

As of June 1, 2022.

**Table 1. Labor Force and Employment in the Montgomery HMA, 2000 Through May 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	
																							May 2021	May 2022
Labor Force	164.6	164.3	163.2	165.4	166.4	168.1	170.3	171.5	172.0	170.7	175.7	175.8	173.9	173.0	171.3	170.8	171.3	174.6	175.2	175.8	176.1	174.2	176.5	174.8
Resident Employment	157.6	156.9	154.6	156.0	157.3	160.7	163.5	164.6	161.7	154.4	158.6	159.3	160.0	160.6	160.1	160.8	161.9	167.0	168.4	170.3	162.9	166.9	165.2	168.6
Unemployment	7.0	7.5	8.6	9.4	9.1	7.3	6.7	6.9	10.3	16.3	17.1	16.5	14.0	12.4	11.2	10.1	9.4	7.5	6.8	5.5	13.2	7.3	11.3	6.3
Unemployment Rate (%)	4.2	4.5	5.3	5.7	5.5	4.4	4.0	4.0	6.0	9.5	9.7	9.4	8.0	7.2	6.6	5.9	5.5	4.3	3.9	3.1	7.5	4.2	6.4	3.6
Total Nonfarm Payroll Jobs	169.5	169.5	167.4	167.5	169.5	175.0	177.9	180.6	179.7	172.0	169.5	168.0	169.6	170.9	171.8	173.3	176.3	177.5	176.8	177.7	169.5	173.5	170.4	174.8
Goods-Producing Sectors	27.3	26.9	25.9	25.9	26.4	28.3	29.3	29.4	27.8	24.6	23.5	23.5	23.8	24.3	24.3	24.7	24.9	24.6	24.4	24.9	23.9	24.4	24.0	24.6
Mining, Logging, & Construction	9.4	9.8	9.0	8.9	9.3	8.9	8.8	9.1	8.4	7.2	6.6	6.3	6.1	6.1	5.8	6.0	6.3	6.2	6.3	6.7	6.6	6.7	6.6	6.7
Manufacturing	17.9	17.1	16.9	16.9	17.1	19.4	20.5	20.2	19.4	17.4	16.9	17.2	17.7	18.2	18.4	18.7	18.6	18.4	18.2	18.2	17.3	17.7	17.5	17.9
Service-Providing Sectors	142.2	142.6	141.5	141.6	143.1	146.7	148.6	151.2	151.9	147.4	146.1	144.6	145.8	146.6	147.5	148.6	151.4	153.0	152.4	152.9	145.6	149.1	146.4	150.2
Wholesale & Retail Trade	26.3	25.9	25.0	25.0	25.1	25.2	25.2	26.0	25.4	23.8	23.4	23.3	23.4	23.3	23.6	23.7	23.8	23.7	24.0	23.9	23.4	24.0	23.7	24.3
Wholesale Trade	6.5	6.4	6.2	6.1	6.2	6.0	6.0	6.2	5.9	5.4	5.2	5.2	5.2	5.2	5.5	5.7	5.6	5.4	5.6	5.9	5.9	6.1	5.9	6.2
Retail Trade	19.8	19.5	18.8	18.9	18.9	19.2	19.2	19.8	19.5	18.4	18.2	18.1	18.2	18.1	18.1	18.0	18.2	18.3	18.4	18.0	17.5	17.9	17.8	18.1
Transportation & Utilities	6.5	6.5	6.1	5.7	5.7	5.8	5.7	5.3	5.2	5.0	5.1	5.1	5.2	5.4	5.6	5.7	5.8	6.1	5.9	6.0	6.1	6.6	6.4	6.7
Information	3.4	3.3	3.0	2.8	2.7	2.6	2.5	2.5	2.3	2.0	2.2	2.3	2.3	2.2	2.2	2.2	2.2	2.3	2.2	2.2	1.7	1.7	1.7	1.7
Financial Activities	10.2	10.0	9.8	9.4	9.3	9.2	9.3	9.3	8.9	8.3	7.5	7.0	7.2	7.3	7.4	7.6	7.7	7.7	7.5	7.5	7.4	7.6	7.4	7.6
Professional & Business Services	17.2	17.5	16.9	17.3	17.4	19.6	20.3	20.9	21.5	20.2	20.2	20.1	20.6	20.9	20.7	20.4	21.6	21.8	22.1	21.9	20.2	21.7	20.9	22.0
Education & Health Services	19.0	19.1	19.6	19.7	20.6	20.5	19.1	19.3	19.5	19.6	19.7	19.6	19.9	19.9	19.7	19.9	20.3	20.6	20.5	20.4	19.0	19.1	18.9	19.2
Leisure & Hospitality	13.0	13.4	13.4	13.7	14.3	15.1	15.6	16.3	16.4	15.4	15.0	14.7	15.2	15.7	16.0	16.5	17.0	17.2	17.2	17.3	14.7	15.5	14.7	15.7
Other Services	9.1	9.1	9.2	9.1	8.9	8.8	8.8	8.7	8.8	8.6	8.5	8.5	8.8	8.9	9.0	9.1	9.1	9.3	9.4	9.5	9.2	9.3	9.2	9.5
Government	37.4	37.9	38.6	38.9	39.2	39.9	42.2	42.9	44.0	44.4	44.6	43.9	43.4	42.9	43.4	43.5	43.9	44.4	43.9	44.3	43.8	43.7	43.6	43.6
Federal	7.2	7.1	6.9	6.6	6.7	6.7	6.7	6.6	6.6	6.8	7.2	7.0	6.8	6.6	6.3	6.5	6.6	6.7	6.7	6.8	7.1	7.1	7.2	7.0
State	16.7	17.6	18.4	18.8	18.6	19.2	21.4	22.0	22.8	22.9	22.8	22.5	22.3	22.1	22.5	22.5	22.7	23.1	22.7	23.3	23.0	23.2	23.0	23.2
Local	13.5	13.3	13.2	13.5	14.0	14.1	14.1	14.3	14.6	14.7	14.6	14.3	14.3	14.3	14.7	14.5	14.6	14.6	14.5	14.3	13.8	13.4	13.5	13.4

