

Table 1. Labor Force and Employment in the Westchester HMA,* 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		October 2016	October 2017
Labor force	766.4	771.9	787.5	792.7	802.9	811.3	819.7	822.7	833.6	822.0	809.9	801.2	807.6	805.1	799.6	811.0	810.2	811.4	812.3
Resident employment	740.5	743.4	752.6	756.7	766.9	778.5	788.2	790.9	792.6	762.7	749.1	743.3	747.7	753.8	758.1	773.9	775.9	777.1	777.0
Unemployment	26.0	28.6	34.9	36.1	36.1	32.8	31.6	31.8	40.9	59.3	60.8	57.9	59.9	51.3	41.6	37.1	34.4	34.3	35.3
Unemployment rate (%)	3.4	3.7	4.4	4.5	4.5	4.0	3.8	3.9	4.9	7.2	7.5	7.2	7.4	6.4	5.2	4.6	4.2	4.2	4.3
Total nonfarm payroll jobs	652.4	656.8	656.8	659.2	669.3	673.3	676.6	686.7	688.0	663.6	661.8	670.6	674.3	678.8	687.5	698.6	708.6	707.0	716.8
Goods-producing sectors	80.1	79.0	76.4	75.3	74.6	74.8	75.5	77.4	76.2	67.4	63.2	63.7	63.2	64.3	66.7	69.2	69.2	69.6	67.6
Mining, logging, & construction	35.0	36.1	35.4	36.1	36.4	36.9	38.4	40.9	40.2	33.9	31.2	32.4	31.8	33.2	36.2	39.3	39.6	39.8	38.6
Manufacturing	45.0	42.9	41.0	39.1	38.2	37.9	37.2	36.4	36.0	33.5	32.1	31.3	31.4	31.1	30.5	29.9	29.6	29.7	29.0
Service-providing sectors	572.4	577.8	580.4	583.9	594.7	598.5	601.1	609.3	611.8	596.2	598.5	607.0	611.1	614.5	620.8	629.5	639.4	637.5	649.2
Trade	116.4	115.6	114.9	114.2	115.6	116.4	117.1	118.0	116.0	109.6	110.6	113.9	116.0	117.0	118.7	118.6	118.2	118.1	119.6
Wholesale trade	31.9	32.3	31.8	31.5	31.5	31.6	31.3	31.3	30.6	28.2	27.5	28.4	28.5	28.2	28.2	28.3	28.1	28.1	28.8
Retail trade	84.5	83.3	83.1	82.7	84.1	84.8	85.8	86.7	85.4	81.4	83.1	85.5	87.5	88.8	90.5	90.3	90.1	90.0	90.8
Transportation & utilities	22.3	22.4	22.6	23.3	23.7	24.2	24.5	24.2	24.6	23.6	23.5	23.8	23.3	23.4	24.0	25.1	25.2	25.2	25.5
Information	22.7	23.1	21.9	20.5	20.0	19.1	18.6	17.8	17.4	16.2	15.6	15.4	15.3	14.3	13.5	13.3	13.0	13.1	12.8
Financial activities	40.1	39.2	38.7	38.9	40.7	42.9	42.3	41.5	40.3	37.5	36.4	37.0	36.9	37.3	37.1	37.2	37.2	37.3	37.4
Professional & business services	73.6	77.1	76.1	77.3	81.0	80.6	81.3	82.9	83.4	78.2	78.4	81.6	83.7	84.8	86.8	88.0	90.6	90.0	93.3
Education & health services	113.2	114.0	114.1	116.0	118.5	119.8	122.2	125.3	127.5	129.7	132.4	134.0	135.3	136.9	138.5	143.8	148.9	148.1	153.0
Leisure & hospitality	45.1	47.1	48.4	48.7	49.3	48.6	48.3	50.3	51.6	51.3	53.1	55.9	57.8	60.1	62.3	63.1	63.7	63.7	63.2
Other services	26.6	26.3	26.5	26.9	27.5	27.9	28.4	29.0	29.3	28.6	28.9	29.7	30.3	30.4	30.6	31.2	32.0	31.7	32.8
Government	112.6	113.1	117.2	118.2	118.4	119.0	118.4	120.2	121.8	121.5	119.7	115.8	112.4	110.3	109.4	109.4	110.7	110.3	111.6
Federal	12.1	11.6	11.8	11.3	10.9	10.9	10.9	10.7	10.7	10.6	10.9	10.3	10.1	9.7	9.6	9.7	9.6	9.6	9.4
State	17.7	17.2	17.2	17.0	17.2	17.2	17.0	16.9	16.9	16.7	16.5	16.0	15.6	15.5	15.4	15.4	15.5	15.4	15.6
Local	82.8	84.2	88.2	89.9	90.3	90.9	90.6	92.7	94.3	94.2	92.3	89.5	86.7	85.1	84.4	84.3	85.6	85.3	86.6

* Orange-Rockland-Westchester HMA.

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Westchester 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										
Westchester HMA*	1,551,579	1,633,613	1,688,000	1,704,000	8,200	0.5	7,175	0.4	5,325	0.3
Households										
Westchester HMA*	544,605	572,399	593,200	600,000	2,775	0.5	2,750	0.5	2,275	0.4

* Orange-Rockland-Westchester HMA.

Notes: Rates of change are calculated on a compound basis. The current date is November 1, 2017. The forecast date is November 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 Westchester HMA,* 2000, 2010, and Current

	Westchester HMA*		
	2000	2010	Current
Total housing inventory	567,172	611,903	628,500
Occupied units	544,605	572,399	593,200
Owner-occupied	346,056	369,450	377,900
%	63.5	64.5	63.7
Renter-occupied	198,549	202,949	215,300
%	36.5	35.5	36.3
Vacant units	22,567	39,504	35,250
Available units	10,147	19,471	16,250
For sale	3,473	6,577	4,200
Rate (%)	1.0	1.7	1.1
For rent	6,674	12,894	12,050
Rate (%)	3.3	6.0	5.3
Other vacant	12,420	20,033	19,000

* Orange-Rockland-Westchester HMA.

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

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

Table 4. Residential Building Permit Activity in the Westchester 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	
																		October 2016	October 2017
Westchester HMA*																			
Total	5,204	4,710	5,496	4,130	4,295	3,664	3,171	3,760	2,245	1,489	1,994	2,658	2,034	1,960	2,450	2,409	2,813	2,468	2,305
Single-family	3,236	2,983	2,996	2,305	2,584	2,389	1,774	1,649	1,193	612	745	665	742	881	826	862	879	600	665
Multifamily	1,968	1,727	2,500	1,825	1,711	1,275	1,397	2,111	1,052	877	1,249	1,993	1,292	1,079	1,624	1,547	1,934	1,868	1,640

* Orange-Rockland-Westchester HMA.

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

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