

Table 1. Labor Force and Employment in the Montgomery-Frederick HMA, 2000 Through June 2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														June 2012	June 2013
Labor Force	599.0	601.7	610.8	612.4	615.0	629.5	642.7	637.4	643.5	647.2	653.4	658.4	662.6	660.1	666.9
Resident employment	583.1	583.0	589.5	591.8	595.1	609.9	624.2	620.4	622.5	609.6	614.0	622.0	627.6	624.5	631.6
Unemployment	15.8	18.7	21.3	20.6	19.9	19.6	18.5	17.0	21.1	37.6	39.3	36.4	35.0	35.7	35.2
Unemployment rate (%)	2.6	3.1	3.5	3.4	3.2	3.1	2.9	2.7	3.3	5.8	6.0	5.5	5.3	5.4	5.3
Total nonfarm payroll jobs	546.4	549.7	553.2	553.9	558.8	569.2	576.2	576.5	574.0	560.6	559.5	564.1	568.1	565.1	575.4
Goods-producing sectors	63.8	64.3	62.8	61.3	62.1	62.8	63.2	62.8	59.3	51.5	48.1	48.4	48.2	48.1	49.3
Mining, logging, & construction	36.3	37.9	38.7	38.7	40.1	41.6	43.0	42.5	39.4	33.2	31.0	31.9	32.1	31.8	33.4
Manufacturing	27.5	26.4	24.1	22.6	22.0	21.2	20.2	20.3	19.9	18.2	17.1	16.5	16.1	16.3	15.9
Service-providing sectors	482.6	485.4	490.3	492.6	496.7	506.5	513.0	513.7	514.7	509.1	511.4	515.7	520.0	517.0	526.1
Trade	77.2	77.0	77.2	76.2	75.9	77.5	77.0	76.1	74.1	69.3	69.6	70.4	71.0	70.9	71.0
Wholesale trade	13.5	14.6	14.9	15.3	15.4	15.6	15.6	15.5	15.0	14.3	14.0	14.0	14.2	14.1	14.2
Retail trade	63.7	62.4	62.3	60.9	60.5	61.9	61.4	60.6	59.1	55.0	55.6	56.4	56.8	56.8	56.9
Transportation & utilities	6.7	6.4	6.8	6.8	7.1	7.0	7.1	7.0	6.7	6.3	5.9	6.0	5.9	6.0	5.7
Information	19.4	20.0	18.5	17.5	17.1	17.4	17.2	16.5	16.5	16.1	15.6	14.6	14.4	14.3	14.3
Financial activities	39.0	39.5	41.0	43.1	43.3	44.5	45.3	44.8	43.6	42.1	41.4	39.7	39.2	39.3	39.4
Professional & business services	114.5	117.6	114.8	116.6	117.7	122.1	124.7	123.6	123.6	122.3	123.7	125.2	124.1	124.3	126.8
Education & health services	61.1	61.3	64.0	66.3	68.7	69.0	70.1	71.4	73.3	75.5	76.7	78.0	80.2	79.1	81.2
Leisure & hospitality	42.7	41.1	41.6	42.8	43.4	45.0	46.7	47.3	47.5	46.3	46.2	47.0	49.2	47.9	50.4
Other services	27.7	26.5	27.5	29.9	30.3	30.6	31.2	31.1	31.0	30.8	30.4	30.4	30.0	30.2	30.0
Government	94.5	96.1	99.0	93.5	93.3	93.4	93.7	96.0	98.4	100.4	101.9	104.4	106.0	105.0	107.4
Federal	42.9	43.6	44.4	44.4	43.9	43.2	43.1	43.7	45.1	47.0	49.2	50.5	51.2	51.1	50.8

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 Montgomery-Frederick HMA, 2000 to July 1, 2016

