

Table 1. Labor Force and Employment in the Lansing-East Lansing HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																December 2015	December 2016
Labor force	248.4	248.5	245.3	245.7	248.0	248.1	250.3	250.3	249.0	247.1	245.3	239.7	237.2	240.4	241.9	242.9	246.2
Resident employment	241.1	238.9	234.3	232.6	233.5	233.1	235.1	235.6	232.6	220.2	221.2	219.7	219.7	223.1	227.7	232.5	236.9
Unemployment	7.3	9.6	11.0	13.2	14.5	15.0	15.3	14.8	16.4	26.9	24.1	20.0	17.5	17.3	14.3	10.4	9.3
Unemployment rate (%)	2.9	3.9	4.5	5.4	5.9	6.0	6.1	5.9	6.6	10.9	9.8	8.3	7.4	7.2	5.9	4.3	3.8
Total nonfarm payroll jobs	237.1	236.4	236.6	233.2	229.9	226.7	226.9	226.5	224.9	213.5	215.0	215.9	216.8	219.8	222.0	225.3	229.7
Goods-producing sectors	38.8	35.8	33.9	33.2	31.6	30.1	30.0	29.2	27.0	21.0	22.6	22.7	23.1	24.1	25.3	26.5	27.7
Mining, logging, & construction	10.0	10.0	9.6	9.1	9.0	8.7	8.3	7.8	7.1	6.0	5.5	5.7	5.8	6.2	6.7	6.8	7.1
Manufacturing	28.7	25.8	24.3	24.2	22.6	21.4	21.7	21.5	20.0	15.0	17.1	17.1	17.3	17.9	18.6	19.6	20.6
Service-providing sectors	198.4	200.6	202.7	200.0	198.3	196.6	196.9	197.2	197.8	192.5	192.4	193.2	193.7	195.7	196.7	198.9	202.0
Trade	32.9	33.3	32.4	31.6	30.9	30.1	29.8	29.3	28.4	26.3	25.6	25.7	25.7	26.1	26.4	26.6	26.8
Wholesale trade	5.8	6.1	5.9	5.7	5.6	5.5	5.5	5.5	5.6	5.0	4.8	5.0	5.2	5.5	5.7	5.8	5.8
Retail trade	27.1	27.2	26.5	25.9	25.3	24.6	24.3	23.8	22.8	21.3	20.8	20.7	20.5	20.6	20.7	20.8	21.1
Transportation & utilities	6.1	6.4	6.5	6.5	6.4	6.3	6.5	6.3	6.4	6.2	6.8	7.3	7.4	7.7	7.8	8.4	8.8
Information	3.7	3.4	3.5	3.2	3.0	2.8	2.5	2.5	2.5	2.5	2.7	2.8	3.0	3.1	2.9	3.0	3.0
Financial activities	13.1	13.4	14.1	14.9	14.8	14.6	14.9	14.8	14.3	13.5	13.5	13.8	14.1	14.6	15.3	15.5	15.8
Professional & business services	23.3	22.9	22.6	21.6	21.1	20.3	20.5	20.3	20.7	19.2	20.2	20.5	21.0	21.4	21.7	22.1	22.4
Education & health services	24.2	23.3	24.3	25.6	26.7	28.1	28.8	29.3	30.1	30.6	31.5	31.8	31.6	31.6	30.9	30.6	31.0
Leisure & hospitality	18.8	18.5	19.5	19.3	19.6	19.2	19.1	19.2	19.1	18.3	17.3	17.9	18.6	18.8	18.8	19.1	19.3
Other services	10.2	11.0	11.2	11.0	10.9	11.1	11.2	11.4	11.9	11.4	11.3	10.9	10.6	10.4	10.3	10.1	10.1
Government	66.2	68.4	68.7	66.3	64.9	64.0	63.8	64.0	64.4	64.6	63.5	62.5	61.7	62.1	62.6	63.5	64.6
Federal	3.0	2.9	2.8	2.8	2.7	2.5	2.5	2.5	2.4	2.5	2.4	2.2	2.1	2.0	1.9	1.9	2.0
State	41.6	43.3	43.5	40.8	39.9	39.2	39.4	39.7	40.1	41.2	40.7	40.7	40.5	41.3	41.9	43.0	43.8
Local	21.5	22.2	22.4	22.7	22.3	22.3	21.9	21.8	21.9	21.0	20.4	19.7	19.1	18.7	18.8	18.6	18.8

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through December 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Lansing-East Lansing 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										
Lansing-East Lansing HMA	447,728	464,036	475,100	480,600	1,625	0.4	1,650	0.3	1,825	0.4
Households										
Lansing-East Lansing HMA	172,413	183,422	190,000	193,000	1,100	0.6	970	0.5	1,000	0.5

Notes: Rates of change are calculated on a compound basis. The current date is January 1, 2017. The forecast date is January 1, 2020.

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

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

	Lansing-East Lansing HMA		
	2000	2010	Current
Total housing inventory	181,804	199,026	202,700
Occupied units	172,413	183,422	190,000
Owner-occupied	115,950	120,047	119,300
%	67.3	65.4	62.8
Renter-occupied	56,463	63,375	70,700
%	32.7	34.6	37.2
Vacant units	9,391	15,604	12,700
Available units	5,393	9,332	6,550
For sale	1,646	3,094	2,000
Rate (%)	1.4	2.5	1.6
For rent	3,747	6,238	4,550
Rate (%)	6.2	9.0	6.0
Other vacant	3,998	6,272	6,175

Notes: Numbers may not add to totals because of rounding. The current date is January 1, 2017.

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

Table 4. Residential Building Permit Activity in the Lansing-East Lansing HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																December 2015	December 2016
Lansing-East Lansing HMA																	
Total	2,316	2,469	2,406	3,156	2,206	2,121	1,231	768	383	251	677	416	599	983	755	1,052	1,020
Single-family	1,661	1,642	1,768	1,957	1,817	1,596	941	568	264	249	451	374	412	508	455	496	500
Multifamily	655	827	638	1,199	389	525	290	200	119	2	226	42	187	475	300	556	520

Notes: Numbers may not add to totals because of rounding. Current includes data through December 2016.

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

Table 5. Median Income in the Lansing-East Lansing HMA, 2009 and 2015

Median Family Income	67,000	65,800	- 0.3
Median household income	47,705	51,839	1.4

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data