

As of May 1, 2022.

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							April 2021	April 2022
Labor Force	1,783.1	1,810.2	1,823.5	1,842.9	1,848.3	1,846.3	1,854.1	1,862.6	1,870.0	1,869.2	1,871.9	1,884.5	1,887.8	1,903.6	1,920.8	1,934.2	1,954.2	1,996.5	2,012.9	2,044.5	2,039.3	1,980.5	2,012.9	1,999.0
Resident Employment	1,736.1	1,747.7	1,744.2	1,757.7	1,767.4	1,774.9	1,783.0	1,781.5	1,773.4	1,722.8	1,734.7	1,764.9	1,783.7	1,811.4	1,843.1	1,866.2	1,885.2	1,932.3	1,955.4	1,980.1	1,906.5	1,913.7	1,887.8	1,944.0
Unemployment	47.1	62.5	79.3	85.2	80.9	71.3	71.1	81.1	96.6	146.4	137.2	119.6	104.1	92.1	77.7	68.0	68.9	64.2	57.5	64.4	132.8	66.9	125.1	55.0
Unemployment Rate (%)	2.6	3.5	4.3	4.6	4.4	3.9	3.8	4.4	5.2	7.8	7.3	6.3	5.5	4.8	4.0	3.5	3.5	3.2	2.9	3.2	6.5	3.4	6.2	2.8
Total Nonfarm Payroll Jobs	1,797.2	1,798.7	1,769.8	1,771.3	1,786.3	1,815.3	1,838.8	1,846.9	1,839.5	1,757.9	1,749.8	1,790.0	1,821.2	1,859.9	1,893.2	1,930.1	1,963.2	1,996.1	2,019.8	2,036.0	1,894.3	1,935.6	1,876.7	1,952.5
Goods-Producing Sectors	324.1	316.4	301.0	293.0	294.3	297.8	294.2	285.9	273.8	240.3	231.9	239.6	245.3	252.2	261.1	271.3	274.1	276.5	281.4	287.4	277.1	282.5	275.6	286.6
Mining, Logging, & Construction	81.5	85.3	85.2	84.8	87.2	88.5	86.0	79.9	72.6	59.8	55.3	58.2	60.6	65.8	70.7	76.5	77.6	80.4	82.6	86.6	84.2	87.1	84.2	87.6
Manufacturing	242.7	231.1	215.9	208.3	207.1	209.3	208.3	206.0	201.2	180.5	176.6	181.5	184.7	186.4	190.4	194.9	196.5	196.1	198.8	200.8	193.0	195.4	191.4	199.0
Service-Providing Sectors	1,473.1	1,482.4	1,468.8	1,478.3	1,492.0	1,517.4	1,544.6	1,561.0	1,565.7	1,517.6	1,517.9	1,550.3	1,576.0	1,607.7	1,632.1	1,658.8	1,689.2	1,719.6	1,738.4	1,748.6	1,617.2	1,653.1	1,601.0	1,665.9
Wholesale & Retail Trade	285.0	288.2	282.2	280.9	281.9	284.9	285.7	286.1	279.7	262.0	257.3	260.7	264.9	268.6	272.4	277.3	280.7	282.2	282.8	280.5	265.4	270.0	266.0	269.5