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

Source: U.S. Bureau of Labor Statistics



As of June 1, 2022.

**Table 2. Population and Household Trends in the Montgomery 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										
Montgomery HMA	346,528	374,536	386,600	389,100	2,800	0.8	990	0.3	820	0.2
Households										
Montgomery HMA	129,717	142,855	152,700	154,100	1,325	1.0	810	0.5	470	0.3

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

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



As of June 1, 2022.

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

	Montgomery HMA		
	2000	2010	Current
Total Housing Inventory	144,633	161,573	171,350
Occupied Units	129,717	142,855	152,700
Owner-Occupied	90,647	95,822	99,150
%	69.9	67.1	64.9
Renter-Occupied	39,070	47,033	53,550
%	30.1	32.9	35.1
Vacant Units	14,916	18,718	18,650
Available Units	6,661	9,200	7,150
For Sale	2,023	2,541	1,925
Rate (%)	2.2	2.6	1.9
For Rent	4,638	6,659	5,225
Rate (%)	10.6	12.4	8.9
Other Vacant	8,255	9,518	11,500

Notes: The current date is June 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 June 1, 2022.

**Table 4. Residential Building Permit Activity in the Montgomery HMA, 2000 Through May 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	
																							May 2021	May 2022
Montgomery HMA																								
Total	1,895	1,720	1,766	1,772	2,500	2,396	1,990	2,544	1,224	758	993	972	1,251	854	1,129	1,099	805	761	654	1,079	979	1,014	1,048	941
Sales	1,437	1,242	1,576	1,467	1,769	1,702	1,585	1,192	641	437	483	668	777	744	737	767	716	761	654	770	968	997	1,025	930
Rental	458	478	190	305	731	694	405	1,352	583	321	510	304	474	110	392	332	89	0	0	309	11	17	23	11

Sources: U.S. Census Bureau, Building Permits Survey; 2000–21—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



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**Table 5. Median Income in the Montgomery HMA, 1999, 2009, and 2019**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	47,000	57,700	67,922	2.1	1.6
Median Household Income	35,627	52,900	53,834	4.0	0.2

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

