

Table 1. Labor Force and Employment in the Milwaukee-Waukesha HMA, 1990 Through June 2006

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	12 Months Ending	
																	June 2005	June 2006
Labor Force	746.5	746.6	759.8	768.6	786.4	794.2	803.8	813.3	814.2	818.2	807.6	807.5	801.6	802.5	792.2	786.9	800.0	789.0
Resident Employment	715.0	710.0	723.0	736.0	754.0	767.0	776.0	786.0	788.0	793.0	779.0	770.0	755.0	753.0	749.0	748.0	759.0	750.0
Unemployment	31.2	36.6	36.5	32.3	32.6	27.7	28.3	27.6	26.2	25.6	29.1	37.4	46.4	49.3	43.3	39.3	40.0	39.0
Employment Rate (%)	4.2	5.0	4.9	4.3	4.1	3.4	3.5	3.3	3.2	3.1	3.6	4.7	5.9	6.2	5.4	5.0	5.0	4.9
Total Nonfarm Employment	758.0	750.0	760.0	773.0	789.0	804.0	813.0	828.0	846.0	862.0	868.0	857.0	840.0	830.0	832.0	835.0	835.9	832.4
Goods Producing	190.0	182.0	182.0	184.0	188.0	192.0	192.0	197.0	201.0	201.0	199.0	189.0	177.0	170.0	168.0	169.0	168.4	169.3
Construction	29.0	27.0	28.0	29.0	29.0	29.0	29.0	31.0	32.0	33.0	34.0	34.0	33.0	33.0	33.0	34.0	33.8	35.0
Manufacturing	162.0	155.0	154.0	155.0	159.0	164.0	162.0	167.0	170.0	167.0	165.0	154.0	143.0	136.0	134.0	134.0	134.1	133.7
Service Providing	567.0	568.0	578.0	589.0	601.0	612.0	621.0	630.0	645.0	661.0	699.0	668.0	662.0	660.0	664.0	667.0	667.5	663.2
Trade	116.0	114.0	113.0	114.0	116.0	119.0	121.0	123.0	124.0	128.0	127.0	127.0	124.0	122.0	122.0	122.0	122.8	120.2
Wholesale Trade	36.0	36.0	36.0	36.0	37.0	39.0	40.0	41.0	42.0	43.0	43.0	42.0	41.0	40.0	40.0	40.0	40.0	40.2
Retail Trade	80.0	78.0	77.0	78.0	79.0	80.0	81.0	82.0	82.0	85.0	84.0	85.0	83.0	82.0	82.0	82.0	82.7	80.1
Transportation & Utilities	27.0	28.0	29.0	30.0	32.0	33.0	32.0	31.0	32.0	33.0	33.0	33.0	30.0	30.0	30.0	29.0	30.2	28.0
Information	19.0	18.0	18.0	19.0	19.0	18.0	19.0	19.0	20.0	20.0	20.0	20.0	19.0	18.0	18.0	18.0	18.3	17.7
Financial Activities	53.0	53.0	53.0	53.0	53.0	53.0	54.0	54.0	56.0	57.0	58.0	58.0	58.0	58.0	58.0	57.0	57.6	57.8
Professional & Business Services	77.0	75.0	80.0	85.0	92.0	95.0	96.0	101.0	105.0	111.0	111.0	105.0	104.0	104.0	105.0	107.0	106.2	105.5
Education & Health Services	92.0	95.0	99.0	103.0	104.0	105.0	111.0	114.0	117.0	121.0	124.0	126.0	126.0	128.0	131.0	133.0	132.0	133.8
Leisure & Hospitality	59.0	58.0	58.0	58.0	57.0	59.0	59.0	60.0	61.0	62.0	63.0	64.0	64.0	66.0	66.0	68.0	68.1	68.7
Other Services	39.0	40.0	39.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	41.0	41.0	41.0	42.0	42.0	41.9	41.5
Government	86.0	87.0	88.0	89.0	90.0	90.0	89.0	89.0	90.0	91.0	92.0	94.0	95.0	93.0	92.0	91.0	91.1	90.3

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Milwaukee-Waukesha HMA, 1990 to July 1, 2009

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Milwaukee-Waukesha HMA	1,432,149	1,500,741	1,516,000	1,524,000	6,859	0.5	2,450	0.2	2,675	0.2
Households										
Milwaukee-Waukesha HMA	537,722	587,657	615,600	629,600	4,994	0.9	4,475	0.7	4,675	0.8

Notes: Numbers may not add to totals due to rounding. Rate of change is calculated on a compound basis. Current date: July 1, 2006. Forecast date: July 1, 2009.

Sources: 1990 and 2000—U.S. Census Bureau; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Milwaukee-Waukesha HMA, 1990, 2000, and Current

	Milwaukee-Waukesha HMA		
	1990	2000	Current
Total Housing Inventory	562,031	618,244	650,000
Occupied Units	537,722	587,657	614,000
Owners	319,659	358,985	381,000
%	59.4	61.1	62.0
Renters	218,063	228,672	233,000
%	40.6	38.9	38.0
Vacant Units	24,309	30,587	36,200
Available Units	13,267	16,754	22,350
For Sale	2,731	3,495	4,500
Rate (%)	0.9	1.0	1.2
For Rent	10,536	13,259	17,850
Rate (%)	4.6	5.5	7.1
Other Vacant	11,042	13,833	13,850

Notes: Numbers may not add to totals due to rounding. Current date: July 1, 2006.

Sources: 1990 and 2000—U.S. Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Milwaukee-Waukesha HMA, 1990 Through June 2006

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	12 Months Ending	
																	June 2005	June 2006
Milwaukee-Waukesha HMA																		
Total	8,166	5,988	7,519	7,201	6,945	6,176	6,446	6,429	7,141	7,173	5,631	5,879	5,936	6,467	5,902	5,507	5,550	4,895
Single-family	3,653	3,441	4,533	4,476	4,386	3,532	3,693	3,351	3,844	4,200	3,581	3,564	3,456	3,939	3,840	3,394	3,730	3,100
Multifamily	4,512	2,546	2,986	2,724	2,558	2,643	2,630	3,083	3,296	2,973	2,051	2,315	2,482	2,530	2,062	2,113	1,820	1,795

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Milwaukee-Waukesha HMA, 1989, 1999, and 2006

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2006	1989 to 1999	1999 to 2006
Median Family Income	40,100	61,400	66,800	5.3	1.3
Median Household Income	32,316	45,901	47,438	4.2	0.5

Sources: 1989 and 1999—U.S. Census; 2006—U.S. Department of Housing and Urban Development, Office of Policy Development and Research