

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	November 2015	November 2016
Labor force	456.2	469.0	469.1	478.8	484.6	500.7	527.9	543.6	561.6	565.2	590.1	598.1	614.1	622.5	636.5	656.8	654.7	675.2
Resident employment	444.8	450.2	442.3	453.4	463.4	479.8	508.4	523.9	534.7	516.7	539.1	549.0	568.6	583.7	604.3	625.4	623.4	646.1
Unemployment	11.3	18.9	26.7	25.4	21.3	20.9	19.6	19.7	27.0	48.5	51.0	49.1	45.5	38.7	32.2	31.3	31.3	29.1
Unemployment rate (%)	2.5	4.0	5.7	5.3	4.4	4.2	3.7	3.6	4.8	8.6	8.6	8.2	7.4	6.2	5.1	4.8	4.8	4.3
Total nonfarm payroll jobs	439.3	441.2	434.8	437.3	449.1	467.1	491.7	516.8	522.3	500.2	500.1	509.6	525.5	540.6	560.2	581.7	579.8	598.0
Goods-producing sectors	73.7	73.1	68.4	65.0	66.2	69.1	73.5	75.8	71.7	60.7	58.1	58.9	60.4	61.3	64.2	67.2	67.0	67.0
Mining, logging, & construction	33.4	33.9	32.8	31.3	32.9	34.8	38.2	40.7	37.8	29.9	28.2	28.5	29.8	30.2	31.6	33.3	33.1	33.4
Manufacturing	40.3	39.3	35.7	33.7	33.3	34.4	35.3	35.1	34.0	30.9	30.0	30.4	30.7	31.2	32.6	33.9	33.9	33.6
Service-providing sectors	365.5	368.1	366.4	372.3	382.9	398.0	418.2	441.0	450.6	439.4	441.9	450.8	465.1	479.3	496.0	514.5	512.8	531.0
Trade	75.2	74.4	71.6	72.0	72.9	74.5	76.6	80.6	81.1	77.3	77.2	79.6	82.2	83.5	87.2	91.2	91.0	94.5
Wholesale trade	22.0	21.2	20.3	20.2	19.9	20.2	21.0	22.2	22.2	20.8	20.3	21.5	22.9	22.6	23.3	24.1	24.1	23.4
Retail trade	53.2	53.2	51.3	51.8	53.0	54.3	55.6	58.4	58.9	56.5	56.9	58.1	59.3	60.9	63.9	67.1	66.9	71.0
Transportation & utilities	9.8	9.4	9.1	9.3	9.2	9.8	10.6	11.1	10.7	10.1	10.0	10.0	10.2	10.4	11.7	12.2	12.2	12.4
Information	18.3	18.3	18.0	17.6	17.1	17.1	16.7	16.7	17.1	16.9	16.7	17.4	17.6	18.0	18.8	19.6	19.6	20.1
Financial activities	22.1	21.9	22.1	22.3	23.5	23.9	25.2	26.8	27.2	26.7	26.6	26.3	26.4	27.0	27.8	29.5	29.4	29.6
Professional & business services	75.8	74.0	72.0	71.9	74.3	79.5	85.2	89.7	88.3	82.5	85.7	90.7	96.4	102.7	106.3	109.5	109.0	115.4
Education & health services	40.2	42.1	44.7	46.7	48.5	50.7	53.6	57.0	59.0	60.0	60.6	61.3	63.5	64.8	66.6	69.4	69.1	71.3
Leisure & hospitality	36.7	37.7	38.2	38.6	39.5	41.5	44.5	47.6	49.8	50.0	50.5	53.2	55.8	58.5	60.9	64.8	64.4	67.8
Other services	13.1	14.0	14.6	15.4	16.5	17.2	18.2	20.4	23.1	22.3	21.1	20.7	21.8	22.4	22.9	23.2	23.1	24.0
Government	74.3	76.2	76.1	78.6	81.5	83.8	87.6	91.4	94.2	93.7	93.7	91.7	91.2	91.9	93.8	95.2	95.1	95.8
Federal	4.5	4.8	5.0	5.1	5.0	5.0	5.1	5.3	5.5	5.5	5.8	5.5	5.4	5.4	5.3	5.5	5.4	5.6
State	40.9	41.4	41.5	42.1	43.2	43.2	44.5	45.8	46.5	45.8	46.0	44.6	43.8	44.6	45.1	45.7	45.7	45.5
Local	28.9	30.1	29.6	31.4	33.2	35.6	38.0	40.3	42.2	42.5	41.9	41.6	42.0	41.9	43.4	44.1	44.0	44.7

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through November 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Raleigh 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										
Raleigh HMA	797,071	1,130,490	1,319,000	1,411,000	33,350	3.6	28,300	2.3	30,650	2.3
Households										
Raleigh HMA	306,478	430,577	500,900	536,200	12,400	3.5	10,550	2.3	11,750	2.3

Notes: Rates of change are calculated on a compound basis. The current date is December 1, 2016. The forecast date is December 1, 2019.
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 HMA, 2000, 2010, and Current

	Raleigh HMA		
	2000	2010	Current
Total housing inventory	329,513	466,095	532,300
Occupied units	306,478	430,577	500,900
Owner-occupied	207,536	287,501	320,100
%	67.7	66.8	63.9
Renter-occupied	98,942	143,076	180,800
%	32.3	33.2	36.1
Vacant units	23,035	35,518	31,400
Available units	14,695	20,902	15,400
For sale	5,254	7,463	4,875
Rate (%)	2.5	2.5	1.5
For rent	9,441	13,439	10,500
Rate (%)	8.7	8.6	5.5
Other vacant	8,340	14,616	16,000

Notes: Numbers may not add to totals because of rounding. The current date is December 1, 2016.

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

Table 4. Residential Building Permit Activity in the Raleigh HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	November 2015	November 2016
Raleigh HMA																		
Total	14,202	13,782	11,678	12,660	14,404	14,614	17,712	16,614	11,397	4,894	5,213	6,366	12,926	11,431	11,647	11,987	12,424	13,226
Single-family	9,519	10,681	10,581	10,357	12,083	13,967	13,521	12,764	6,572	4,377	4,653	4,753	6,425	8,034	7,680	8,694	8,540	9,348
Multifamily	4,683	3,101	1,097	2,303	2,321	647	4,191	3,850	4,825	517	560	1,613	6,501	3,397	3,967	3,293	3,884	3,878

Notes: Numbers may not add to totals because of rounding. Current includes data through November 2016.

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

Table 5. Median Income in the Raleigh HMA, 2009 and 2015

	Median Income (\$)		Average Annual Change (%)
	2009	2015	2009 to 2015
Median Family Income	76,900	78,800	0.4
Median household income	59,316	65,778	1.7

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data