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
	2000	2010	Current	Forecast						
Population										
Montgomery-Frederick HMA	1,068,618	1,205,162	1,259,000	1,299,000	13,650	1.2	16,550	1.4	13,350	1.0
Montgomery County submarket	873,341	971,777	1,017,000	1,049,000	9,850	1.1	13,900	1.4	10,650	1.0
Frederick County submarket	195,277	233,385	242,100	250,500	3,800	1.8	2,675	1.1	2,800	1.1
Households										
Montgomery-Frederick HMA	394,625	441,886	459,700	473,400	4,725	1.1	5,475	1.2	4,575	1.0
Montgomery County submarket	324,565	357,086	371,500	382,000	3,250	1.0	4,425	1.2	3,500	0.9
Frederick County submarket	70,060	84,800	88,200	91,400	1,475	1.9	1,050	1.2	1,075	1.2

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2013. Forecast date: July 1, 2016. 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 Montgomery-Frederick HMA, 2000, 2010, and Current

	Montgomery-Frederick HMA			Montgomery County Submarket			Frederick County Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	407,649	466,041	482,300	334,632	375,905	389,400	73,017	90,136	92,900
Occupied units	394,625	441,886	459,700	324,565	357,086	371,500	70,060	84,800	88,200
Owners	276,175	305,780	314,300	223,017	241,465	247,900	53,158	64,315	66,400
%	70.0	69.2	68.4	68.7	67.6	66.7	75.9	75.8	75.3
Renters	118,450	136,106	145,400	101,548	115,621	123,600	16,902	20,485	21,800
%	30.0	30.8	31.6	31.3	32.4	33.3	24.1	24.2	24.7
Vacant units	13,024	24,155	22,650	10,067	18,819	17,950	2,957	5,336	4,700
Available units	7,224	12,929	12,050	5,486	10,240	9,925	1,738	2,689	2,100
For sale	2,818	4,852	3,100	2,011	3,648	2,325	807	1,204	780
Rate (%)	1.0	1.6	1.0	0.9	1.5	0.9	1.5	1.8	1.2
For rent	4,406	8,077	8,925	3,475	6,592	7,600	931	1,485	1,325
Rate (%)	3.6	5.6	5.8	3.3	5.4	5.8	5.2	6.8	5.7
Other vacant	5,800	11,226	10,600	4,581	8,579	8,000	1,219	2,647	2,600

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2013.

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

Table 4. Residential Building Permit Activity in the Montgomery-Frederick HMA, 2000 Through June 2013

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														June 2012	June 2013
Montgomery-Frederick HMA															
Total	7,728	7,372	6,652	6,518	5,703	5,443	4,332	4,750	2,548	1,704	3,240	4,024	5,220	4,765	6,090
Single-family	5,589	4,819	4,193	3,953	4,121	3,114	2,336	2,403	1,537	1,614	1,774	1,710	1,903	1,735	2,070
Multifamily	2,139	2,553	2,459	2,565	1,582	2,329	1,996	2,347	1,011	90	1,466	2,314	3,317	3,030	4,020
Montgomery County submarket															
Total	4,981	5,389	5,074	4,681	3,930	3,571	3,032	3,426	1,929	865	2,301	3,380	4,209	3,925	5,100
Single-family	2,894	3,098	2,841	2,348	2,403	1,700	1,238	1,400	1,002	865	930	1,116	1,173	1,175	1,400
Multifamily	2,087	2,291	2,233	2,333	1,527	1,871	1,794	2,026	927	0	1,371	2,264	3,036	2,750	3,700
Frederick County submarket															
Total	2,747	1,983	1,578	1,837	1,773	1,872	1,300	1,324	619	839	939	644	1,011	840	990
Single-family	2,695	1,721	1,352	1,605	1,718	1,414	1,098	1,003	535	749	844	594	730	560	670
Multifamily	52	262	226	232	55	458	202	321	84	90	95	50	281	280	320

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

Table 5. Median Income in the Montgomery-Frederick HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	78,900	102,700	106,100	2.7	1.6
Median household income	69,549	92,262	89,951	2.9	– 1.3

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 2011 median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data