

Table 1. Labor Force and Employment in the Rhode Island HMA, 2000 Through November 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			November 2017	November 2018
Labor Force	543.6	543.9	550.3	560.5	558.7	565.7	572.6	573.2	570.3	567.3	566.7	560.1	558.5	556.9	555.9	554.5	553.6	554.7	554.3	560.1
Resident Employment	521.3	519.0	522.8	530.6	529.9	537.2	544.4	543.4	525.9	505.0	503.2	498.2	500.4	505.4	513.1	521.3	524.7	529.9	529.5	537.0
Unemployment	22.2	24.8	27.4	29.9	28.8	28.5	28.2	29.8	44.4	62.3	63.5	61.8	58.1	51.6	42.8	33.2	28.8	24.8	24.8	23.1
Unemployment Rate (%)	4.1	4.6	5.0	5.3	5.2	5.0	4.9	5.2	7.8	11.0	11.2	11.0	10.4	9.3	7.7	6.0	5.2	4.5	4.5	4.1
Total Nonfarm Payroll Jobs	476.7	478.5	479.4	484.3	488.5	491.0	492.9	491.8	481.0	459.5	458.0	460.5	465.4	471.4	478.7	485.4	489.7	494.1	493.6	501.2
Goods-Producing Sectors	89.6	87.0	81.9	79.6	78.2	77.0	75.8	73.2	68.6	59.2	56.5	56.0	55.8	56.3	57.5	58.3	58.7	59.1	59.0	60.5
Mining, Logging, & Construction	18.4	19.2	19.6	20.9	21.2	22.1	23.1	22.4	20.7	17.4	16.1	15.9	16.2	16.3	16.7	17.2	18.3	18.6	18.6	19.2
Manufacturing	71.2	67.8	62.3	58.7	57.0	54.9	52.7	50.7	47.9	41.8	40.4	40.1	39.6	40.0	40.9	41.1	40.4	40.5	40.4	41.2
Service-Providing Sectors	387.2	391.5	397.5	404.7	410.3	414.1	417.1	418.7	412.4	400.3	401.5	404.5	409.6	415.1	421.1	427.1	431.0	435.0	434.7	440.7
Wholesale & Retail Trade	68.7	68.2	69.6	69.6	69.4	69.2	68.8	68.7	66.4	63.1	62.4	63.2	63.8	63.3	64.1	64.9	64.9	64.9	65.0	64.9
Wholesale Trade	16.6	16.5	16.5	16.4	16.4	16.8	17.0	17.2	16.9	16.0	15.9	16.4	16.9	16.7	16.9	16.9	16.6	16.5	16.5	16.2
Retail Trade	52.1	51.7	53.1	53.2	53.0	52.4	51.8	51.5	49.5	47.1	46.5	46.8	46.9	46.6	47.2	48.0	48.3	48.4	48.4	48.7
Transportation & Utilities	11.0	11.1	10.9	11.2	10.9	10.9	11.0	11.1	10.9	10.1	10.3	10.7	10.9	10.9	11.0	11.4	11.5	11.7	11.7	11.8
Information	10.9	11.0	10.6	10.2	10.0	9.9	10.1	9.7	9.7	8.8	8.5	8.4	7.8	7.3	7.1	6.7	6.1	6.2	6.2	6.0
Financial Activities	31.1	32.6	33.5	34.5	34.8	35.2	36.0	35.8	34.2	32.6	32.2	32.5	33.3	34.0	34.2	35.0	35.6	36.1	36.0	36.6
Professional & Business Services	50.9	50.5	48.9	50.0	53.6	55.1	56.5	56.0	54.7	52.5	53.4	54.3	56.1	58.8	61.0	63.7	65.8	67.5	67.3	69.2
Education & Health Services	83.2	84.9	88.0	91.0	92.9	95.3	96.7	98.5	99.1	100.0	101.4	102.3	103.3	104.6	105.4	105.8	106.0	106.9	106.7	108.3
Leisure & Hospitality	46.3	46.8	48.0	49.0	49.9	50.2	50.2	51.4	51.0	48.9	49.5	50.1	51.8	53.6	55.2	56.3	57.6	58.2	58.2	59.4
Other Services	20.8	21.2	22.0	23.0	23.4	23.3	23.1	23.2	22.8	22.2	22.1	22.4	22.6	22.6	22.9	23.0	23.1	23.0	23.0	23.9
Government	64.4	65.2	66.1	66.2	65.5	64.9	64.9	64.4	63.5	62.1	61.7	60.6	60.1	60.2	60.4	60.2	60.4	60.6	60.6	60.6
Federal	10.9	10.5	10.2	10.2	10.0	9.9	10.0	9.9	10.1	10.3	10.6	10.2	10.3	10.2	10.2	10.5	10.7	10.9	10.9	10.9
State	18.2	18.2	18.1	17.7	17.4	17.4	17.5	17.3	16.4	15.9	16.0	16.1	16.0	16.2	16.2	16.0	16.0	16.1	16.1	16.2
Local	35.3	36.6	37.7	38.3	38.1	37.6	37.4	37.3	37.0	35.9	35.1	34.3	33.9	33.9	34.0	33.7	33.7	33.6	33.6	33.6

