

As of January 1, 2022.

Table 1. Labor Force and Employment in the Raleigh HMA, 2000 Through December 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Labor Force	454.9	468.2	471.6	481.9	488.2	504.0	529.4	545.0	563.8	569.9	592.5	601.4	619.1	625.4	637.9	655.8	675.5	696.8	713.7	728.8	713.4	734.0
Resident Employment	443.3	449.0	443.5	454.9	465.3	481.5	508.2	523.6	536.5	518.8	541.8	552.1	572.0	587.4	606.4	624.4	645.8	669.0	688.5	704.1	667.5	706.9
Unemployment	11.5	19.3	28.1	27.0	22.9	22.5	21.2	21.4	27.3	51.0	50.7	49.3	47.1	38.0	31.5	31.3	29.7	27.8	25.2	24.6	46.0	27.1
Unemployment Rate (%)	2.5	4.1	6.0	5.6	4.7	4.5	4.0	3.9	4.8	9.0	8.5	8.2	7.6	6.1	4.9	4.8	4.4	4.0	3.5	3.4	6.4	3.7
Total Nonfarm Payroll Jobs	438.5	440.5	432.0	434.7	446.9	464.6	488.9	513.7	518.9	496.8	496.7	506.1	521.9	536.8	556.2	576.3	595.6	612.4	630.2	645.9	624.1	649.0
Goods-Producing Sectors	73.8	73.0	66.2	62.9	64.0	66.6	70.7	72.5	68.2	57.2	54.5	55.2	56.7	57.3	59.8	62.6	64.6	67.8	70.9	72.5	72.0	74.9
Mining, Logging, & Construction	33.5	33.9	32.8	31.4	33.0	34.8	38.3	40.8	37.9	29.9	28.2	28.5	29.8	30.3	31.7	33.4	35.3	37.9	40.1	41.2	41.8	43.7
Manufacturing	40.3	39.2	33.4	31.5	31.0	31.8	32.4	31.7	30.3	27.3	26.3	26.7	26.8	27.0	28.1	29.2	29.3	29.9	30.9	31.3	30.2	31.2
Service-Providing Sectors	364.8	367.4	365.8	371.8	382.9	398.0	418.2	441.2	450.7	439.6	442.2	450.9	465.2	479.5	496.4	513.7	530.9	544.6	559.2	573.4	552.1	574.1
Wholesale & Retail Trade	74.5	74.0	71.5	71.8	72.9	74.4	76.5	80.4	81.0	77.3	77.1	79.2	81.8	82.8	86.5	90.8	94.2	96.5	97.6	97.8	96.1	99.7
Wholesale Trade	21.3	20.8	20.1	20.0	19.9	20.1	20.9	22.0	22.1	20.8	20.2	21.1	22.5	21.9	22.6	23.6	24.8	26.0	26.8	27.3	26.6	26.4
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	70.8	70.5	69.5	73.3
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	14.2	15.0	17.9	21.1
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	22.2	22.5	22.2	22.4
Financial Activities	22.0	21.8	21.9	22.1	23.4	23.8	25.1	26.7	27.1	26.5	26.4	26.1	26.1	26.8	27.6	29.4	30.6	31.4	32.5	33.6	33.5	34.1
Professional & Business Services	76.3	74.4	72.2	72.3	74.9	80.3	86.0	90.5	89.1	83.3	86.5	91.7	97.4	104.0	107.8	109.9	112.5	115.5	120.2	124.1	125.4	133.1
Education & Health Services	40.2	42.1	44.7	46.7	48.4	50.6	53.6	56.9	59.0	59.9	60.5	61.2	63.4	64.7	66.4	69.4	72.7	75.7	78.7	82.0	78.9	80.2
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	71.1	73.4	57.1	63.8
Other Services	13.5	14.4	15.0	15.9	17.0	17.7	18.7	20.9	23.7	22.9	21.8	21.4	22.6	23.2	23.8	24.1	25.1	25.1	25.8	26.7	25.0	25.4
Government	73.5	75.4	75.2	77.7	80.6	82.9	86.6	90.4	93.3	92.7	92.7	90.8	90.3	91.0	92.9	93.6	94.3	95.8	97.0	98.3	96.1	94.4
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	6.0	6.2	6.2
State	40.1	40.5	40.6	41.2	42.3	42.3	43.5	44.8	45.6	44.8	45.0	43.7	42.9	43.7	44.2	44.2	43.9	44.3	44.8	45.5	43.3	41.5
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	44.8	45.8	46.5	46.9	46.5	46.7

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2022.

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	1,477,000	1,567,000	33,350	3.6	29,450	2.3	29,950	2.0
Households										
Raleigh HMA	306,478	430,577	573,300	616,900	12,400	3.5	12,150	2.5	14,550	2.5

Notes: The current date is January 1, 2022. The forecast date is January 1, 2025.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of January 1, 2022.

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	606,000
Occupied Units	306,478	430,577	573,200
Owner-Occupied	207,536	287,501	373,400
%	67.7	66.8	65.1
Renter-Occupied	98,942	143,076	199,800
%	32.3	33.2	34.9
Vacant Units	23,035	35,518	32,750
Available Units	14,695	20,902	12,750
For Sale	5,254	7,463	2,250
Rate (%)	2.5	2.5	0.6
For Rent	9,441	13,439	10,500
Rate (%)	8.7	8.6	5.0
Other Vacant	8,340	14,616	20,000

Notes: The current date is January 1, 2022. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the Census Bureau.

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



As of January 1, 2022.

Table 4. Residential Building Permit Activity in the Raleigh HMA, 2000 Through December 2021

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
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	7,366	12,926	11,931	11,647	11,987	13,514	15,180	18,950	14,320	17,958	21,649
Sales	10,128	10,815	10,760	11,090	12,589	14,372	13,877	13,516	6,705	4,387	4,664	4,758	6,556	8,084	7,943	8,994	9,546	10,894	11,262	11,490	12,747	14,365
Rental	4,074	2,967	918	1,570	1,815	242	3,835	3,098	4,692	507	549	2,608	6,370	3,847	3,704	2,993	3,968	4,286	7,688	2,830	5,211	7,284

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021—preliminary data and estimates by the analyst



As of January 1, 2022.

Table 5. Median Income in the Raleigh HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	59,500	76,900	93,100	2.6	1.9
Median Household Income	41,851	57,840	80,096	3.3	3.3

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

