

Table 1. Labor Force and Employment in the Raleigh-Durham HMA, 1990 Through December 2009

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				December 2008	December 2009
Labor Force	515.1	525.0	540.1	551.4	566.1	582.5	615.7	642.6	660.2	676.8	686.3	703.9	713.3	717.0	727.4	751.3	785.8	802.7	827.1	827.1	810.8
Resident Employment	500.0	504.5	517.9	532.6	550.3	566.8	600.5	628.9	647.8	665.3	668.0	674.4	673.1	678.5	695.2	719.5	756.2	773.1	787.0	787.0	742.0
Unemployment	15.2	20.6	22.2	18.8	15.8	15.7	15.2	13.7	12.4	11.5	18.3	29.5	40.1	38.5	32.2	31.8	29.6	29.7	40.1	40.1	68.8
Unemployment Rate (%)	2.9	3.9	4.1	3.4	2.8	2.7	2.5	2.1	1.9	1.7	2.7	4.2	5.6	5.4	4.4	4.2	3.8	3.7	4.9	4.9	8.5
Total Nonfarm Employment	508.6	511.5	525.5	543.0	564.3	592.1	617.8	642.1	663.0	686.0	699.5	706.4	700.1	696.3	712.5	735.3	769.9	803.0	812.4	812.4	783.9
Goods Producing	105.6	100.5	100.5	104.2	108.1	113.5	117.5	121.1	124.0	126.0	127.3	125.7	118.1	112.7	113.7	117.0	122.8	126.0	121.0	121.0	102.8
Mining, Logging, & Construction	28.7	25.4	24.9	26.4	28.1	31.1	33.4	36.1	38.7	41.9	42.9	43.2	41.0	39.7	41.6	43.6	47.6	50.5	47.6	47.6	38.1
Manufacturing	76.9	75.1	75.6	77.8	80.1	82.4	84.2	85.0	85.4	84.1	84.5	82.4	77.2	72.9	72.1	73.5	75.2	75.5	73.4	73.4	64.7
Service Providing	403.0	411.1	425.0	438.7	456.2	478.6	500.4	521.2	539.0	560.0	572.2	580.7	582.0	583.7	598.8	618.3	647.1	677.0	691.4	691.4	681.1
Trade	77.3	76.3	75.9	78.3	81.0	87.4	92.6	96.9	99.3	103.7	105.6	104.8	102.2	101.9	103.6	105.9	108.6	112.5	112.6	112.6	106.8
Wholesale Trade	22.2	22.2	22.4	22.5	22.7	23.5	24.8	26.3	27.5	28.1	28.3	28.3	27.7	28.0	28.3	29.0	29.5	30.5	30.6	30.6	28.7
Retail Trade	55.1	54.1	53.5	55.8	58.3	63.9	67.8	70.6	71.8	75.6	77.3	76.5	74.5	73.9	75.3	76.9	79.1	82.0	82.0	82.0	78.1
Transportation & Utilities	13.2	13.9	14.7	14.2	14.0	14.2	14.0	13.7	14.2	14.0	13.9	13.5	13.3	13.0	13.1	13.9	14.9	15.3	14.9	14.9	14.1
Information	14.9	14.7	15.1	16.3	17.0	18.0	19.5	20.8	21.9	22.5	24.0	24.4	23.2	21.7	20.5	20.7	20.5	20.6	21.1	21.1	20.8
Financial Activities	20.1	20.5	21.2	21.2	22.4	24.0	25.8	27.4	29.5	31.2	31.3	31.8	32.8	31.6	33.1	34.1	36.6	39.4	40.7	40.7	39.9
Professional & Business Services	62.4	64.6	70.0	73.5	76.4	82.5	91.9	98.9	102.5	105.9	108.4	108.7	106.2	104.7	108.6	113.6	120.5	125.5	123.9	123.9	117.0
Education & Health Services	51.6	53.6	55.9	58.6	59.4	62.1	65.6	69.3	73.2	76.1	77.8	81.4	86.4	91.2	94.5	98.8	105.6	111.1	113.8	113.8	116.6
Leisure & Hospitality	42.4	42.0	42.6	43.2	44.2	46.3	47.5	49.7	51.7	54.2	55.3	56.5	57.6	57.8	59.3	61.4	64.9	69.1	71.9	71.9	71.6
Other Services	22.9	23.6	22.6	21.0	27.0	28.4	29.4	30.9	33.6	36.1	37.7	38.4	38.1	36.3	37.3	38.3	39.4	41.9	45.5	45.5	45.5
Government	98.2	102.3	107.3	112.4	115.1	115.9	114.4	113.5	113.3	116.2	118.3	121.2	122.2	125.5	129.0	131.7	136.2	141.8	147.1	147.1	149.0
Federal	7.2	7.4	7.6	7.7	7.7	7.9	8.1	8.5	8.5	8.9	9.5	10.1	10.3	10.4	10.4	10.4	10.5	10.8	11.2	11.2	11.3
State	60.1	62.8	66.2	69.2	71.2	71.3	68.3	65.0	62.5	63.2	62.9	63.6	64.3	65.4	67.0	67.3	68.9	71.7	74.1	74.1	75.8
Local	30.8	32.1	33.5	35.5	36.2	36.7	38.0	40.0	42.2	44.2	45.8	47.6	47.7	49.7	51.5	54.0	56.8	59.3	61.8	61.8	61.9

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 Raleigh-Durham HMA, 1990 to January 1, 2013

