

Table 1. Labor Force and Employment in the Raleigh-Durham HMA, 2000 Through December 2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													December 2012	December 2013
Labor Force	686.3	429.4	713.3	717.0	727.4	751.3	786.2	796.8	826.7	834.5	840.3	853.6	876.5	876.7
Resident employment	668.0	415.3	673.1	678.5	695.2	719.5	756.5	766.9	785.8	766.5	767.9	782.8	809.8	818.6
Unemployment	18.3	14.1	40.1	38.5	32.2	31.8	29.7	29.8	40.9	68.0	72.3	70.8	66.8	58.1
Unemployment rate (%)	2.7	3.3	5.6	5.4	4.4	4.2	3.8	3.7	4.9	8.2	8.6	8.3	7.6	6.6
Total nonfarm payroll jobs	693.2	444.5	693.9	691.2	707.1	729.7	764.0	796.7	805.4	775.2	771.6	783.6	804.8	819.0
Goods-producing sectors	126.5	58.4	117.3	111.9	112.9	116.2	122.0	125.2	120.2	102.1	96.3	95.7	96.5	94.9
Mining, logging, & construction	42.9	23.1	41.0	39.7	41.6	43.6	47.6	50.5	47.6	38.1	35.3	35.6	36.5	33.9
Manufacturing	83.7	35.2	76.4	72.1	71.3	72.7	74.4	74.7	72.6	64.1	61.1	60.2	60.0	61.0
Service-providing sectors	566.7	386.2	576.5	579.3	594.3	613.5	642.0	671.5	685.4	673.1	675.3	687.9	708.3	724.1
Trade	105.6	77.4	102.2	101.9	103.6	105.9	108.6	112.5	112.6	107.0	107.0	110.0	114.1	115.1
Wholesale trade	28.3	21.7	27.7	28.0	28.3	29.0	29.5	30.5	30.6	28.6	28.0	29.3	31.9	33.0
Retail trade	77.3	55.7	74.5	73.9	75.3	76.9	79.1	82.0	82.0	78.4	79.0	80.7	82.2	82.0
Transportation & utilities	13.9	30.3	13.3	13.0	13.1	13.9	14.9	15.3	14.9	14.2	14.1	14.3	14.5	14.8
Information	24.0	14.8	23.2	21.7	20.5	20.7	20.5	20.6	21.1	20.6	20.1	20.7	21.2	22.1
Financial activities	30.9	36.3	32.4	31.2	32.7	33.7	36.2	39.0	40.3	39.5	39.0	38.9	38.9	39.1
Professional & business services	108.4	60.4	106.2	104.7	108.6	113.6	120.5	125.5	123.9	117.5	121.0	126.4	133.1	137.8
Education & health services	75.6	56.0	83.7	88.4	91.5	95.5	102.1	107.4	109.8	111.6	113.5	117.6	121.5	124.8
Leisure & hospitality	55.3	39.9	57.6	57.8	59.3	61.4	64.9	69.1	71.9	71.6	72.4	75.8	78.9	81.1
Other services	24.0	14.6	24.9	24.3	25.4	26.2	27.3	29.6	32.8	31.9	30.5	30.3	31.6	32.6
Government	129.2	56.5	133.1	136.4	139.9	142.6	147.1	152.7	158.0	159.1	158.0	154.0	154.5	156.7
Federal	9.5	8.6	10.3	10.4	10.4	10.4	10.5	10.8	11.2	11.2	11.7	11.3	11.3	11.0
State	72.9	10.2	74.3	75.4	77.0	77.3	78.9	81.7	84.1	85.1	84.5	81.5	81.3	81.9
Local	46.7	37.7	48.6	50.6	39.8	54.9	57.7	60.2	62.7	62.9	61.7	61.2	62.0	63.8

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, 2000 to January 1, 2017

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Raleigh-Durham HMA	1,223,564	1,634,847	1,763,000	1,883,000	41,150	2.9	34,150	2.0	40,000	2.2
Raleigh submarket	797,071	1,130,490	1,227,000	1,320,000	33,350	3.6	25,750	2.2	31,000	2.5
Durham submarket	426,493	504,357	535,600	562,600	7,775	1.7	8,325	1.6	9,000	1.7
Households										
Raleigh-Durham HMA	475,182	633,053	683,900	732,100	15,800	2.9	13,550	2.1	16,050	2.3
Raleigh submarket	306,478	430,577	469,200	506,000	12,400	3.5	10,300	2.3	12,250	2.5
Durham submarket	168,704	202,476	214,650	226,100	3,375	1.8	3,250	1.6	3,825	1.7

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2014. Forecast date: January 1, 2017. Rates of change are calculated on a compound basis.

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

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

	Raleigh-Durham HMA			Raleigh Submarket			Durham Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	511,116	688,855	729,300	329,513	466,095	498,500	181,603	222,760	230,800
Occupied units	475,182	633,053	683,900	306,478	430,577	469,200	168,704	202,476	214,650
Owners	307,995	409,151	427,500	207,536	287,501	302,700	100,459	121,650	124,800
%	64.8	64.6	62.5	67.7	66.8	64.5	59.5	60.1	58.1
Renters	167,187	223,902	256,400	98,942	143,076	166,500	68,245	80,826	89,850
%	35.2	35.4	37.5	32.3	33.2	35.5	40.5	39.9	41.9
Vacant units	35,934	55,802	45,500	23,035	35,518	29,300	12,899	20,284	16,200
Available units	21,683	32,669	25,050	14,695	20,902	16,550	6,988	11,767	8,600
For sale	7,159	10,713	8,400	5,254	7,463	5,875	1,905	3,250	2,550
Rate (%)	2.3	2.6	1.9	2.5	2.5	1.9	1.9	2.6	2.0
For rent	14,524	21,956	16,650	9,441	13,439	10,650	5,083	8,517	6,050
Rate (%)	8.0	8.9	6.1	8.7	8.6	6.0	6.9	9.5	6.3
Other vacant	14,251	23,133	20,400	8,340	14,616	12,800	5,911	8,517	7,600

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2014.

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

Table 4. Residential Building Permit Activity in the Raleigh-Durham HMA, 2000 Through December 2013

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													December 2012	December 2013
Raleigh-Durham HMA														
Total	18,732	19,566	16,335	17,573	19,165	18,667	22,138	19,898	13,916	7,568	7,133	8,304	16,210	16,356
Single-family	12,674	14,239	14,086	14,128	15,942	17,804	17,034	15,639	8,704	5,718	6,190	6,293	8,032	10,007
Multifamily	6,058	5,327	2,249	3,445	3,223	863	5,104	4,259	5,212	1,850	943	2,011	8,178	6,349
Raleigh submarket														
Total	14,205	13,785	11,682	12,663	14,407	14,617	17,716	16,617	11,399	4,897	5,213	6,366	12,882	11,470
Single-family	9,522	10,684	10,585	10,360	12,086	13,970	13,525	12,767	6,574	4,380	4,653	4,753	6,423	8,038
Multifamily	4,683	3,101	1,097	2,303	2,321	647	4,191	3,850	4,825	517	560	1,613	6,459	3,432
Durham submarket														
Total	4,527	5,781	4,653	4,910	4,758	4,050	4,422	3,281	2,517	2,671	1,920	1,938	3,328	4,886
Single-family	3,152	3,555	3,501	3,768	3,856	3,834	3,509	2,872	2,130	1,338	1,537	1,540	1,609	1,969
Multifamily	1,375	2,226	1,152	1,142	902	216	913	409	387	1,333	383	398	1,719	2,917

Note: Numbers may not add to totals because of rounding.

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