

Table 1. Labor Force and Employment in the Lancaster HMA, 2000 Through September 2011

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												September 2010	September 2011
Labor Force	250.5	255.0	260.3	256.8	263.7	268.4	267.7	269.0	274.0	268.8	267.2	267.1	265.8
Resident Employment	243.5	246.3	250.1	246.1	253.5	258.6	258.4	260.0	262.3	249.5	247.1	246.6	247.5
Unemployment	7.1	8.7	10.2	10.6	10.2	9.8	9.3	9.1	11.7	19.4	20.2	20.5	18.2
Unemployment Rate (%)	2.8	3.4	3.9	4.1	3.9	3.7	3.5	3.4	4.3	7.2	7.5	7.7	6.9
Total Nonfarm Payroll Jobs	226.7	227.0	228.1	228.6	232.4	235.0	236.5	238.1	238.3	228.1	227.0	226.7	226.6
Goods Producing	70.7	67.9	65.5	62.6	62.2	61.7	61.4	60.0	58.3	52.1	50.5	50.5	50.1
Mining, Logging, & Construction	14.4	14.8	15.3	15.6	16.4	17.2	17.6	17.4	17.0	15.1	14.5	14.4	14.5
Manufacturing	56.3	53.0	50.2	46.9	45.8	44.6	43.8	42.7	41.3	37.0	36.0	36.1	35.6
Service Providing	156.0	159.2	162.6	166.0	170.2	173.2	175.2	178.1	180.0	176.0	176.5	176.2	176.5
Trade	41.5	41.1	41.1	41.7	41.9	42.6	43.1	43.6	43.8	42.2	42.4	42.3	43.1
Wholesale Trade	11.5	11.1	11.2	12.2	12.5	12.9	13.4	13.9	14.2	13.5	13.5	13.4	13.8
Retail Trade	30.0	30.0	29.9	29.5	29.4	29.7	29.7	29.7	29.6	28.7	28.9	28.9	29.3
Transportation & Utilities	6.8	7.3	7.8	8.3	9.1	9.5	10.1	10.7	11.0	10.0	9.6	9.6	9.6
Information	4.3	4.2	4.1	4.0	4.0	3.9	3.7	3.9	4.0	3.8	3.5	3.5	3.5
Financial Activities	10.5	11.1	10.9	10.0	9.8	9.4	9.6	9.7	9.6	9.1	8.9	8.9	8.7
Professional & Business Services	17.8	18.7	19.1	20.3	21.7	21.9	20.7	21.1	20.7	18.9	19.6	19.4	18.9
Education & Health Services	26.3	27.5	29.4	31.1	32.6	34.2	35.8	36.6	38.0	39.0	39.3	39.4	39.5
Leisure & Hospitality	19.2	19.2	19.7	19.6	20.1	20.7	21.1	21.3	21.6	21.4	21.4	21.3	21.6
Other Services	10.3	10.3	10.4	10.1	10.3	10.3	10.4	10.5	10.3	10.2	10.5	10.5	10.5
Government	19.3	19.8	20.3	20.7	20.8	20.8	20.7	20.7	21.0	21.4	21.3	21.3	21.2
Federal	1.7	1.6	1.6	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.3
State	3.1	3.2	3.2	3.1	3.1	3.1	3.0	2.9	3.0	3.0	2.9	2.9	2.7
Local	14.5	14.9	15.5	15.9	16.2	16.3	16.2	16.3	16.6	16.9	16.9	16.8	17.1

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Lancaster HMA, 2000 to October 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										
Lancaster HMA	470,783	519,445	524,200	533,700	4,875	1.0	3,175	0.6	3,175	0.6
Households										
Lancaster HMA	172,560	193,602	196,100	200,400	2,100	1.2	1,675	0.9	1,425	0.7

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2011. Forecast date: October 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 Lancaster HMA, 2000, 2010, and Current

	Lancaster HMA		
	2000	2010	Current
Total Housing Inventory	179,990	202,952	204,800
Occupied Units	172,560	193,602	196,100
Owners	122,208	132,703	132,600
%	70.8	68.5	67.6
Renters	50,352	60,899	63,500
%	29.2	31.5	32.4
Vacant Units	7,430	9,350	8,675
Available Units	4,271	5,364	4,650
For Sale	1,688	1,953	2,150
Rate (%)	1.4	1.5	1.6
For Rent	2,583	3,411	2,500
Rate (%)	4.9	5.3	3.8
Other Vacant	3,159	3,986	4,000

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

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

Table 4. Residential Building Permit Activity in the Lancaster HMA, 2000 Through September 2011

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												September 2010	September 2011
Lancaster HMA													
Total	2,026	2,266	2,565	2,694	2,675	2,043	1,891	1,692	1,484	1,262	1,381	940	910
Single-family	1,670	1,824	2,069	1,959	2,250	1,803	1,705	1,392	1,144	942	1,149	770	630
Multifamily	356	442	496	735	425	240	186	300	340	320	232	170	280

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Lancaster HMA, 1999, 2009, and 2010

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2010	1999 to 2009	2009 to 2010
Median Family Income	48,000	67,400	66,700	3.5	– 0.4
Median Household Income	45,507	55,673	51,740	2.0	– 7.1

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 2010 median household income—U.S. Census Bureau, American Community Survey, 2009 and 2010