

**Table 1. Labor Force and Employment in the Modesto HMA, 1990 through March 2006**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	12 Months Ending	
																	March 2005	March 2006
Labor Force	180.5	183.3	191.9	194.4	193.5	192.3	195.0	197.9	201.4	202.2	207.9	214.5	220.2	223.6	226.1	229.8	227.0	230.0
Resident Employment	159.1	156.1	160.1	161.5	162.8	162.6	166.9	171.6	176.7	180.7	191.7	196.6	199.0	201.7	205.5	210.8	207.0	212.0
Unemployment	21.4	27.2	31.8	32.9	30.7	29.7	28.1	26.3	24.7	21.5	16.2	17.9	21.2	21.9	20.6	19.0	20.0	18.0
Unemployment Rate (%)	11.9	14.8	16.6	16.9	15.9	15.4	14.4	13.3	12.3	10.6	7.8	8.3	9.6	9.8	9.1	8.3	8.9	7.8
Total Nonfarm Employment	117.5	117.8	120.0	121.6	122.2	124.0	127.8	131.7	137.2	141.7	144.2	149.7	150.7	152.3	154.6	159.2	155.9	160.5
Goods Producing	30.9	28.5	28.3	28.7	28.8	28.7	29.5	30.4	31.1	32.0	32.6	34.0	33.2	34.5	35.0	35.5	35.2	35.9
Natural Resources, Mining, & Construction	7.2	6.7	6.7	6.6	6.4	5.9	6.2	6.7	7.9	9.2	9.9	11.0	10.7	11.4	12.3	13.3	12.5	13.6
Manufacturing	23.6	21.8	21.6	22.1	22.4	22.8	23.4	23.7	23.3	22.9	22.8	23.0	22.5	23.1	22.7	22.3	22.7	22.3
Service Providing	86.6	89.3	91.7	92.9	93.5	95.3	98.3	101.3	106.1	109.7	111.5	115.7	117.5	117.8	119.7	123.7	120.7	124.6
Trade	21.2	20.9	21.1	21.5	21.1	21.5	21.9	22.9	24.2	25.4	25.6	26.5	27.3	27.5	27.5	28.9	27.7	29.3
Wholesale Trade	4.2	4.0	4.1	4.2	3.9	4.1	4.0	4.5	5.0	5.5	5.4	5.4	5.6	5.7	6.0	6.2	6.1	6.3
Retail Trade	17.0	16.9	17.0	17.3	17.2	17.4	17.9	18.4	19.2	19.9	20.2	21.1	21.7	21.8	21.5	22.7	21.7	23.0
Transportation & Utilities	3.9	3.7	3.8	4.0	3.9	3.9	3.9	3.8	3.8	4.0	3.8	4.3	4.5	4.6	4.7	5.2	4.9	5.2
Information	1.8	1.8	1.8	1.8	1.8	1.8	1.9	1.9	1.9	2.0	2.0	2.2	2.1	2.2	2.5	2.5	2.5	2.5
Financial Activities	5.1	5.0	5.1	5.2	5.1	5.0	5.2	5.0	5.2	5.3	5.1	5.4	5.6	6.0	6.1	6.2	6.1	6.2
Professional & Business Services	9.6	10.1	10.5	10.3	10.5	10.7	11.3	13.1	15.1	16.3	17.4	16.8	15.0	13.8	14.2	14.9	14.4	15.0
Education & Health Services	11.5	12.3	13.1	14.1	14.3	14.1	14.8	15.0	15.3	15.9	16.5	17.1	18.1	18.9	19.2	19.5	19.3	19.6
Leisure & Hospitality	9.5	10.6	10.5	10.2	10.2	11.0	11.4	11.3	11.8	12.0	12.2	13.0	13.6	13.7	14.2	14.8	14.3	15.0
Other Services	4.2	4.1	4.3	4.4	4.4	4.7	4.8	4.8	5.1	5.2	5.0	5.9	6.2	6.2	6.2	6.1	6.2	6.1
Government	19.9	20.9	21.4	21.4	22.1	22.6	23.2	23.4	23.7	23.7	23.9	24.6	25.3	24.9	25.1	25.6	25.2	25.8
Federal	1.0	0.9	0.8	0.9	0.9	1.1	1.4	1.3	1.2	1.2	1.4	1.2	1.2	1.2	1.2	1.2	1.2	1.2
State	1.4	1.3	1.3	1.3	1.4	1.4	1.4	1.4	1.5	1.6	1.7	1.8	1.9	1.9	1.7	1.7	1.7	1.7
Local	17.5	18.6	19.3	19.2	19.8	20.2	20.5	20.6	20.9	20.9	20.9	21.6	22.2	21.9	22.1	22.7	22.2	22.9

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 Modesto HMA, 1990 to April 1, 2009

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
<b>Population</b>										
Modesto HMA	370,522	446,977	518,700	554,800	7,646	1.9	11,950	2.5	12,050	2.3
<b>Households</b>										
Modesto HMA	125,375	145,146	163,400	174,800	1,977	1.5	3,050	2.0	3,800	2.3

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

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

**Table 3. Housing Inventory, Tenure, and Vacancy in the Modesto HMA, 1990, 2000, and Current**

	Modesto HMA		
	1990	2000	Current
Total Housing Inventory	132,027	150,807	173,200
Occupied Units	125,375	145,146	163,400
Owners	76,129	89,886	108,100
%	60.7	61.9	66.1
Renters	49,246	55,260	55,400
%	39.3	38.1	33.9
Vacant Units	6,652	5,661	9,750
Available Units	4,211	3,005	6,700
For Sale	1,742	1,199	2,200
Rate (%)	2.2	1.3	2.0
For Rent	2,469	1,806	4,500
Rate (%)	4.8	3.2	7.5
Other Vacant	2,441	2,656	3,050

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

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

**Table 4.** Residential Building Permit Activity in the Modesto HMA, 1990 through March 2006

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	12 Months Ending	
																	March 2005	March 2006
<b>Modesto HMA</b>																		
<b>Total</b>	3,957	1,638	2,055	1,977	1,483	1,310	1,401	1,442	1,951	2,183	3,060	3,056	3,729	4,710	4,754	4,754	5,071	4,359
Single-family	3,471	1,397	1,983	1,831	1,409	1,272	1,303	1,370	1,838	2,095	2,832	2,853	3,547	4,443	4,691	4,563	4,659	4,188
Multifamily	486	241	72	146	74	38	98	72	113	88	228	203	182	267	485	191	412	171

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

**Table 5.** Median Income in the Modesto HMA, 1989, 1999, and 2006

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2006	1989 to 1999	1999 to 2006
Median Family Income	32,923	44,703	54,400	3.6	3.1
Median Household Income	29,793	40,101	48,800	3.5	3.1

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