

As of March 1, 2019.

Table 1. Labor Force and Employment in the Raleigh HMA, 2000 Through February 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			February 2018	February 2019
Labor Force	456.2	469.0	469.1	478.8	484.6	500.7	527.9	543.6	561.6	565.2	590.2	598.2	614.1	623.9	637.5	656.6	677.7	698.2	701.1	713.2
Resident Employment	444.8	450.2	442.3	453.4	463.4	479.8	508.4	523.9	534.7	516.7	539.2	549.1	568.5	584.9	605.0	624.9	647.9	670.7	674.2	688.8
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	45.6	39.0	32.5	31.7	29.7	27.5	26.9	24.3
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	6.3	5.1	4.8	4.4	3.9	3.8	3.4
Total Nonfarm Payroll Jobs	439.3	441.3	434.9	437.3	449.2	467.1	491.7	516.8	522.3	500.2	500.1	509.6	525.4	540.6	560.2	580.5	600.1	616.9	620.2	634.1
Goods-Producing Sectors	73.9	73.3	68.6	65.2	66.4	69.3	73.7	75.9	71.9	60.8	58.2	59.0	60.5	61.5	64.3	67.3	69.8	72.9	73.4	76.3
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	35.2	37.8	38.2	40.2
Manufacturing	40.5	39.4	35.8	33.9	33.5	34.5	35.5	35.2	34.1	31.0	30.1	30.5	30.8	31.3	32.7	34.0	34.5	35.0	35.1	36.1
Service-Providing Sectors	365.4	368.0	366.3	372.1	382.8	397.8	418.1	440.9	450.5	439.4	441.8	450.6	464.9	479.1	495.9	513.1	530.4	544.0	546.9	557.9
Wholesale & Retail Trade	74.5	74.0	71.3	71.5	72.6	74.1	76.1	80.0	80.5	76.8	76.6	79.0	81.4	82.4	86.1	90.4	93.7	96.1	96.5	97.2
Wholesale Trade	21.3	20.8	19.9	19.7	19.6	19.8	20.5	21.6	21.6	20.3	19.7	20.9	22.1	21.5	22.2	23.2	24.3	25.6	25.8	26.1
Retail Trade	53.2	53.2	51.4	51.8	53.0	54.3	55.6	58.4	58.9	56.5	56.9	58.1	59.3	60.9	63.9	67.2	69.4	70.5	70.7	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	12.8	13.2	13.4	14.1
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	19.8	21.1	21.6	21.7	22.1
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	29.7	30.8	31.6	31.9	33.1
Professional & Business Services	76.3	74.4	72.2	72.2	74.6	79.8	85.6	90.1	88.7	82.9	86.0	91.2	96.9	103.5	107.3	109.4	112.0	115.0	115.8	119.2
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	69.5	72.8	75.8	76.3	78.5
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	64.5	67.8	69.8	70.1	70.8
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	24.2	24.1	24.2	24.7
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	94.5	95.2	96.7	97.0	98.2
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	5.4	5.6	5.8	5.8	5.8
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	45.0	44.8	45.2	45.3	45.9
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	44.8	45.8	45.9	46.5

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of March 1, 2019.

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	1,380,000	1,476,000	33,350	3.6	28,050	2.3	31,750	2.3
Households										
Raleigh HMA	306,478	430,577	527,900	564,600	12,400	3.5	10,900	2.3	12,250	2.3

Notes: The current date is March 1, 2019. The forecast date is March 1, 2022.

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



As of March 1, 2019.

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	561,500
Occupied Units	306,478	430,577	527,800
Owner-Occupied	207,536	287,501	349,800
%	67.7	66.8	66.3
Renter-Occupied	98,942	143,076	178,000
%	32.3	33.2	33.7
Vacant Units	23,035	35,518	33,600
Available Units	14,695	20,902	14,600
For Sale	5,254	7,463	4,250
Rate (%)	2.5	2.5	1.2
For Rent	9,441	13,439	10,350
Rate (%)	8.7	8.6	5.5
Other Vacant	8,340	14,616	19,000

Note: The current date is March 1, 2019.

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



As of March 1, 2019.

Table 4. Residential Building Permit Activity in the Raleigh HMA, 2000 Through February 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				February 2018	February 2019
Raleigh HMA																					
Total	14,274	13,782	11,814	12,660	14,404	14,614	17,712	16,614	11,445	4,894	5,213	6,366	12,926	11,623	11,647	12,407	13,586	16,180	19,533	14,656	14,895
Sales	10,163	11,572	10,910	11,224	12,729	14,372	13,988	13,640	6,705	4,387	4,970	4,806	6,908	8,117	8,127	9,146	9,732	11,420	11,835	11,759	11,080
Rental	4,111	2,210	904	1,436	1,675	242	3,724	2,974	4,740	507	243	1,560	6,018	3,506	3,520	3,261	3,854	4,760	7,698	2,897	3,815

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017 final data and estimates by the analyst; 2018 and 2019 preliminary data and estimates by the analyst

