

As of January 1, 2023.

Table 1. Labor Force and Employment in the Milwaukee HMA, 2000 Through 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Labor Force	804.7	803.7	795.8	796.0	790.1	785.1	795.5	805.6	808.0	806.3	817.9	816.1	815.5	820.5	821.9	820.6	825.5	830.5	824.0	820.9	818.9	821.3	814.0
Resident Employment	775.7	766.3	749.8	747.3	747.7	746.0	757.2	765.4	767.2	732.6	746.1	751.4	755.7	761.9	774.5	781.2	790.7	801.4	797.8	793.3	760.4	785.0	785.6
Unemployment	29.0	37.4	46.0	48.8	42.4	39.0	38.3	40.2	40.7	73.7	71.8	64.7	59.7	58.6	47.4	39.5	34.8	29.1	26.2	27.6	58.5	36.3	28.4
Unemployment Rate (%)	3.6	4.6	5.8	6.1	5.4	5.0	4.8	5.0	5.0	9.1	8.8	7.9	7.3	7.1	5.8	4.8	4.2	3.5	3.2	3.4	7.1	4.4	3.5
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	875.1	820.4	830.8	842.7
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	153.7	145.7	145.4	148.7
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	33.5	33.5	33.9	35.3
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	120.3	112.2	111.5	113.4
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	721.4	674.6	685.4	693.9
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	116.2	111.8	113.0	115.3
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	37.1	37.4	38.4
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	77.7	74.7	75.6	76.9
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	29.9	29.1	31.6	34.0
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	12.4	12.3	12.4
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	50.3	50.2	48.1
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	116.0	117.5	122.0
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	173.0	168.7	168.9	165.7
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	81.9	62.8	69.4	73.8
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	43.3	42.8	42.4
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	84.8	80.4	79.6	80.1
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	10.8	10.5	10.4
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	10.5	9.2	9.4	9.4
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	63.9	60.4	59.7	60.4

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2023.

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	1,560,400	1,556,400	5,500	0.4	340	0.0	-1,325	-0.1
Households										
Milwaukee HMA	587,657	622,087	658,850	665,500	3,475	0.6	2,875	0.5	2,200	0.3

Notes: The current date is January 1, 2023. The forecast date is January 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of January 1, 2023.

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	707,655
Occupied Units	587,657	622,087	658,850
Owner-Occupied	358,985	380,813	384,250
%	61.1	61.2	58.3
Renter-Occupied	228,672	241,274	274,600
%	38.9	38.8	41.7
Vacant Units	30,587	47,792	48,805
Available Units	16,754	27,908	24,805
For Sale	3,495	7,546	3,990
Rate (%)	1.0	1.9	1.0
For Rent	13,259	20,362	20,815
Rate (%)	5.5	7.8	7.0
Other Vacant	13,833	19,884	24,000

Notes: The current date is January 1, 2023. In this HUD analysis, 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 U.S. 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 Milwaukee HMA, 2000 Through 2022

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	2021	2022
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	5,768	5,923	4,296	5,250	6,214	6,137
Sales	4,567	4,520	4,493	4,705	5,145	4,573	3,369	2,511	1,617	940	992	985	1,121	1,372	1,625	1,501	1,724	1,674	1,909	1,691	1,817	2,084	1,841
Rental	1,064	1,366	1,849	1,762	1,070	1,088	1,090	755	950	867	1,384	1,556	988	1,319	1,906	2,789	3,163	4,094	4,014	2,605	3,433	4,130	4,296

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022 preliminary data and estimates by the analyst



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Table 5. Median Income in the Milwaukee HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	57,600	70,700	84,400	2.1	1.5
Median Household Income	41,994	52,024	68,449	2.2	2.3

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

