

**Table 1. Labor Force and Employment in the Morgantown HMA, 2000 Through June 2011**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												June 2010	June 2011
Labor Force	54.6	54.9	55.1	56.5	57.5	59.4	61.5	62.6	63.1	63.9	63.9	64.2	63.7
Resident Employment	52.1	52.6	52.5	53.8	55.1	57.2	59.4	60.7	61.3	60.7	60.0	60.5	59.6
Unemployment	2.5	2.3	2.7	2.7	2.4	2.2	2.1	2.0	1.9	3.2	3.9	3.6	4.0
Unemployment Rate (%)	4.6	4.2	4.8	4.8	4.1	3.8	3.4	3.1	3.0	5.0	6.1	5.7	6.3
Total Nonfarm Payroll Jobs	49.4	52.3	52.5	54.4	55.9	57.5	59.5	61.0	62.7	63.0	65.2	64.0	65.3
Goods Producing	6.4	6.4	6.5	6.7	6.9	7.2	7.6	7.7	8.1	7.5	8.5	7.9	8.4
Mining, Logging, & Construction	2.9	3.1	3.1	3.2	3.3	3.4	3.6	3.7	4.0	3.7	4.7	4.1	4.6
Manufacturing	3.5	3.4	3.4	3.5	3.6	3.8	4.0	4.1	4.1	3.8	3.8	3.8	3.9
Service Providing	43.0	45.9	46.0	47.7	49.0	50.3	52.0	53.2	54.6	55.5	56.7	56.1	56.9
Trade	6.5	6.5	6.5	6.6	6.8	7.3	7.7	8.1	7.9	7.7	7.7	7.7	7.7
Wholesale Trade	0.9	1.0	1.0	0.9	0.9	0.9	1.1	1.2	1.2	1.2	1.1	1.1	1.1
Retail Trade	5.6	5.5	5.6	5.7	5.9	6.3	6.6	6.9	6.8	6.5	6.6	6.5	6.6
Transportation & Utilities	1.1	1.1	1.1	1.0	1.0	1.0	1.1	1.1	1.1	1.2	1.1	1.2	1.1
Information	0.8	0.8	0.7	0.7	0.6	0.6	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Financial Activities	1.5	1.5	1.5	1.6	1.7	1.7	1.8	1.8	1.7	1.6	1.8	1.7	1.8
Professional & Business Services	3.5	4.1	4.1	4.4	4.7	4.4	4.3	4.4	4.6	4.9	5.1	5.0	5.3
Education & Health Services	9.3	9.7	10.0	10.4	10.8	11.2	11.5	11.9	12.3	12.6	12.6	12.6	12.8
Leisure & Hospitality	4.3	4.6	4.5	4.6	5.0	5.2	5.7	5.9	6.3	6.3	6.4	6.3	6.6
Other Services	2.6	2.8	2.7	2.8	2.8	2.8	2.8	2.9	2.9	3.0	3.1	3.1	3.0
Government	13.5	15.1	14.8	15.6	15.6	16.1	16.5	16.6	17.1	17.6	18.1	18.0	18.0
Federal	1.6	1.6	1.6	1.5	1.5	1.9	1.8	1.8	1.9	1.9	2.0	2.0	1.9
State	7.9	9.7	9.3	10.2	10.1	10.4	10.7	10.7	11.0	11.4	11.9	11.7	11.8
Local	3.9	3.9	4.0	3.9	4.0	4.0	4.0	4.1	4.2	4.3	4.2	4.3	4.3

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 Morgantown HMA, 2000 to July 1, 2014

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Morgantown HMA	111,200	129,709	131,200	136,400	1,850	1.6	1,200	0.9	1,725	1.3
Households										
Morgantown HMA	44,990	52,672	53,250	55,650	770	1.6	460	0.9	800	1.5

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2011. Forecast date: July 1, 2014. 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 Morgantown HMA, 2000, 2010, and Current

	Morgantown HMA		
	2000	2010	Current
Total Housing Inventory	50,139	58,335	58,950
Occupied Units	44,990	52,672	53,250
Owners	29,976	32,679	32,750
%	66.6	62.0	61.5
Renters	15,014	19,993	20,500
%	33.4	38.0	38.5
Vacant Units	5,149	5,663	5,675
Available Units	2,004	2,063	1,975
For Sale	710	607	580
Rate (%)	2.3	1.8	1.7
For Rent	1,294	1,456	1,400
Rate (%)	7.9	6.8	6.4
Other Vacant	3,145	3,600	3,700

*Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2011.*

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

**Table 4.** Residential Building Permit Activity in the Morgantown HMA, 2000 Through June 2011

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												June 2010	June 2011
Morgantown HMA													
Total	160	136	86	309	598	555	793	703	1,388	409	609	500	820
Single-family	24	38	28	27	29	40	72	30	34	36	21	20	30
Multifamily	136	98	58	282	569	515	721	673	1,354	373	588	480	790

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

**Table 5.** Median Income in the Morgantown HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	35,750	52,700	55,900	4.0	3.0
Median Household Income	28,400	34,450	NA	1.9	NA

NA = data not available.

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 median household income—U.S. Census Bureau, American Community Survey, 2009