7	94.8	98.4	94.9	100.6
Wholesale & Retail Trade	12.0	12.5	12.0	12.2	12.5	13.0	13.9	14.2	14.2	14.0	14.2	14.3	14.7	14.9	15.3	15.8	16.3	16.3	16.7	16.7	16.3	17.3	16.7	17.3
Wholesale Trade	2.3	2.3	2.2	2.3	2.3	2.4	2.7	2.8	2.8	2.7	2.8	2.8	3.0	3.1	3.2	3.1	3.1	3.1	3.3	3.4	3.3	3.4	3.3	3.3
Retail Trade	9.7	10.2	9.8	9.9	10.2	10.6	11.2	11.4	11.4	11.3	11.4	11.5	11.7	11.8	12.1	12.7	13.2	13.2	13.4	13.3	13.0	13.9	13.4	14.1
Transportation & Utilities	1.6	1.5	1.5	1.6	1.8	1.9	1.9	2.0	2.1	2.1	2.3	2.3	2.4	2.6	2.7	3.0	3.1	3.1	3.0	3.1	3.1	3.3	3.2	3.4
Information	1.2	1.3	1.1	1.1	1.0	1.0	0.9	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.8	0.8	0.8	0.8	0.7	0.7	0.7	0.7
Financial Activities	2.7	2.7	2.9	3.1	3.3	3.4	3.5	3.5	3.6	3.4	3.6	3.6	3.8	4.0	3.9	4.0	3.9	4.0	4.1	4.2	4.0	4.1	3.9	4.2
Professional & Business Services	17.0	18.0	19.7	20.3	20.9	20.5	18.8	19.7	20.8	21.7	24.5	24.9	21.8	20.8	20.7	21.1	21.7	21.4	21.2	21.8	21.1	21.7	21.2	22.1
Education & Health Services	7.8	8.6	9.6	10.1	10.1	9.9	10.3	10.9	11.5	12.3	13.0	13.3	13.4	13.6	14.1	14.5	15.0	15.5	16.8	18.2	18.1	18.5	18.3	18.6
Leisure & Hospitality	7.3	7.1	7.4	7.6	7.6	7.9	7.9	8.3	8.9	8.8	9.0	9.4	9.5	9.6	9.9	10.3	11.1	11.3	11.8	12.1	9.6	11.1	9.6	12.0
Other Services	2.7	2.8	2.7	2.8	2.9	2.9	3.0	3.0	3.1	3.2	3.2	3.3	3.3	3.2	3.3	3.4	3.4	3.6	3.6	3.8	3.5	3.5	3.4	3.6
Government	14.2	14.6	15.1	15.5	15.8	16.0	16.0	16.3	16.7	17.4	18.0	18.1	18.2	18.3	18.6	19.0	19.6	20.0	19.9	19.2	18.3	18.3	17.9	18.6
Federal	1.5	1.3	1.4	1.4	1.4	1.3	1.3	1.3	1.3	1.3	1.4	1.3	1.3	1.3	1.2	1.2	1.2	1.2	1.2	1.2	1.3	1.2	1.2	1.2
State	1.8	2.0	2.0	2.1	2.2	2.3	2.3	2.4	2.4	2.7	2.8	2.9	2.9	3.0	3.1	3.1	3.2	3.2	3.2	3.1	2.9	2.7	2.7	2.8
Local	10.9	11.3	11.7	12.0	12.1	12.4	12.4	12.6	13.0	13.4	13.7	13.9	13.9	14.1	14.3	14.7	15.2	15.6	15.5	14.9	14.2	14.4	14.0	14.6

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

Source: U.S. Bureau of Labor Statistics



As of June 1, 2022.

Table 2. Population and Household Trends in the Tri-Cities 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										
Tri-Cities HMA	191,822	253,340	312,800	329,000	6,150	2.8	4,875	1.7	5,400	1.7
Households										
Tri-Cities HMA	67,706	88,549	109,400	115,900	2,075	2.7	1,725	1.8	2,175	1.9

Notes: The current date is June 1, 2022. The forecast date is June 1, 2025.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of June 1, 2022.

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

	Tri-Cities HMA		
	2000	2010	Current
Total Housing Inventory	72,047	93,041	114,875
Occupied Units	67,706	88,549	109,400
Owner-Occupied	46,084	59,981	74,500
%	68.1	67.7	68.1
Renter-Occupied	21,622	28,568	34,900
%	31.9	32.3	31.9
Vacant Units	4,341	4,492	5,475
Available Units	2,595	2,258	1,975
For Sale	730	802	900
Rate (%)	1.6	1.3	1.2
For Rent	1,865	1,456	1,075
Rate (%)	7.9	4.8	3.0
Other Vacant	1,746	2,234	3,500

Notes: The current date is June 1, 2022. 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: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



As of June 1, 2022.

Table 4. Residential Building Permit Activity in the Tri-Cities HMA, 2000 Through May 2022

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							May 2021	May 2022
Tri-Cities HMA																								
Total	1,390	1,575	2,947	2,349	3,464	2,650	1,924	1,603	1,101	1,091	2,022	1,697	1,925	1,305	1,264	1,464	1,887	1,809	2,201	2,141	2,094	2,449	2,306	2,405
Sales	1,031	1,416	1,906	1,924	2,302	2,201	1,716	1,397	1,084	1,081	1,573	1,340	1,286	1,113	1,092	1,222	1,462	1,470	1,569	1,674	1,751	1,940	2,053	1,768
Rental	359	159	1,041	425	1,162	449	208	206	17	10	449	357	639	192	172	242	425	339	632	467	343	509	253	637

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022 preliminary data and estimates by the analyst



Table 5. Median Income in the Tri-Cities HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	48,200	64,800	78,000	3.0	1.9
Median Household Income	NA	54,028	68,283	NA	2.4

NA = data not available.
Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

