

As of March 1, 2021.

Table 1. Labor Force and Employment in the Newark HMA, 2000 Through February 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					February 2020	February 2021
Labor Force	1,226.2	1,229.3	1,246.2	1,246.4	1,240.7	1,246.0	1,261.3	1,261.9	1,277.9	1,283.9	1,278.3	1,279.1	1,283.4	1,268.7	1,254.6	1,248.9	1,243.6	1,236.4	1,229.6	1,245.6	1,250.2	1,221.7
Resident Employment	1,183.8	1,178.1	1,174.4	1,174.5	1,180.6	1,191.8	1,205.0	1,210.6	1,211.4	1,174.4	1,160.3	1,164.4	1,168.5	1,166.7	1,173.3	1,179.4	1,182.9	1,180.9	1,180.3	1,202.2	1,206.7	1,096.2
Unemployment	42.4	51.2	71.8	71.9	60.1	54.2	56.2	51.2	66.5	109.6	118.0	114.6	115.0	102.0	81.3	69.5	60.7	55.5	49.3	43.4	43.5	125.5
Unemployment Rate (%)	3.5	4.2	5.8	5.8	4.8	4.3	4.5	4.1	5.2	8.5	9.2	9.0	9.0	8.0	6.5	5.6	4.9	4.5	4.0	3.5	3.5	10.3
Total Nonfarm Payroll Jobs	1,204.0	1,213.2	1,207.9	1,214.0	1,210.5	1,210.7	1,221.4	1,226.0	1,217.5	1,164.5	1,148.2	1,147.5	1,158.7	1,169.7	1,175.0	1,185.5	1,197.2	1,212.9	1,223.6	1,233.7	1,235.2	1,106.3
Goods-Producing Sectors	176.4	173.0	164.9	160.9	157.8	156.0	155.4	150.6	143.7	126.5	120.0	117.7	117.1	118.4	118.9	118.0	120.2	121.9	122.4	123.8	123.8	116.3
Mining, Logging, & Construction	43.3	45.5	48.7	48.1	49.0	49.4	51.4	51.3	48.8	41.7	38.3	38.5	38.7	39.8	41.3	42.6	45.1	46.6	46.6	47.0	47.0	43.0
Manufacturing	133.1	127.5	116.2	112.8	108.8	106.6	104.0	99.4	95.0	84.8	81.6	79.2	78.4	78.6	77.6	75.3	75.1	75.3	75.8	76.8	76.8	73.3
Service-Providing Sectors	1,027.6	1,040.2	1,043.0	1,053.1	1,052.7	1,054.7	1,066.0	1,075.3	1,073.8	1,038.0	1,028.3	1,029.8	1,041.7	1,051.3	1,056.1	1,067.6	1,077.0	1,091.0	1,101.2	1,109.9	1,111.4	990.0
Wholesale & Retail Trade	190.3	191.9	193.6	192.7	191.4	190.7	190.5	190.2	186.8	177.3	175.2	176.6	177.7	178.9	180.3	182.7	182.2	181.2	180.3	178.3	178.2	163.4
Wholesale Trade	71.0	71.4	71.6	70.1	68.5	67.5	67.1	66.6	66.3	62.3	59.8	61.1	61.9	61.8	61.7	63.6	63.5	61.8	62.0	61.5	61.5	58.0
Retail Trade	119.3	120.5	122.0	122.6	122.9	123.2	123.4	123.6	120.5	115.0	115.4	115.5	115.8	117.1	118.6	119.1	118.7	119.4	118.3	116.8	116.7	105.4
Transportation & Utilities	65.4	66.0	63.8	62.5	61.9	60.5	61.3	62.0	61.2	57.7	56.0	56.7	56.2	54.8	56.1	58.4	61.5	64.2	66.1	67.8	67.9	58.8
Information	41.1	42.2	38.2	35.1	33.1	30.5	30.3	29.2	28.4	27.2	25.7	25.1	24.8	25.8	25.3	24.2	23.4	22.5	22.4	21.4	21.6	21.8
Financial Activities	93.4	92.4	91.3	93.2	92.8	92.4	92.9	91.9	89.6	83.5	82.2	80.1	80.5	79.1	78.3	76.8	76.2	77.0	77.7	78.0	78.0	75.1
Professional & Business Services	213.7	213.7	210.5	211.4	207.4	205.7	211.6	214.9	217.0	207.1	208.4	210.5	214.1	216.0	217.9	221.9	225.1	231.4	236.0	240.1	240.5	226.6
Education & Health Services	145.9	149.4	154.3	155.8	157.5	159.1	162.1	166.3	169.0	168.5	168.5	168.5	171.6	174.7	175.4	180.2	182.9	187.4	191.5	195.3	195.8	175.3
Leisure & Hospitality	69.7	70.6	71.9	74.8	76.4	77.5	79.0	81.4	82.3	80.2	80.3	83.2	86.3	89.2	91.4	94.4	97.6	99.7	101.3	102.2	102.5	66.6
Other Services	48.2	49.5	50.9	51.6	53.3	55.2	53.8	54.0	53.3	50.9	51.0	52.1	54.7	54.5	54.8	54.6	54.8	54.4	54.5	54.5	54.5	41.3
Government	160.1	164.6	168.6	176.0	178.9	183.2	184.7	185.5	186.2	185.7	180.9	177.1	175.8	178.5	176.7	174.4	173.4	173.2	171.6	172.4	172.5	161.3
Federal	20.5	20.2	19.4	19.7	19.6	19.6	19.9	20.4	19.6	19.9	20.4	19.1	18.8	18.6	18.4	18.5	18.7	18.6	18.5	18.7	18.8	19.5
State	31.2	32.1	32.3	34.7	35.7	37.4	37.6	37.5	37.7	37.7	36.7	35.8	34.5	35.4	34.0	33.0	32.6	31.7	31.0	31.0	31.0	30.1
Local	108.4	112.3	116.9	121.6	123.5	126.3	127.2	127.5	128.9	128.0	123.8	122.2	122.5	124.5	124.3	122.8	122.1	122.9	122.0	122.8	122.8	111.7

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

Source: U.S. Bureau of Labor Statistics



As of March 1, 2021.

