

As of November 1, 2020.

Table 1. Labor Force and Employment in the Milwaukee HMA, 2000 Through October 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					October 2019	October 2020
Labor Force	801.4	802.1	797.9	798.2	790.1	782.8	793.6	805.6	806.1	803.1	817.5	818.2	816.6	821.0	822.9	822.7	829.0	828.2	820.9	817.8	817.6	820.9
Resident Employment	771.3	764.0	751.2	748.8	747.3	744.0	754.7	764.7	765.8	732.9	744.4	751.7	755.8	761.9	774.8	782.3	793.3	799.1	794.8	789.0	789.4	764.4
Unemployment	30.1	38.1	46.6	49.5	42.9	38.8	38.9	40.9	40.3	70.3	73.1	66.5	60.8	59.1	48.1	40.4	35.7	29.1	26.2	28.9	28.2	56.4
Unemployment Rate (%)	3.8	4.7	5.8	6.2	5.4	5.0	4.9	5.1	5.0	8.8	8.9	8.1	7.4	7.2	5.8	4.9	4.3	3.5	3.2	3.5	3.4	6.9
Total Nonfarm Payroll Jobs	874.7	862.8	844.6	835.1	836.4	844.8	854.7	861.3	856.9	815.9	808.5	814.0	821.2	833.4	845.0	856.4	863.9	867.8	874.7	874.4	874.6	830.3
Goods-Producing Sectors	199.6	189.6	177.5	170.5	168.2	168.0	168.6	169.3	165.2	145.1	138.9	142.0	143.8	145.6	147.9	149.8	149.0	148.8	151.5	153.4	153.6	147.6
Mining, Logging, & Construction	34.6	34.9	34.1	33.9	34.0	34.4	35.2	36.0	34.2	29.4	26.1	24.9	24.1	25.8	27.7	29.1	30.1	31.3	32.8	33.3	33.4	34.3
Manufacturing	165.0	154.7	143.5	136.6	134.2	133.6	133.3	133.3	130.9	115.7	112.8	117.1	119.6	119.8	120.2	120.7	118.9	117.6	118.7	120.0	120.2	113.3
Service-Providing Sectors	675.1	673.2	667.0	664.6	668.2	676.7	686.1	692.0	691.7	670.8	669.6	672.0	677.4	687.8	697.1	706.6	715.0	719.0	723.2	721.0	721.0	682.7
Wholesale & Retail Trade	130.6	130.1	127.2	124.7	124.6	125.7	126.1	125.3	123.0	116.3	113.4	114.3	115.4	116.5	117.3	117.9	119.2	119.4	118.4	116.0	116.3	112.2
Wholesale Trade	45.0	44.3	42.6	41.7	41.3	42.5	43.1	43.3	42.6	39.3	37.4	37.9	38.5	38.1	38.0	38.5	38.5	38.4	38.5	38.5	38.5	38.5
Retail Trade	85.6	85.8	84.6	83.0	83.3	83.2	83.0	82.0	80.4	77.0	76.0	76.4	76.9	78.4	79.3	79.4	80.7	81.0	79.9	77.5	77.9	73.7
Transportation & Utilities	33.5	32.9	30.2	30.4	30.4	30.4	30.7	30.7	30.0	28.4	27.7	27.8	27.3	26.9	26.7	26.8	26.5	26.6	28.7	30.0	29.7	29.6
Information	20.7	20.1	19.3	18.5	18.5	18.3	17.9	17.6	17.5	16.7	15.8	15.5	15.0	14.8	14.5	14.4	14.2	13.7	13.5	13.5	13.5	13.0
Financial Activities	57.1	57.3	56.7	56.9	56.7	56.0	56.4	56.8	56.8	55.6	54.0	52.8	52.0	52.0	51.7	52.0	51.2	51.3	50.8	50.4	50.4	49.9
Professional & Business Services	113.8	107.7	106.3	105.5	106.8	110.3	113.3	116.7	116.6	105.4	109.2	114.5	118.7	122.6	124.2	125.2	126.8	127.4	127.4	124.7	125.0	118.2
Education & Health Services	123.0	125.0	126.8	128.7	131.4	133.5	137.5	140.0	142.6	145.6	147.2	145.2	148.0	152.7	157.8	162.5	166.7	168.5	171.1	173.2	172.5	169.2
Leisure & Hospitality	63.9	65.3	64.5	65.9	66.6	69.1	71.2	72.1	70.2	68.4	67.9	69.0	70.9	73.3	74.5	76.1	77.7	79.4	80.7	81.6	81.7	66.1
Other Services	40.2	41.2	41.3	41.0	41.7	41.6	41.4	41.9	42.6	42.6	44.4	43.3	42.2	42.4	43.5	45.5	46.0	46.7	47.0	46.9	47.0	42.7
Government	92.3	93.6	94.9	93.1	91.5	91.9	91.8	91.0	92.5	92.0	90.1	89.4	88.0	86.6	86.8	86.3	86.8	86.1	85.6	85.0	84.9	81.9
Federal	0.0	11.3	11.3	11.3	11.1	11.0	11.0	11.0	11.1	11.2	11.1	10.6	10.5	10.4	10.4	10.5	10.5	10.4	10.4	10.4	10.4	10.8
State	0.0	11.4	11.7	11.7	11.8	11.5	11.9	12.3	12.1	10.7	10.3	10.2	10.6	10.6	10.9	10.7	11.0	10.7	10.5	10.4	10.4	8.5
Local	69.8	70.9	71.9	70.1	68.7	69.4	68.9	67.8	69.3	70.1	68.7	68.7	67.0	65.6	65.5	65.1	65.4	65.0	64.7	64.1	64.1	62.6