Wholesale Trade	94.4	96.2	93.4	92.9	93.8	95.5	96.3	96.5	95.7	88.8	86.0	87.3	89.2	89.8	90.9	91.8	91.8	92.0	92.2	93.1	90.9	91.2	90.3	91.0
Retail Trade	190.6	192.0	188.8	188.0	188.1	189.4	189.4	189.6	184.0	173.2	171.3	173.4	175.7	178.8	181.5	185.5	188.9	190.2	190.6	187.4	174.5	178.8	175.6	178.6
Transportation & Utilities	76.3	74.2	68.0	66.1	67.6	68.3	66.2	66.5	66.0	62.0	61.6	63.2	63.4	64.3	65.8	67.4	70.3	74.6	75.4	76.4	72.2	73.9	71.1	75.6
Information	51.3	51.7	48.9	45.4	43.6	43.0	42.1	42.6	42.2	40.3	39.4	39.8	38.4	37.9	37.3	36.2	35.8	36.0	35.7	35.5	32.9	32.3	32.1	32.7
Financial Activities	132.8	135.2	136.3	138.5	138.9	140.1	140.6	138.9	136.3	132.4	132.0	133.8	137.5	140.4	140.7	145.1	148.8	152.7	156.3	159.9	159.5	157.9	158.8	157.1
Professional & Business Services	278.8	272.4	259.0	256.7	261.0	267.5	279.8	284.7	285.5	269.3	276.8	293.3	300.6	307.0	312.5	318.7	323.7	326.3	329.4	330.5	311.2	319.9	309.8	322.1
Education & Health Services	189.7	195.2	204.6	214.2	218.8	227.6	241.4	254.4	263.4	269.4	273.2	281.3	288.5	299.4	306.1	313.1	323.1	333.3	340.0	345.1	330.7	338.4	330.8	338.0
Leisure & Hospitality	145.8	149.6	150.7	153.5	157.1	160.7	163.8	165.6	165.0	159.6	157.7	161.9	165.9	170.5	173.9	178.2	183.1	187.5	190.4	191.9	137.6	151.3	129.4	159.8
Other Services	73.8	75.4	75.6	76.9	77.3	77.7	77.8	77.4	79.4	77.2	76.8	77.8	78.4	78.7	79.2	78.9	79.7	79.8	78.8	78.9	68.2	71.8	67.6	73.1
Government	239.6	240.3	243.6	246.0	245.8	247.7	247.4	244.8	248.3	245.5	243.2	238.6	238.4	240.9	244.2	243.9	243.9	247.3	249.8	249.8	239.5	237.8	235.6	238.0
Federal	23.6	21.9	21.3	22.4	22.2	22.0	21.9	22.0	22.3	22.2	22.5	21.1	20.6	20.4	20.4	20.7	21.1	21.4	21.3	21.4	22.0	21.6	22.0	21.4
State	63.3	62.6	64.7	67.7	68.5	70.0	70.1	70.2	71.1	69.5	68.4	66.0	65.2	66.8	67.0	64.8	63.0	64.5	65.9	66.2	65.1	64.6	64.6	64.6
Local	152.7	155.8	157.7	155.9	155.1	155.7	155.4	152.6	154.9	153.8	152.3	151.5	152.5	153.7	156.9	158.5	159.8	161.4	162.6	162.3	152.4	151.7	149.0	152.0