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Rhode Island 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										
Rhode Island HMA	1,048,319	1,052,567	1,058,000	1,062,000	420	0.0	630	0.1	1,150	0.1
Providence County Submarket	621,602	626,667	637,100	640,100	510	0.1	1,200	0.2	1,000	0.2
Southern Rhode Island Submarket	426,717	425,900	421,000	421,500	-80	0.0	-570	-0.1	150	0.0
Households										
Rhode Island HMA	408,424	413,600	419,000	421,400	520	0.1	620	0.1	800	0.2
Providence County Submarket	239,936	241,717	246,200	247,500	180	0.1	520	0.2	430	0.2
Southern Rhode Island Submarket	168,488	171,883	172,800	173,900	340	0.2	110	0.1	370	0.2

Notes: Numbers may not add to totals due to rounding. The current date is December 1, 2018. The forecast date is December 1, 2021. Rates of change are calculated on a compound basis.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Rhode Island HMA, 2000, 2010, and Current

	Rhode Island HMA			Providence County Submarket			Southern Rhode Island Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	439,837	463,388	470,800	253,214	264,835	268,900	186,623	198,553	201,800
Occupied Units	408,424	413,600	419,000	239,936	241,717	246,200	168,488	171,883	172,800
Owner-Occupied	245,156	250,952	251,200	127,584	130,368	130,400	117,572	120,584	120,800
%	60.0	60.7	60.0	53.2	53.9	53.0	69.8	70.2	69.9
Renter-Occupied	163,268	162,648	167,800	112,352	111,349	115,800	50,916	51,299	52,000
%	40.0	39.3	40.0	46.8	46.1	47.0	30.2	29.8	30.1
Vacant Units	31,413	49,788	51,800	13,278	23,118	22,750	18,135	26,670	29,050
Available Units	11,015	20,934	14,900	7,367	13,821	9,750	3,648	7,113	5,150
For Sale	2,400	5,171	4,200	1,384	2,864	2,175	1,016	2,307	2,025
Rate (%)	1.0	2.0	1.6	1.1	2.1	1.6	0.9	1.9	1.6
For Rent	8,615	15,763	10,700	5,983	10,957	7,575	2,632	4,806	3,125
Rate (%)	5.0	8.8	6.0	5.1	9.0	6.1	4.9	8.6	5.7
Other Vacant	20,398	28,854	36,900	5,911	9,297	13,000	14,487	19,557	23,900

Notes: Numbers may not add to totals due to rounding. The current date is December 1, 2018.

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

Table 4. Residential Building Permit Activity in the Rhode Island HMA, 2000 through November 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			November 2017	November 2018
Rhode Island HMA																				
Total	2,596	2,407	3,168	2,831	2,905	3,602	2,970	2,588	1,718	1,011	947	893	773	1,078	999	1,251	2,016	2,425	2,290	2,000
Single-Family	2,256	2,185	2,182	1,948	1,903	1,808	1,801	1,395	874	704	727	571	665	812	796	841	919	981	940	810
Multifamily	340	222	986	883	1,002	1,794	1,169	1,193	844	307	220	322	108	266	203	410	1,097	1,444	1,350	1,190
Providence County Submarket																				
Total	1,002	882	1,506	1,386	1,418	1,839	1,471	1,095	746	414	310	470	250	472	389	676	1,150	1,406	1,350	1,050
Single-Family	764	782	856	750	817	756	710	469	283	258	272	221	199	278	299	337	325	360	350	260
Multifamily	238	100	650	636	601	1,083	761	626	463	156	38	249	51	194	90	339	825	1,046	1,000	790
Southern Rhode Island Submarket																				
Total	1,594	1,525	1,662	1,445	1,487	1,763	1,499	1,493	972	597	637	423	523	606	610	575	866	1,019	940	950
Single-Family	1,492	1,403	1,326	1,198	1,086	1,052	1,091	926	591	446	455	350	466	534	497	504	594	621	590	550
Multifamily	102	122	336	247	401	711	408	567	381	151	182	73	57	72	113	71	272	398	350	400

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2016 final data and estimates by the analyst; 2017–2018 preliminary data and estimates by the analyst

Table 5. Median Income in the Rhode Island HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	48,100	72,500	80,600	4.2	1.3
Median Household Income	41,748	54,119	63,870	2.6	2.1

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2017 median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2017