

As of October 1, 2021.

Table 1. Labor Force and Employment in the Madison HMA, 2000 Through September 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						September 2020	September 2021
Labor Force	329.0	337.7	341.4	345.1	348.5	352.4	355.9	358.4	362.1	365.4	360.7	361.3	362.8	366.7	371.0	376.1	383.3	385.9	384.8	389.2	384.8	386.2	390.0
Resident Employment	320.9	327.4	328.9	331.5	336.5	340.5	343.6	345.4	348.6	341.5	338.2	341.2	344.2	348.6	356.6	363.7	372.2	376.3	375.9	379.6	365.8	368.3	377.2
Unemployment	8.2	10.2	12.5	13.6	12.0	11.9	12.2	13.1	13.5	23.9	22.6	20.1	18.7	18.1	14.4	12.3	11.1	9.6	8.9	9.6	18.9	17.9	12.8
Unemployment Rate (%)	2.5	3.0	3.7	3.9	3.4	3.4	3.4	3.6	3.7	6.5	6.3	5.6	5.1	4.9	3.9	3.3	2.9	2.5	2.3	2.5	4.9	4.6	3.3
Total Nonfarm Payroll Jobs	338.0	343.5	345.3	344.9	352.5	360.8	362.1	363.3	364.9	357.0	359.4	362.0	366.6	373.7	381.6	391.2	399.7	403.4	408.3	412.7	390.2	396.4	393.6
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	47.2	49.1	50.5	51.8	53.5	54.8	53.2	53.4	55.7
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	15.6	16.5	17.4	18.2	18.4	17.8	17.8	18.6
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	32.4	33.5	34.1	34.4	35.3	36.4	35.4	35.6	37.1
Service-Providing Sectors	281.9	289.3	292.7	292.6	300.0	307.6	307.9	310.1	313.8	312.3	316.3	318.1	322.0	327.3	334.4	342.0	349.2	351.6	354.8	357.9	337.0	343.0	337.9
Wholesale & Retail Trade	55.6	56.3	55.5	55.8	56.2	57.4	55.5	55.6	54.8	52.3	51.9	52.5	53.1	53.7	54.5	55.0	55.3	55.5	55.4	54.9	52.1	52.7	51.8
Wholesale Trade	12.7	12.7	12.5	12.5	13.0	13.4	13.7	13.7	13.6	13.1	13.1	13.8	14.5	14.6	14.6	14.8	14.9	14.9	15.1	14.9	14.2	14.4	14.2
Retail Trade	42.9	43.6	43.0	43.3	43.2	44.0	41.8	41.9	41.2	39.2	38.8	38.7	38.6	39.1	39.9	40.2	40.4	40.6	40.3	40.0	37.9	38.3	37.6
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	9.2	9.6	9.7	9.7	9.9	9.3	9.5	9.3
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	14.5	16.1	17.4	17.0	16.8	17.1	17.4	17.3	17.8
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	23.4	23.7	23.5	23.5	23.9	23.7	23.8	23.2
Professional & Business Services	33.4	35.1	36.7	35.4	36.4	38.4	40.3	42.3	42.9	40.2	41.1	43.3	45.1	46.6	48.2	49.7	51.2	51.6	52.7	53.1	52.1	52.2	52.8
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	42.4	43.4	44.2	45.2	46.6	47.8	49.1	50.9	49.7	50.1	50.8
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	34.1	35.8	37.2	37.8	37.7	38.5	28.0	31.1	27.9
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	19.1	19.9	20.5	20.5	20.8	20.7	20.4	20.4	20.9
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	87.7	87.8	87.8	88.3	89.2	89.0	84.4	85.9	83.6
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	5.3	5.4	5.4	5.4	5.4	5.7	5.6	5.8
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	50.3	50.9	50.0	51.0	51.6	51.4	49.1	49.6	49.0
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	32.1	31.6	32.4	31.9	32.1	32.2	29.6	30.7	28.8

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, 2021.

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	686,100	705,500	7,000	1.2	7,000	1.1	6,500	0.9
Households										
Madison HMA	215,899	250,898	291,100	301,000	3,500	1.5	3,500	1.3	3,325	1.1

Notes: The current date is October 1, 2021. The forecast date is October 1, 2024.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



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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	303,400
Occupied Units	215,899	250,898	291,000
Owner-Occupied	131,591	156,931	172,200
%	61.0	62.5	59.2
Renter-Occupied	84,308	93,967	118,800
%	39.0	37.5	40.8
Vacant Units	10,641	17,836	12,350
Available Units	5,416	9,963	5,075
For Sale	1,496	3,198	1,400
Rate (%)	1.1	2.0	0.8
For Rent	3,920	6,765	3,675
Rate (%)	4.4	6.7	3.0
Other Vacant	5,225	7,873	7,300

Notes: The current date is October 1, 2021. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the Census Bureau.

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



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Table 4. Residential Building Permit Activity in the Madison HMA, 2000 Through September 2021

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						September 2020	September 2021
Madison HMA																							
Total	4,776	5,696	5,201	6,430	5,576	5,391	3,909	2,747	1,968	1,474	1,290	1,460	2,472	3,147	4,046	3,644	4,953	4,632	3,652	3,578	5,275	4,565	6,226
Sales	3,349	3,765	3,634	4,134	4,149	3,781	2,952	1,975	989	914	923	766	932	1,315	1,302	1,490	1,768	1,739	1,733	1,647	1,881	1,704	1,955
Rental	1,427	1,931	1,567	2,296	1,427	1,610	957	772	979	560	367	694	1,540	1,832	2,744	2,154	3,185	2,893	1,919	1,931	3,394	2,861	4,271

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 preliminary data and estimates by the analyst



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Table 5. Median Income in the Madison HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	NA	NA	100,400	NA	NA
Median Household Income	NA	NA	75,545	NA	NA

NA = data not available.

Note: Income data for 1999 and 2009 not available because of MSA definition change in 2013.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey, 1-year data

