

Table 1. Labor Force and Employment in the Long Island 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	1,413.9	1,419.6	1,434.6	1,441.5	1,456.9	1,468.7	1,480.2	1,485.1	1,496.4	1,481.3	1,474.3	1,474.3	1,459.9
Resident Employment	1,366.3	1,365.9	1,367.4	1,372.9	1,389.9	1,407.5	1,422.2	1,428.2	1,423.6	1,373.6	1,365.1	1,364.4	1,356.2
Unemployment	47.6	53.7	67.2	68.6	67.0	61.3	58.0	56.9	72.8	107.7	109.1	109.8	103.7
Unemployment Rate (%)	3.4	3.8	4.7	4.8	4.6	4.2	3.9	3.8	4.9	7.3	7.4	7.4	7.1
Total Nonfarm Payroll Jobs	1,221.9	1,222.9	1,220.1	1,227.3	1,242.6	1,244.6	1,248.9	1,265.6	1,264.0	1,227.4	1,226.5	1,223.9	1,225.5
Goods Producing	167.1	161.2	156.4	152.7	154.6	153.6	155.7	155.8	154.4	140.1	133.8	134.7	131.5
Mining, Logging, & Construction	61.2	62.4	64.3	64.3	66.4	66.7	69.8	72.0	73.1	65.0	60.8	61.5	59.7
Manufacturing	105.9	98.9	92.1	88.3	88.2	86.9	85.9	83.8	81.3	75.1	73.0	73.2	71.8
Service Providing	1,054.7	1,061.7	1,063.7	1,074.6	1,087.9	1,091.0	1,093.2	1,109.8	1,109.6	1,087.2	1,092.6	1,089.2	1,094.1
Trade	234.6	234.7	231.4	234.1	234.6	234.5	234.4	236.5	234.7	221.2	220.8	220.3	222.6
Wholesale Trade	71.7	73.9	72.3	72.6	72.6	72.3	72.9	73.5	72.4	67.7	67.8	67.2	68.4
Retail Trade	162.9	160.8	159.1	161.5	162.0	162.2	161.5	163.0	162.3	153.5	153.0	152.6	153.2
Transportation & Utilities	38.9	37.1	36.0	36.2	36.7	36.5	36.3	37.3	37.7	36.0	35.4	35.4	35.2
Information	31.9	32.9	32.5	29.1	28.9	29.4	29.2	27.9	27.1	27.3	25.4	25.8	24.3
Financial Activities	84.0	81.9	82.2	82.7	83.4	81.6	80.4	79.2	75.0	70.8	69.8	70.0	69.1
Professional & Business Services	156.7	158.5	154.1	153.4	159.7	159.8	158.6	164.2	163.1	153.6	152.8	152.0	154.5
Education & Health Services	182.6	184.4	191.2	196.8	200.7	203.0	206.2	210.8	215.7	220.6	225.8	224.5	227.9
Leisure & Hospitality	86.3	88.8	90.1	92.5	95.7	95.8	97.5	99.2	99.4	98.4	100.9	100.1	100.3
Other Services	49.1	49.7	50.1	50.7	51.4	51.9	51.9	52.7	53.6	52.7	52.9	52.6	53.6
Government	190.2	194.1	196.3	198.9	196.9	198.7	198.7	202.1	203.2	206.7	208.9	208.5	206.5
Federal	21.2	21.5	21.6	20.7	19.5	18.9	18.5	18.3	18.2	18.1	18.7	18.7	17.6
State	25.9	25.7	25.6	25.1	24.9	25.0	24.9	25.1	25.4	25.2	24.8	25.1	24.0
Local	143.1	146.9	149.1	153.0	152.5	154.8	155.4	158.7	159.7	163.4	165.5	164.6	165.0

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 Long Island 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										
Long Island HMA	2,753,913	2,832,882	2,840,000	2,855,000	7,900	0.3	4,750	0.2	5,000	0.2
Nassau County Submarket	1,334,544	1,339,532	1,340,000	1,341,000	500	0.0	310	0.0	330	0.0
Suffolk County Submarket	1,419,369	1,493,350	1,500,000	1,514,000	7,400	0.5	4,425	0.3	4,675	0.3
Households										
Long Island HMA	916,686	948,450	950,300	955,100	3,175	0.3	1,225	0.1	1,600	0.2
Nassau County Submarket	447,387	448,528	448,700	449,100	110	0.0	110	0.0	130	0.0
Suffolk County Submarket	469,299	499,922	501,600	506,000	3,050	0.6	1,125	0.2	1,475	0.3

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 Long Island HMA, 2000, 2010, and Current

	Long Island HMA			Nassau County Submarket			Suffolk County Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	980,474	1,038,331	1,041,000	458,151	468,346	469,100	522,323	569,985	571,500
Occupied Units	916,686	948,450	950,300	447,387	448,528	448,700	469,299	499,922	501,600
Owners	733,624	751,807	753,300	359,264	358,300	358,700	374,360	393,507	394,600
%	80.0	79.3	79.3	80.3	79.9	79.9	79.8	78.7	78.7
Renters	183,062	196,643	197,000	88,123	90,228	90,000	94,939	106,415	107,000
%	20.0	20.7	20.7	19.7	20.1	20.1	20.2	21.3	21.3
Vacant Units	63,788	89,881	90,250	10,764	19,818	20,400	53,024	70,063	69,900
Available Units	10,364	21,834	21,650	3,797	8,918	8,800	6,567	12,916	12,900
For Sale	5,199	10,499	10,950	1,925	4,361	4,550	3,274	6,138	6,425
Rate (%)	0.7	1.4	1.4	0.5	1.2	1.3	0.9	1.5	1.6
For Rent	5,165	11,335	10,700	1,872	4,557	4,250	3,293	6,778	6,475
Rate (%)	2.7	5.5	5.2	2.1	4.8	4.5	3.4	6.0	5.7
Other Vacant	53,424	68,047	68,600	6,967	10,900	11,600	46,457	57,147	57,000

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 Long Island 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
Long Island HMA													
Total	6,438	5,647	5,369	4,195	4,574	6,618	4,025	2,948	3,264	1,368	1,494	1,520	1,740
Single-family	4,663	4,154	4,221	3,284	3,675	5,438	3,701	2,767	1,794	1,156	1,310	1,400	1,150
Multifamily	1,775	1,493	1,148	911	899	1,180	324	181	1,470	212	184	120	590
Nassau County HMA													
Total	1,506	989	985	978	1,177	1,435	1,452	822	1,868	378	523	440	880
Single-family	753	688	740	635	735	1,197	1,291	737	822	365	400	430	330
Multifamily	753	301	245	343	442	238	161	85	1,046	13	123	10	550
Suffolk County HMA													
Total	4,932	4,658	4,384	3,217	3,397	5,183	2,573	2,126	1,396	990	971	1,080	860
Single-family	3,910	3,466	3,481	2,649	2,940	4,241	2,410	2,030	972	791	910	970	820
Multifamily	1,022	1,192	903	568	457	942	163	96	424	199	61	110	40

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

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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2010	1999 to 2009	2009 to 2010
Median Family Income	73,300	101,800	103,600	3.3	1.8
Median Household Income	68,351	88,123	85,900	2.6	– 2.5

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