

As of October 1, 2018.

Table 1. Labor Force and Employment in the Kennewick-Richland HMA, 2000 Through Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			September 2017	September 2018
Labor Force	99.3	99.8	104.5	108.4	112.4	114.3	113.2	118.5	122.9	129.6	132.5	131.6	131.2	128.7	128.0	130.7	134.1	138.3	137.2	138.9
Resident Employment	93.3	93.1	97.3	100.4	105.1	107.0	105.8	111.6	115.9	119.8	121.7	120.5	118.8	117.0	118.1	121.6	125.3	130.4	129.0	131.2
Unemployment	6.0	6.6	7.2	8.0	7.3	7.3	7.4	7.0	7.0	9.8	10.8	11.1	12.4	11.7	9.9	9.1	8.8	7.9	8.1	7.7
Unemployment Rate (%)	6.1	6.6	6.9	7.4	6.5	6.4	6.6	5.9	5.7	7.6	8.1	8.5	9.4	9.1	7.7	7.0	6.6	5.7	5.9	5.5
Total Nonfarm Payroll Jobs	76.4	79.5	82.4	85.0	86.9	88.2	88.1	92.0	95.5	97.1	101.9	103.8	101.1	101.4	103.4	106.9	110.3	112.7	112.0	114.9
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	16.2	16.8
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	8.3	9.1
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	7.9	7.7
Service-Providing Sectors	66.4	69.0	71.9	74.5	76.0	76.6	76.2	78.9	81.9	83.9	88.7	90.2	87.8	87.8	89.4	92.0	95.0	96.1	95.8	98.1
Wholesale & Retail Trade	12.0	12.5	12.0	12.3	12.6	13.1	14.0	14.3	14.3	14.1	14.3	14.4	14.8	15.0	15.4	15.9	16.4	16.4	16.4	16.9
Wholesale Trade	2.3	2.3	2.2	2.4	2.4	2.5	2.8	2.9	2.9	2.8	2.9	2.9	3.1	3.2	3.3	3.2	3.2	3.2	3.2	3.1
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	13.2	13.8
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	3.1	3.2
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	0.9
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	3.9	3.9	4.1
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	21.5	21.7
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	15.3	15.9
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	11.3	11.5
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	3.5	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	20.1	20.0	20.3
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
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	3.2
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	15.7	15.6	15.9

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.
Source: U.S. Bureau of Labor Statistics



As of October 1, 2018.

Table 2. Population and Household Trends in the Kennewick-Richland 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										
Kennewick-Richland HMA	191,822	253,340	297,300	310,300	6,150	2.8	5,175	1.9	4,350	1.4
Households										
Kennewick-Richland HMA	67,706	88,549	103,500	107,800	2,075	2.7	1,750	1.9	1,425	1.4

Notes: The current date is October 1, 2018. The forecast date is October 1, 2021.

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



As of October 1, 2018.

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

	Kennewick-Richland HMA		
	2000	2010	Current
Total Housing Inventory	72,047	93,041	107,300
Occupied Units	67,706	88,549	103,525
Owner-Occupied	46,084	59,981	70,650
%	68.1	67.7	68.2
Renter-Occupied	21,622	28,568	32,850
%	31.9	32.3	31.7
Vacant Units	4,341	4,492	3,725
Available Units	2,595	2,258	1,735
For Sale	730	802	710
Rate (%)	1.6	1.3	1.0
For Rent	1,865	1,456	1,025
Rate (%)	7.9	4.8	3.0
Other Vacant	1,746	2,234	2,000

Note: The current date is October 1, 2018.

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



As of October 1, 2018.

Table 4. Residential Building Permit Activity in the Kennewick-Richland HMA, 2000 Through Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			September 2017	September 2018
Kennewick-Richland HMA																				
Total	1,062	1,563	2,815	2,510	3,491	2,450	1,724	1,603	1,101	1,091	2,022	1,697	1,625	1,305	1,264	1,464	1,887	1,809	1,698	1,979
Sales	986	1,469	2,026	2,007	2,354	2,302	1,716	1,397	1,084	1,081	1,573	1,340	1,286	1,113	1,104	1,222	1,462	1,470	1,478	1,553
Rental	76	94	789	503	1,137	148	8	206	17	10	449	357	339	192	160	242	425	339	220	426

Notes: Owner—Includes single-family, townhomes and condominiums. Renter—Includes apartments and units designed for rental occupancy. 2018 includes data through September 2018.
Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017 final data and analyst estimates.



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Table 5. Median Income in the Kennewick-Richland HMA, 1999, 2009, and Current

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	Current	1999 to 2009	2009 to Current
Median Family Income	51,300	63,796	72,793	2.2	NA
Median Household Income	NA	56,407	63,617	NA	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 and Current Median Household Income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and Current

