

**Table 1. Labor Force and Employment in the Nassau-Suffolk HMA, 2000 to Current**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		March 2016	March 2017
Labor force	1,405.2	1,408.0	1,435.7	1,442.3	1,453.3	1,467.3	1,483.5	1,482.9	1,500.7	1,484.8	1,469.3	1,453.8	1,473.0	1,474.4	1,459.4	1,478.0	1,476.6	1,480.2	1,473.5
Resident employment	1,357.4	1,355.2	1,369.4	1,374.6	1,386.8	1,406.9	1,427.1	1,426.9	1,427.4	1,379.4	1,359.7	1,348.6	1,363.5	1,382.1	1,385.4	1,411.8	1,415.7	1,416.3	1,413.0
Unemployment	47.8	52.8	66.3	67.8	66.6	60.4	56.4	56.0	73.3	105.4	109.6	105.2	109.5	92.3	74.0	66.2	60.9	63.9	60.5
Unemployment rate (%)	3.4	3.8	4.6	4.7	4.6	4.1	3.8	3.8	4.9	7.1	7.5	7.2	7.4	6.3	5.1	4.5	4.1	4.3	4.1
Total nonfarm payroll jobs	1,222.4	1,223.5	1,220.8	1,228.1	1,243.5	1,245.6	1,250.0	1,266.8	1,265.3	1,228.8	1,229.8	1,245.0	1,261.8	1,280.8	1,293.1	1,309.2	1,328.5	1,314.2	1,334.9
Goods-producing sectors	167.1	161.2	156.4	152.8	154.6	153.6	155.7	155.8	154.4	140.1	134.2	134.0	136.5	141.3	143.3	145.6	148.4	147.1	148.0
Mining, logging, & construction	61.2	62.4	64.3	64.4	66.4	66.7	69.8	72.0	73.1	65.0	61.1	60.8	62.5	67.9	71.3	74.1	76.7	75.5	76.6
Manufacturing	105.9	98.9	92.1	88.4	88.2	86.9	85.9	83.8	81.3	75.1	73.1	73.3	74.1	73.5	72.0	71.5	71.6	71.7	71.5
Service-providing sectors	1,055.3	1,062.2	1,064.4	1,075.3	1,088.8	1,092.0	1,094.3	1,111.0	1,110.9	1,088.7	1,095.6	1,111.0	1,125.3	1,139.5	1,149.7	1,163.6	1,180.2	1,167.1	1,186.8
Trade	235.1	234.4	231.2	234.1	234.6	234.5	234.4	236.5	234.7	221.2	220.7	222.7	225.1	228.3	231.4	232.5	233.4	232.3	235.2
Wholesale trade	71.9	73.8	72.2	72.6	72.6	72.3	72.9	73.5	72.4	67.7	67.3	67.6	68.6	69.6	70.1	70.5	70.4	70.4	71.0
Retail trade	163.2	160.6	159.0	161.5	162.0	162.2	161.5	163.0	162.3	153.5	153.4	155.1	156.5	158.7	161.3	162.0	163.0	161.9	164.2
Transportation & utilities	39.0	37.1	36.0	36.2	36.7	36.5	36.3	37.3	37.7	36.0	35.9	36.7	37.9	39.3	40.8	41.4	42.6	41.7	43.0
Information	31.9	32.9	32.5	29.1	28.9	29.4	29.2	27.9	27.1	27.3	25.1	24.4	24.0	23.6	21.8	20.3	19.3	20.0	19.2
Financial activities	84.0	81.9	82.2	82.7	83.4	81.6	80.4	79.2	75.0	70.8	70.4	71.0	72.2	72.6	73.2	73.4	72.2	73.1	71.9
Professional & business services	156.7	158.5	154.1	153.4	159.7	159.8	158.6	164.2	163.1	153.6	152.8	158.3	163.7	168.2	169.4	171.5	175.7	172.5	176.8
Education & health services	183.0	185.0	191.8	197.5	201.6	204.0	207.3	212.0	217.0	222.1	227.9	233.4	237.6	240.5	244.7	251.7	260.2	253.5	262.7
Leisure & hospitality	86.3	88.8	90.1	92.6	95.7	95.8	97.5	99.2	99.4	98.4	100.8	105.1	110.5	115.6	118.5	120.7	122.3	121.2	122.6
Other services	49.1	49.7	50.1	50.7	51.4	51.9	51.9	52.7	53.6	52.7	53.1	54.5	55.1	56.1	57.3	58.1	58.8	58.4	58.8
Government	190.2	194.1	196.3	198.9	196.9	198.7	198.7	202.1	203.2	206.7	209.0	205.0	199.1	195.2	192.6	194.1	195.7	194.4	196.5
Federal	21.2	21.5	21.6	20.7	19.5	18.9	18.5	18.3	18.2	18.1	18.7	17.4	17.0	16.7	16.5	16.4	16.5	16.4	16.6
State	25.9	25.7	25.6	25.2	24.9	25.0	24.9	25.1	25.4	25.2	25.3	25.3	24.1	23.8	24.2	24.5	24.9	24.6	25.0
Local	143.1	146.9	149.1	153.1	152.5	154.8	155.4	158.7	159.7	163.4	165.1	162.3	158.0	154.8	152.0	153.2	154.3	153.5	155.0

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through March 2017.

Source: U.S. Bureau of Labor Statistics

**Table 2.** Population and Household Trends in the Nassau-Suffolk 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										
Nassau-Suffolk HMA	2,753,913	2,832,882	2,851,000	2,847,000	7,900	0.3	2,600	0.1	– 1,325	0.0
Households										
Nassau-Suffolk HMA	916,686	948,450	958,800	959,800	3,175	0.3	1,475	0.2	330	0.0

Notes: Rates of change are calculated on a compound basis. The current date is April 1, 2017. The forecast date is April 1, 2020.  
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

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

	Nassau-Suffolk HMA		
	2000	2010	Current
Total housing inventory	980,474	1,038,331	1,054,000
Occupied units	916,686	948,450	958,800
Owner-occupied	733,624	751,807	749,900
%	80.0	79.3	78.2
Renter-occupied	183,062	196,643	208,900
%	20.0	20.7	21.8
Vacant units	63,788	89,881	95,000
Available units	10,364	21,834	20,000
For sale	5,199	10,499	9,100
Rate (%)	0.7	1.4	1.2
For rent	5,165	11,335	10,900
Rate (%)	2.7	5.5	5.0
Other vacant	53,424	68,047	75,000

*Notes: Numbers may not add to totals because of rounding. The current date is April 1, 2017.*

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

**Table 4. Residential Building Permit Activity in the Nassau-Suffolk HMA, 2000 to Current**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		March 2016	March 2017
Nassau-Suffolk HMA																			
Total	6,872	6,226	6,802	5,147	5,379	7,184	4,875	3,953	3,264	1,498	2,275	2,509	1,747	3,420	3,422	3,422	2,804	2,195	1,890
Single-family	4,663	4,154	4,221	3,284	3,675	5,438	3,701	2,767	1,794	1,156	1,310	1,070	1,190	1,659	1,824	1,824	1,736	1,725	1,550
Multifamily	2,209	2,072	2,581	1,863	1,704	1,746	1,174	1,186	1,470	342	965	1,439	557	1,761	1,598	1,598	1,068	470	340

Notes: Numbers may not add to totals because of rounding. Current includes data through March 2017.

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

**Table 5.** Median Income in the Nassau-Suffolk HMA, 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	73,300	101,800	109,000	3.3	1.1
Median household income	NA	88,123	94,079	NA	1.1

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data