

Table 1. Labor Force and Employment in the Madison HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																May 2014	May 2015
Labor force	327.5	336.9	342.2	345.9	348.4	351.4	355.0	358.4	361.3	364.4	360.4	362.1	363.2	367.5	372.3	369.2	374.8
Resident employment	319.1	326.5	329.5	332.1	336.3	339.6	342.5	345.1	347.9	341.7	337.4	341.4	344.2	349.2	357.4	352.3	361.0
Unemployment	8.5	10.4	12.7	13.8	12.1	11.8	12.4	13.3	13.3	22.7	23.0	20.7	19.0	18.3	14.8	16.9	13.7
Unemployment rate (%)	2.6	3.1	3.7	4.0	3.5	3.4	3.5	3.7	3.7	6.2	6.4	5.7	5.2	5.0	4.0	4.6	3.7
Total nonfarm payroll jobs	338.0	343.5	345.3	344.9	352.5	360.7	362.1	363.3	365.0	356.9	359.4	362.0	366.6	373.7	380.9	377.1	384.6
Goods-producing sectors	56.1	54.2	52.6	52.2	52.6	53.2	54.2	53.2	51.1	44.7	43.1	43.9	44.6	46.4	47.7	46.7	49.2
Mining, logging, & construction	16.2	16.7	16.7	16.9	17.3	17.8	18.2	17.7	16.3	13.5	12.3	12.2	13.0	14.4	14.9	14.6	15.2
Manufacturing	40.0	37.6	35.9	35.3	35.3	35.3	36.0	35.5	34.8	31.2	30.8	31.7	31.6	32.0	32.8	32.1	34.0
Service-providing sectors	281.9	289.3	292.6	292.7	300.0	307.5	307.9	310.1	313.9	312.2	316.3	318.1	321.9	327.3	333.2	330.4	335.4
Trade	55.7	56.4	55.4	55.9	56.2	57.4	55.4	55.6	54.8	52.2	52.0	52.6	53.1	53.8	54.7	54.2	54.9
Wholesale trade	12.8	12.8	12.5	12.6	13.0	13.4	13.7	13.8	13.7	13.1	13.2	13.9	14.6	14.7	14.8	14.7	14.9
Retail trade	42.9	43.6	42.9	43.3	43.2	44.0	41.7	41.8	41.1	39.1	38.8	38.7	38.5	39.1	39.9	39.5	39.9
Transportation & utilities	8.5	8.8	8.7	8.7	8.7	8.8	9.0	9.1	8.8	8.4	8.3	8.4	8.7	8.8	9.0	8.9	9.1
Information	8.2	7.8	7.5	8.2	9.0	9.6	9.7	10.2	10.7	10.7	11.3	12.2	13.0	13.7	14.4	13.9	14.7
Financial activities	21.1	21.4	22.5	23.2	24.5	25.1	24.0	23.1	23.4	23.2	22.6	22.9	23.5	23.1	23.1	23.0	23.3
Professional & business services	33.4	35.1	36.7	35.4	36.4	38.4	40.3	42.2	42.9	40.2	41.1	43.3	45.1	46.6	48.0	47.5	48.3
Education & health services	31.7	32.6	34.5	34.6	35.6	36.6	36.9	37.3	38.7	41.7	43.4	42.1	42.3	43.4	44.5	43.8	45.1
Leisure & hospitality	27.3	28.0	28.1	28.6	30.0	30.8	31.5	31.3	31.2	30.8	30.9	31.3	32.3	33.2	33.8	33.6	33.8
Other services	14.8	15.5	16.3	16.5	17.9	18.2	18.3	18.4	18.8	18.8	19.5	18.6	18.2	18.6	18.7	18.6	18.8
Government	81.3	83.9	82.9	81.7	81.7	82.8	82.8	82.8	84.6	86.3	87.3	86.7	85.7	86.2	87.0	86.7	87.4
Federal	4.8	4.9	4.9	5.0	5.1	5.0	5.0	5.1	5.2	5.3	5.5	5.4	5.5	5.4	5.3	5.4	5.3
State	48.4	50.0	48.1	48.5	48.5	48.7	48.7	47.9	49.1	49.8	50.4	49.7	48.6	49.1	50.0	49.7	50.2
Local	28.1	29.0	29.9	28.2	28.2	29.1	29.1	29.7	30.3	31.1	31.5	31.6	31.7	31.6	31.7	31.6	31.9

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through May 2015.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Madison 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										
Madison HMA	535,421	605,435	639,600	662,900	7,000	1.2	6,625	1.1	7,775	1.2
Households										
Madison HMA	215,899	250,898	265,300	275,600	3,500	1.5	2,775	1.1	3,425	1.3

Notes: Rates of change are calculated on a compound basis. The current date is June 1, 2015. The forecast date is June 1, 2018.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Madison HMA, 2000, 2010, and Current

	Madison HMA		
	2000	2010	Current
Total housing inventory	226,540	268,734	280,500
Occupied units	215,899	250,898	265,300
Owner-occupied	131,591	156,931	160,400
%	61.0	62.5	60.5
Renter-occupied	84,308	93,967	104,900
%	39.0	37.5	39.5
Vacant units	10,641	17,836	15,300
Available units	5,416	9,963	8,600
For sale	1,496	3,198	1,900
Rate (%)	1.1	2.0	1.2
For rent	3,920	6,765	6,700
Rate (%)	4.4	6.7	6.0
Other vacant	5,225	7,873	6,700

Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2015.

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

Table 4. Residential Building Permit Activity in the Madison 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	
																May 2014	May 2015
Madison HMA																	
Total	4,776	5,696	5,201	6,430	5,576	5,391	3,909	2,747	2,059	1,969	1,842	1,598	2,541	3,756	5,295	4,325	4,775
Single-family	2,609	2,967	3,138	3,498	3,446	3,083	2,070	1,598	864	822	844	735	914	1,251	1,226	1,275	1,275
Multifamily	2,167	2,729	2,063	2,932	2,130	2,308	1,839	1,149	1,195	1,147	998	863	1,627	2,505	4,069	3,050	3,500

Notes: Numbers may not add to totals because of rounding. Current includes data through May 2015.

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

Table 5. Median Income in the Madison HMA, 1999, 2009, and 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	61,400	80,000	80,900	2.7	0.3
Median household income	49,223	57,594	59,466	1.6	0.8

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 2013 median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data