Table 2. Population and Household Trends in the Newark 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										
Newark HMA	2,396,333	2,471,171	2,493,000	2,497,000	7,475	0.3	1,975	0.1	1,600	0.1
Central Submarket	1,316,174	1,320,468	1,354,000	1,361,000	430	0.0	3,050	0.2	2,425	0.2
Suburban Submarket	1,080,159	1,150,703	1,139,000	1,136,000	7,050	0.6	-1,075	-0.1	-820	-0.1
Households										
Newark HMA	860,497	893,969	927,500	937,200	3,350	0.4	3,075	0.3	3,225	0.3
Central Submarket	469,860	471,830	493,800	499,600	200	0.0	2,000	0.4	1,950	0.4
Suburban Submarket	390,637	422,139	433,800	437,600	3,150	0.8	1,075	0.2	1,275	0.3

Notes: The current date is March 1, 2021. The forecast date is March 1, 2024.

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



As of March 1, 2021.

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

	Newark HMA			Central Submarket			Suburban Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	916,599	975,306	1,016,000	493,956	512,443	529,400	422,643	462,863	487,000
Occupied Units	860,497	893,969	927,600	469,860	471,830	493,800	390,637	422,139	433,800
Owner-Occupied	550,638	571,482	569,700	244,085	241,189	245,100	306,553	330,293	324,600
%	64.0	63.9	61.4	51.9	51.1	49.6	78.5	78.2	74.8
Renter-Occupied	309,859	322,487	357,900	225,775	230,641	248,700	84,084	91,846	109,200
%	36.0	36.1	38.6	48.1	48.9	50.4	21.5	21.8	25.2
Vacant Units	56,102	81,337	88,850	24,096	40,613	35,600	32,006	40,724	53,250
Available Units	18,365	38,459	39,850	12,752	26,850	22,575	5,613	11,609	17,275
For Sale	5,282	10,292	11,250	2,538	5,313	3,475	2,744	4,979	7,775
Rate (%)	1.0	1.8	1.9	1.0	2.2	1.4	0.9	1.5	2.3
For Rent	13,083	28,167	28,600	10,214	21,537	19,100	2,869	6,630	9,500
Rate (%)	4.1	8.0	7.4	4.3	8.5	7.1	3.3	6.7	8.0
Other Vacant	37,737	42,878	49,000	11,344	13,763	13,000	26,393	29,115	36,000

Note: The current date is March 1, 2021.

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



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Table 4. Residential Building Permit Activity in the Newark HMA, 2000 Through February 2021

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					February 2020	February 2021
Newark HMA																						
Total	9,043	7,129	7,717	8,537	8,843	10,336	9,563	6,339	4,491	3,029	3,362	2,835	4,850	5,994	8,139	9,929	7,269	6,259	8,137	9,672	9,540	9,311
Sales	6,396	5,042	5,074	5,184	5,469	6,481	5,541	4,298	2,574	1,839	2,338	2,247	2,227	2,511	2,533	2,467	2,070	2,078	2,340	2,401	2,400	2,437
Rental	2,647	2,087	2,643	3,353	3,374	3,855	4,022	2,041	1,917	1,190	1,024	588	2,623	3,483	5,606	7,462	5,199	4,181	5,797	7,271	7,140	6,874
Central Submarket																						
Total	2,267	2,099	2,269	3,433	3,742	4,406	4,877	2,977	1,987	1,265	1,393	1,141	2,263	2,574	4,583	5,399	3,980	3,402	4,365	5,468	5,654	5,481
Sales	1,241	919	993	985	1,303	1,910	1,890	1,131	922	535	633	920	866	861	750	938	815	743	798	851	784	668
Rental	1,026	1,180	1,276	2,448	2,439	2,496	2,987	1,846	1,065	730	760	221	1,397	1,713	3,833	4,461	3,165	2,659	3,567	4,617	4,870	4,813
Suburban Submarket																						
Total	6,776	5,030	5,448	5,104	5,101	5,930	4,686	3,362	2,504	1,764	1,969	1,694	2,587	3,420	3,556	4,530	3,289	2,857	3,772	4,204	3,886	3,830
Sales	5,155	4,123	4,081	4,199	4,166	4,571	3,651	3,167	1,652	1,304	1,705	1,327	1,361	1,650	1,783	1,529	1,255	1,335	1,542	1,550	1,616	1,769
Rental	1,621	907	1,367	905	935	1,359	1,035	195	852	460	264	367	1,226	1,770	1,773	3,001	2,034	1,522	2,230	2,654	2,270	2,061

Sources: U.S. Census Bureau, Building Permits Survey; 2000—2019 final data and analyst estimates; 2020 and 2021 preliminary data and estimates by the analyst



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

	Median Income (\$)		
	1999	2009	2019
Median Family Income	NA	NA	103,699
Median Household Income	NA	NA	83,612

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

