

Table 1. Labor Force and Employment in the Portland-South Portland NECTA, 2000 Through May 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			May 2017	May 2018
Labor force	272.4	272.4	273.4	278.0	281.5	285.9	287.6	289.0	289.2	286.5	283.9	286.9	289.8	291.4	288.1	285.3	292.3	298.2	295.4	299.4
Resident employment	265.4	264.1	263.5	267.0	271.3	274.8	277.2	278.3	276.1	266.5	263.8	267.6	271.3	274.7	274.5	275.0	283.3	290.1	286.7	291.8
Unemployment	7.0	8.4	9.9	11.0	10.2	11.2	10.4	10.7	13.1	20.0	20.1	19.4	18.5	16.6	13.6	10.4	9.0	8.0	8.7	7.5
Unemployment rate (%)	2.6	3.1	3.6	3.9	3.6	3.9	3.6	3.7	4.5	7.0	7.1	6.7	6.4	5.7	4.7	3.6	3.1	2.7	2.9	2.5
Total nonfarm payroll jobs	181.5	184.8	185.3	187.9	191.1	191.6	192.9	194.4	194.1	187.7	187.5	190.0	192.5	193.8	194.8	198.5	203.8	207.3	205.3	208.0
Goods-producing sectors	27.6	26.7	25.4	25.3	25.5	24.9	25.0	24.4	24.0	21.3	20.9	21.3	21.7	21.2	21.1	21.5	22.4	23.4	22.8	23.2
Mining, logging, and construction	8.9	9.2	9.3	9.7	10.1	10.1	10.4	9.9	9.5	8.3	8.2	8.5	8.9	8.8	8.9	8.9	9.3	9.9	9.5	9.7
Manufacturing	18.7	17.5	16.1	15.6	15.4	14.8	14.6	14.5	14.5	13.0	12.8	12.9	12.8	12.5	12.2	12.6	13.1	13.5	13.3	13.6
Service-providing sectors	153.9	158.0	160.0	162.6	165.7	166.7	167.9	170.1	170.1	166.4	166.6	168.6	170.8	172.5	173.7	177.0	181.4	184.0	182.5	184.7
Wholesale and retail trade	32.7	33.4	33.3	33.3	34.4	34.3	34.1	34.5	34.1	32.3	31.6	31.6	32.1	32.6	32.8	33.0	33.4	33.1	33.3	33.1
Wholesale trade	7.9	8.2	7.9	8.1	8.4	8.6	8.6	8.5	8.3	7.7	7.4	7.5	7.9	8.0	8.1	8.2	8.3	8.3	8.3	8.3
Retail trade	24.8	25.2	25.4	25.2	26.0	25.7	25.5	26.0	25.8	24.6	24.2	24.1	24.2	24.6	24.7	24.8	25.1	24.8	25.0	24.8
Transportation and utilities	6.6	7.1	6.9	6.9	7.2	7.3	7.1	7.2	7.1	6.4	6.2	6.2	6.2	6.3	6.5	6.5	6.6	6.7	6.6	6.8
Information	4.9	5.1	4.8	4.8	4.7	4.7	4.9	5.0	4.6	3.8	3.7	3.4	3.2	3.1	3.0	3.1	3.1	3.1	3.1	3.1
Financial activities	15.1	15.6	15.5	15.5	15.5	15.4	15.2	15.2	15.1	14.8	14.7	14.9	14.7	14.8	14.9	15.3	15.6	16.0	15.7	16.1
Professional and business services	20.8	21.2	21.2	21.3	21.5	21.6	22.1	23.1	23.9	23.6	24.2	25.5	26.4	26.9	27.0	27.3	27.5	28.0	27.7	28.0
Education and health services	27.5	28.4	30.2	31.4	32.6	33.2	33.9	34.2	35.3	35.9	36.0	36.5	37.2	37.8	37.9	39.1	41.3	42.5	41.6	43.4
Leisure and hospitality	17.5	18.0	18.3	19.0	19.2	19.5	19.7	20.2	20.0	20.0	20.6	21.0	21.3	21.5	21.8	22.5	23.2	23.6	23.5	23.2
Other services	5.8	5.8	6.2	6.1	6.0	6.0	5.9	5.9	5.9	5.8	5.9	6.1	6.2	6.4	6.8	7.4	7.7	7.8	7.8	7.8
Government	22.9	23.3	23.6	24.3	24.5	24.7	25.0	24.7	24.1	23.8	23.8	23.5	23.5	23.1	23.0	22.8	23.1	23.2	23.2	23.3
Federal	2.9	2.7	2.6	2.6	2.5	2.5	2.4	2.4	2.4	2.3	2.3	2.2	2.2	2.1	2.0	2.0	2.1	2.1	2.1	2.1
State	5.1	5.3	5.4	5.5	5.8	6.1	6.2	5.9	5.3	5.2	5.2	5.2	5.1	4.9	4.7	4.6	4.6	4.6	4.6	4.6
Local	14.9	15.4	15.6	16.1	16.2	16.2	16.3	16.5	16.4	16.3	16.3	16.1	16.2	16.1	16.2	16.2	16.5	16.5	16.5	16.6

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Data for labor force, resident employment, unemployment, and the unemployment rate are for the HMA.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Portland-South Portland HMA, 2000 to Forecast

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
	2000	2010	Current	Forecast						
Population										
Portland HMA*	487,568	514,098	535,100	544,000	2,650	0.5	2,575	0.5	2,975	0.6
Households										
Portland HMA*	196,669	213,436	227,100	233,000	1,675	0.8	1,675	0.8	1,975	0.9

Notes: Numbers may not add to totals because of rounding. Current date: June 1, 2018. Forecast date: June 1, 2021. Rates of change are calculated on a compound basis.
Sources: 2000 and 2010—U.S. Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Portland-South Portland HMA, 2000, 2010, and Current

	Portland HMA*		
	2000	2010	Current
Total housing inventory	233,323	262,718	275,100
Occupied units	196,669	213,436	227,100
Owner-occupied	136,424	149,343	154,400
%	69.4	70.0	68.0
Renter-occupied	60,245	64,093	72,700
%	30.6	30.0	32.0
Vacant units	36,654	49,282	47,950
Available units	3,920	8,719	6,275
For sale	1,101	2,922	1,875
Rate (%)	0.8	1.9	1.2
For rent	2,819	5,797	4,400
Rate (%)	4.5	8.3	5.7
Other vacant	32,734	40,563	41,700

Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2018.

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

Table 4. Residential Building Permit Activity in the Portland-South Portland HMA, 2000 Through May 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		May 2017	May 2018
Portland HMA*																			
Total	3,456	3,198	3,884	3,709	4,108	4,051	3,343	3,093	1,441	1,241	1,299	1,323	1,598	1,931	1,960	2,510	3,193	1,802	2,102
Single-family	3,001	2,792	3,097	3,245	3,304	3,188	2,750	2,124	1,114	1,123	1,225	956	1,204	1,485	1,419	1,584	1,838	1,346	1,498
Multifamily	455	406	787	464	804	863	593	969	327	118	74	367	394	446	541	926	1,355	456	604

Source: U.S. Census Bureau, Building Permits Survey; 2000–2016 final data and analyst estimates; 2017–2018 preliminary data and analyst estimates

Table 5. Median Income in the Portland-South Portland HMA, 2009 and 2016

	Median Income (\$)		Average Annual Change (%)
	2009	2016	2009 to 2016
Median household income	53,849	63,422	2.4

Sources: 2009 and 2016 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2016