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Raleigh-Durham HMA	885,725	1,223,564	1,605,500	1,716,600	33,800	3.3	39,150	2.8	37,050	2.3
Wake County Submarket	423,380	627,846	889,400	967,400	20,450	4.0	26,850	3.6	26,000	2.8
Durham County Submarket	181,835	223,314	260,900	271,700	4,150	2.1	3,850	1.6	3,600	1.4
Remainder Submarket	280,510	372,404	455,200	477,500	9,200	2.9	8,500	2.1	7,425	1.6
Households										
Raleigh-Durham HMA	345,929	475,182	613,300	651,300	12,950	3.2	14,150	2.7	12,650	2.0
Wake County Submarket	165,743	242,040	333,800	360,000	7,625	3.9	9,400	3.4	8,725	2.6
Durham County Submarket	72,297	89,015	103,500	107,300	1,675	2.1	1,475	1.6	1,275	1.2
Remainder Submarket	107,889	144,127	176,000	184,000	3,625	2.9	3,275	2.1	2,675	1.5

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2010. Forecast date: January 1, 2013. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Raleigh-Durham HMA, 1990, 2000, and Current

	Raleigh-Durham HMA			Wake County Submarket			Durham County Submarket			Remainder Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	371,858	511,116	680,550	177,146	258,953	371,575	77,710	95,452	115,950	117,002	156,711	193,025
Occupied Units	345,929	475,182	613,300	165,743	242,040	333,800	72,297	89,015	103,500	107,889	144,127	176,000
Owners	211,589	307,995	412,700	101,003	159,446	226,600	38,293	48,300	58,300	72,293	100,249	127,800
%	61.2	64.8	67.3	60.9	65.9	67.9	53.0	54.3	56.3	67.0	69.6	72.6
Renters	134,340	167,187	200,600	64,740	82,594	107,200	34,004	40,715	45,200	35,596	43,878	48,200
%	38.8	35.2	32.7	39.1	34.1	32.1	47.0	45.7	43.7	33.0	30.4	27.4
Vacant Units	25,929	35,934	67,250	11,403	16,913	37,775	5,413	6,437	12,450	9,113	12,584	17,025
Available Units	16,078	21,683	33,950	8,309	12,071	19,775	3,749	4,026	6,650	4,020	5,586	7,525
For Sale	4,556	7,159	10,900	2,379	4,074	6,525	906	1,121	1,625	1,271	1,964	2,750
Rate (%)	2.1	2.3	2.6	2.3	2.5	2.8	2.3	2.3	2.7	1.7	1.9	2.1
For Rent	11,522	14,524	23,050	5,930	7,997	13,250	2,843	2,905	5,025	2,749	3,622	4,775
Rate (%)	7.9	8.0	10.3	8.4	8.8	11.0	7.7	6.7	10.0	7.2	7.6	9.0
Other Vacant	9,851	14,251	33,300	3,094	4,842	18,000	1,664	2,411	5,800	5,093	6,998	9,500

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2010.

Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Raleigh-Durham HMA, 1990 Through December 2009

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				December 2008	December 2009
Raleigh-Durham HMA																					
Total	7,460	7,610	9,523	10,726	15,256	13,947	14,377	16,922	19,458	22,358	18,885	20,441	17,164	17,984	19,351	19,300	22,393	20,094	14,024	14,306	7,817
Single-family	5,648	6,503	8,641	9,639	10,373	9,979	11,030	12,356	14,325	15,138	12,845	14,625	14,337	14,322	16,114	18,200	17,268	16,630	8,683	8,790	5,892
Multifamily	1,812	1,107	882	1,087	4,883	3,968	3,347	4,566	5,133	7,220	6,040	5,816	2,827	3,662	3,237	1,100	5,125	3,464	5,341	5,516	1,925
Wake County Submarket																					
Total	4,032	4,551	5,822	6,981	10,133	8,909	9,214	9,970	12,416	14,224	12,345	12,321	10,356	10,852	12,341	12,412	15,395	14,429	10,188	10,188	4,152
Single-family	3,147	3,848	5,328	6,295	6,747	6,167	7,046	7,782	8,837	9,289	8,137	8,838	8,792	8,389	10,022	11,590	11,226	11,445	5,246	5,246	3,635
Multifamily	885	703	494	686	3,386	2,742	2,168	2,188	3,579	4,935	4,208	3,483	1,564	2,463	2,319	822	4,169	2,984	4,942	4,942	517
Durham County Submarket																					
Total	1,686	1,114	1,441	1,229	2,154	2,185	2,083	3,217	2,745	3,328	2,863	3,644	2,836	2,919	2,919	2,431	3,022	2,035	1,401	1,683	1,975
Single-family	984	908	1,166	1,030	1,099	1,081	1,282	1,474	1,774	1,790	1,541	1,767	1,726	1,953	2,051	2,269	2,119	1,670	1,162	1,269	949
Multifamily	702	206	275	199	1,055	1,104	801	1,743	971	1,538	1,322	1,877	1,110	966	868	162	903	365	239	414	1,026
Remainder Submarket																					
Total	1,742	1,945	2,260	2,516	2,969	2,853	3,080	3,735	4,297	4,806	3,677	4,476	3,972	4,213	4,091	4,457	3,976	3,630	2,435	2,435	1,690
Single-family	1,517	1,747	2,147	2,314	2,527	2,731	2,702	3,100	3,714	4,059	3,167	4,020	3,819	3,980	4,041	4,341	3,923	3,515	2,275	2,275	1,308
Multifamily	225	198	113	202	442	122	378	635	583	747	510	456	153	233	50	116	53	115	160	160	382

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