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

Source: U.S. Bureau of Labor Statistics



As of November 1, 2020.

Table 2. Population and Household Trends in the Milwaukee 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										
Milwaukee HMA	1,500,741	1,555,908	1,577,000	1,579,000	5,525	0.4	2,025	0.1	730	0.0
Households										
Milwaukee HMA	587,657	622,087	650,900	657,600	3,450	0.6	2,725	0.4	2,250	0.3

Notes: The current date is November 1, 2020. The forecast date is November 1, 2023.

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



As of November 1, 2020.

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

	Milwaukee HMA		
	2000	2010	Current
Total Housing Inventory	618,244	669,879	700,300
Occupied Units	587,657	622,087	650,900
Owner-Occupied	358,985	380,813	379,300
%	61.1	61.2	58.3
Renter-Occupied	228,672	241,274	271,600
%	38.9	38.8	41.7
Vacant Units	30,587	47,792	49,400
Available Units	16,754	27,908	28,325
For Sale	3,495	7,546	5,625
Rate (%)	1.0	1.9	1.5
For Rent	13,259	20,362	22,700
Rate (%)	5.5	7.8	7.7
Other Vacant	13,833	19,884	21,100

Note: The current date is November 1, 2020.

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



As of November 1, 2020.

Table 4. Residential Building Permit Activity in the Milwaukee HMA, 2000 Through October 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					October 2019	October 2020
Milwaukee HMA																						
Total	5,631	5,886	6,342	6,467	6,215	5,661	4,459	3,266	2,567	1,807	2,376	2,541	2,109	2,691	3,531	4,290	4,887	5,668	5,168	3,359	3,588	3,801
Sales	4,567	4,520	4,493	4,705	5,145	4,573	3,369	2,511	1,617	940	1,006	986	1,117	1,360	1,616	1,500	1,720	1,660	1,882	1,650	1,549	1,625
Rental	1,064	1,366	1,849	1,762	1,070	1,088	1,090	755	950	867	1,370	1,555	992	1,331	1,915	2,790	3,167	4,008	3,286	1,709	2,039	2,176

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2019—final data and estimates by the analyst; 2020—preliminary data and estimates by the analyst



As of November 1, 2020.

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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	57,600	70,700	82,300	2.1	1.5
Median Household Income	41,994	52,024	65,712	2.2	2.4

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

