

Table 1. Labor Force and Employment in the Modesto HMA, 2000 Through March 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Labor Force	207.8	214.3	220.3	223.4	224.6	227.1	224.9	227.2	232.0	234.8	239.6	236.6	239.8	235.9
Resident Employment	191.6	196.4	199.0	201.3	203.8	207.9	207.0	207.5	206.4	197.6	198.2	196.8	198.5	196.9
Unemployment	16.2	17.9	21.3	22.1	20.8	19.2	17.9	19.7	25.5	37.1	41.4	39.8	41.2	39.0
Unemployment Rate (%)	7.8	8.3	9.7	9.9	9.2	8.5	8.0	8.7	11.0	15.8	17.3	16.8	17.2	16.5
Total Nonfarm Payroll Jobs	144.2	149.7	150.7	152.3	154.6	159.1	159.8	160.1	156.4	146.7	146.3	143.8	146.4	143.4
Goods Producing	32.4	34.0	33.2	34.5	35.0	36.0	35.4	34.1	31.7	27.5	26.5	25.7	26.5	25.7
Mining, Logging, & Construction	9.8	11.0	10.7	11.4	12.3	13.4	13.2	11.2	9.1	6.6	5.9	5.8	5.9	5.8
Manufacturing	22.6	23.0	22.5	23.1	22.7	22.6	22.2	22.9	22.6	20.9	20.7	19.9	20.6	19.8
Service Providing	111.8	115.7	117.5	117.8	119.7	123.1	124.4	126.0	124.7	119.3	119.8	118.2	119.9	117.7
Trade	25.5	26.5	27.3	27.5	27.5	28.6	28.4	28.2	27.1	25.6	25.4	25.5	25.3	25.5
Wholesale Trade	5.4	5.4	5.6	5.7	6.0	6.3	5.9	6.1	6.0	6.1	5.9	5.9	5.8	5.9
Retail Trade	20.1	21.1	21.7	21.8	21.5	22.3	22.5	22.1	21.1	19.5	19.5	19.6	19.5	19.6
Transportation & Utilities	3.8	4.3	4.5	4.6	4.7	5.2	5.2	5.6	5.7	5.7	6.2	6.2	6.2	6.2
Information	2.0	2.2	2.1	2.2	2.5	2.5	2.4	2.3	1.9	1.3	1.2	1.1	1.2	1.1
Financial Activities	5.1	5.4	5.6	6.0	6.1	6.2	6.3	6.2	6.1	5.6	5.5	5.4	5.4	5.4
Professional & Business Services	17.3	16.8	15.0	13.8	14.2	14.9	14.8	14.8	14.3	13.2	12.5	11.9	12.3	11.9
Education & Health Services	16.4	17.1	18.1	18.9	19.2	19.4	19.9	21.1	21.7	22.2	23.2	23.5	23.4	23.4
Leisure & Hospitality	12.1	13.0	13.6	13.7	14.2	14.8	15.3	15.4	15.5	14.7	14.6	14.2	14.5	14.2
Other Services	5.7	5.9	6.2	6.2	6.2	6.1	5.9	6.0	5.8	5.2	5.1	4.8	5.0	4.7
Government	23.9	24.6	25.3	24.9	25.1	25.6	26.3	26.5	26.7	25.8	26.2	25.7	26.5	25.4
Federal	1.4	1.2	1.2	1.2	1.2	1.2	1.2	1.1	0.9	0.9	1.0	0.9	1.0	0.9
State	1.7	1.8	1.9	1.9	1.7	1.7	1.8	1.8	1.8	1.7	1.7	1.8	1.7	1.8
Local	20.9	21.6	22.2	21.9	22.1	22.7	23.3	23.5	23.9	23.2	23.6	23.0	23.8	22.7

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Modesto HMA, 2000 to April 1, 2015

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Modesto HMA	446,997	514,453	519,100	529,300	6,750	1.4	2,325	0.5	3,400	0.7
Households										
Modesto HMA	145,146	165,180	166,500	169,300	2,000	1.3	660	0.4	930	0.6

Notes: Current date: April 1, 2012. Forecast date: April 1, 2015. Rates of change are calculated on a compound basis.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

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

	Modesto HMA		
	2000	2010	Current
Total Housing Inventory	150,807	179,503	179,700
Occupied Units	145,146	165,180	166,500
Owners	89,886	99,364	97,500
%	61.9	60.2	58.6
Renters	55,260	65,816	69,000
%	38.1	39.8	41.4
Vacant Units	5,661	14,323	13,200
Available Units	3,005	8,890	8,100
For Sale	1,199	2,795	2,100
Rate (%)	1.3	2.7	2.1
For Rent	1,806	6,095	6,000
Rate (%)	3.2	8.5	8.0
Other Vacant	2,656	5,433	5,100

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012.

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

Table 4. Residential Building Permit Activity in the Modesto HMA, 2000 Through March 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Modesto HMA														
Total	3,023	3,215	3,173	4,123	4,521	4,525	2,644	1,865	481	364	292	121	130	205
Single-family	2,799	3,011	2,991	3,868	4,027	4,085	2,271	1,352	460	279	159	70	130	75
Multifamily	224	204	182	255	494	440	373	513	21	85	133	51	0	130

Note: Numbers may not add to totals because of rounding.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Modesto HMA, 1999, 2009, and 2010

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2010	1999 to 2009	2009 to 2010
Median Family Income	43,100	59,600	59,500	3.3	– 0.2
Median Household Income	40,202	48,716	48,044	1.9	– 1.4

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2010 median household income—U.S. Census Bureau, 2009 and 2010 American Community Survey 1-year data