

As of August 1, 2024.

**Table 1. Labor Force and Employment in the Missoula HMA, 2010 Through July 2024**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															July 2023	July 2024
Labor Force	58.6	58.8	59.1	59.4	60.0	60.5	61.4	62.7	63.9	65.1	64.7	64.9	67.3	69.2	68.4	69.4
Resident Employment	54.3	55.0	55.8	56.4	57.3	58.1	59.0	60.4	61.8	63.0	60.7	62.7	65.6	67.2	66.6	67.1
Unemployment	4.2	3.8	3.4	3.1	2.7	2.4	2.4	2.3	2.1	2.1	4.0	2.2	1.8	2.0	1.8	2.2
Unemployment Rate (%)	7.2	6.5	5.7	5.1	4.4	4.0	3.9	3.7	3.3	3.2	6.2	3.4	2.7	2.9	2.6	3.2
Total Nonfarm Payroll Jobs	54.9	55.5	56.3	57.1	58.0	58.9	60.1	61.3	62.3	63.2	60.9	63.9	65.8	67.9	67.2	68.4
Goods-Producing Sectors	4.6	4.5	4.4	4.5	4.6	4.8	5.0	5.4	5.9	6.1	6.2	6.5	6.8	7.0	7.0	7.1
Service-Providing Sectors	50.3	51.0	51.9	52.7	53.4	54.1	55.1	55.9	56.4	57.1	54.7	57.4	59.0	60.8	60.2	61.4
Trade, Transportation & Utilities	11.7	11.4	11.8	11.9	11.8	12.2	12.4	12.4	12.7	12.7	12.1	12.7	13.1	13.4	13.3	13.6
Professional & Business Services	6.9	7.0	6.7	6.8	6.8	6.4	6.5	6.6	6.9	7.1	6.9	7.2	7.6	8.1	7.9	8.1
Education & Health Services	9.2	9.5	9.9	10.2	10.2	10.5	11.0	11.3	11.1	11.5	11.3	11.5	11.8	12.5	12.3	12.7
Leisure & Hospitality	7.0	7.2	7.4	7.7	7.7	8.1	8.4	8.5	8.5	8.4	7.2	7.9	8.2	8.5	8.4	8.5
Non-Reporting Service-Providing Sectors	5.2	5.6	5.9	5.8	6.2	6.2	6.0	6.2	6.5	6.6	6.7	7.2	7.4	7.5	7.5	7.6
Government	10.3	10.3	10.2	10.2	10.7	10.7	10.8	10.9	10.7	10.8	10.5	10.9	10.9	10.9	10.9	10.9
Federal	1.6	1.4	1.4	1.3	1.3	1.3	1.3	1.4	1.4	1.4	1.4	1.4	1.4	1.5	1.4	1.5
State	5.0	5.2	5.2	5.2	5.7	5.7	5.6	5.6	5.4	5.3	5.1	5.1	5.1	5.1	5.1	5.0
Local	3.7	3.7	3.6	3.6	3.7	3.7	3.8	3.9	4.0	4.0	4.0	4.4	4.3	4.3	4.3	4.3

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

Source: U.S. Bureau of Labor Statistics



As of August 1, 2024.

Table 2. Population and Household Trends in the Missoula HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Missoula HMA	109,299	117,922	123,000	126,000	860	0.8	1,175	1.0	1,000	0.8
Households										
Missoula HMA	45,926	50,645	54,450	57,000	470	1.0	880	1.7	850	1.5

Notes: The current date is August 1, 2024. The forecast date is August 1, 2027.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of August 1, 2024.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Missoula HMA, 2010, 2020, and Current**

	Missoula HMA		
	2010	2020	Current
Total Housing Inventory	50,106	54,542	58,260
Occupied Units	45,926	50,645	54,450
Owner-Occupied	27,300	29,626	31,100
%	59.4	58.5	57.1
Renter-Occupied	18,626	21,019	23,350
%	40.6	41.5	42.9
Vacant Units	4,180	3,897	3,810
Available Units	1,378	1,302	1,310
For Sale	491	278	160
Rate (%)	1.8	0.9	0.5
For Rent	887	1,024	1,150
Rate (%)	4.5	4.6	4.7
Other Vacant	2,802	2,595	2,500

Notes: The current date is August 1, 2024. 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 U.S. Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



As of August 1, 2024.

Table 4. Residential Building Permit Activity in the Missoula HMA, 2010 Through July 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															July 2023	July 2024
Missoula HMA																
Total	368	563	337	569	578	574	930	972	689	664	789	1,798	1,078	656	831	709
Sales	198	139	187	259	248	377	369	423	473	432	425	493	402	314	350	408
Rental	170	424	150	310	330	197	561	549	216	232	364	1,305	676	342	481	301

Sources: U.S. Census Bureau, Building Permits Survey; 2010–23—final data and estimates by the analyst; past 12 months of data—preliminary data and estimates by the analyst



**Table 5. Median Income in the Missoula HMA, 2009, 2019, and 2023**

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	59,400	73,300	100,900	2.1	8.3
Median Household Income	NA	57,350	73,300	NA	6.3

NA = data not available.  
Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