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

Source: U.S. Bureau of Labor Statistics



As of May 1, 2022.

Table 2. Population and Household Trends in the Minneapolis 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										
Minneapolis HMA	3,031,918	3,348,859	3,700,000	3,763,000	31,675	1.0	29,050	0.8	21,150	0.6
Central Counties Submarket	1,627,235	1,661,065	1,808,000	1,825,000	3,375	0.2	12,150	0.7	5,800	0.3
Outlying Counties Submarket	1,404,683	1,687,794	1,892,000	1,938,000	28,300	1.9	16,900	0.9	15,350	0.8
Households										
Minneapolis HMA	1,160,655	1,299,635	1,459,900	1,490,400	13,875	1.1	13,250	1.0	10,175	0.7
Central Counties Submarket	657,365	678,604	758,200	769,300	2,125	0.3	6,575	0.9	3,700	0.5
Outlying Counties Submarket	503,290	621,031	701,700	721,100	11,750	2.1	6,675	1.0	6,475	0.9

Notes: The current date is May 1, 2022. The forecast date is May 1, 2025.

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



As of May 1, 2022.

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

	Minneapolis HMA			Central Counties Submarket			Outlying Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,197,124	1,386,721	1,536,125	675,272	726,666	798,250	521,852	660,055	737,875
Occupied Units	1,160,655	1,299,635	1,459,900	657,365	678,604	758,200	503,290	621,031	701,700
Owner-Occupied	842,895	930,449	1,001,400	429,511	429,569	451,000	413,384	500,880	550,400
%	72.6	71.6	68.6	65.3	63.3	59.5	82.1	80.7	78.4
Renter-Occupied	317,760	369,186	458,500	227,854	249,035	307,200	89,906	120,151	151,300
%	27.4	28.4	31.4	34.7	36.7	40.5	17.9	19.3	21.6
Vacant Units	36,469	87,086	76,225	17,907	48,062	40,050	18,562	39,024	36,175
Available Units	14,175	48,143	32,225	8,319	29,392	20,050	5,856	18,751	12,175
For Sale	5,007	17,898	10,100	2,157	9,093	4,550	2,850	8,805	5,550
Rate (%)	0.6	1.9	1.0	0.5	2.1	1.0	0.7	1.7	1.0
For Rent	9,168	30,245	22,125	6,162	20,299	15,500	3,006	9,946	6,625
Rate (%)	2.8	7.6	4.6	2.6	7.5	4.8	3.2	7.6	4.2
Other Vacant	22,294	38,943	44,000	9,588	18,670	20,000	12,706	20,273	24,000

Notes: The current date is May 1, 2022. 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



As of May 1, 2022.

Table 4. Residential Building Permit Activity in the Minneapolis HMA, 2000 Through April 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	12 Months Ending	
																							April 2021	April 2022
Minneapolis HMA																								
Total	22,769	23,500	26,279	28,215	28,411	22,651	16,068	10,228	5,904	4,746	6,247	6,524	11,696	13,795	12,181	13,563	15,651	17,880	19,715	23,489	23,786	27,897	27,165	25,711
Sales	17,678	19,492	19,915	23,679	23,448	20,551	14,016	8,140	4,674	4,112	3,899	4,180	6,250	7,340	7,112	7,156	8,498	8,930	9,397	9,997	10,447	12,013	11,522	11,494
Rental	5,091	4,008	6,364	4,536	4,963	2,100	2,052	2,088	1,230	634	2,348	2,344	5,446	6,455	5,069	6,407	7,153	8,950	10,318	13,492	13,339	15,884	15,643	14,217
Central Counties Submarket																								
Total	6,029	6,017	8,423	7,482	7,949	6,105	5,466	3,194	1,917	1,529	2,428	3,285	6,606	7,921	5,667	6,973	7,733	7,960	9,352	11,910	11,666	12,566	11,539	11,890
Sales	3,603	4,702	4,264	4,708	4,937	5,221	4,041	1,865	1,296	1,086	945	1,357	1,932	1,988	2,007	2,258	2,500	2,227	2,458	2,411	2,187	2,513	2,355	2,313
Rental	2,426	1,315	4,159	2,774	3,012	884	1,425	1,329	621	443	1,483	1,928	4,674	5,933	3,660	4,715	5,233	5,733	6,894	9,499	9,479	10,053	9,184	9,577
Outlying Counties Submarket																								
Total	16,740	17,483	17,856	20,733	20,462	16,546	10,602	7,034	3,987	3,217	3,819	3,239	5,090	5,874	6,514	6,590	7,918	9,920	10,363	11,579	12,120	15,331	15,626	13,821
Sales	14,075	14,790	15,651	18,971	18,511	15,330	9,975	6,275	3,378	3,026	2,954	2,823	4,318	5,352	5,105	4,898	5,998	6,703	6,939	7,586	8,260	9,500	9,167	9,182
Rental	2,665	2,693	2,205	1,762	1,951	1,216	627	759	609	191	865	416	772	522	1,409	1,692	1,920	3,217	3,424	3,993	3,860	5,831	6,459	4,639

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 and 2022 preliminary data and estimates by the analyst

