

As of October 1, 2022.

Table 1. Labor Force and Employment in the Rhode Island HMA, 2000 Through September 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							September 2021	September 2022
Labor Force	542.5	541.7	550.2	560.8	555.7	563.4	571.6	571.1	568.2	571.2	571.5	562.1	560.2	558.7	556.6	555.3	553.2	568.1	571.2	572.4	567.1	571.0	569.4	573.1
Resident Employment	520.8	517.5	522.2	529.6	526.5	534.5	541.7	542.0	525.2	505.9	505.0	500.1	502.9	505.8	513.4	521.8	524.4	542.6	548.0	552.1	514.9	539.0	534.0	553.0
Unemployment	21.7	24.1	28.0	31.2	29.2	28.9	29.9	29.1	43.0	65.3	66.5	62.0	57.3	53.0	43.2	33.5	28.8	25.6	23.2	20.3	52.1	32.1	35.4	20.1
Unemployment Rate (%)	4.0	4.5	5.1	5.6	5.3	5.1	5.2	5.1	7.6	11.4	11.6	11.0	10.2	9.5	7.8	6.0	5.2	4.5	4.1	3.6	9.2	5.6	6.2	3.5
Total Nonfarm Payroll Jobs	479.4	481.2	482.2	487.2	491.5	494.0	495.9	495.0	484.1	462.9	461.5	464.0	469.1	475.1	482.4	489.1	493.6	497.2	500.5	504.0	461.7	479.9	475.4	492.7
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	57.6	58.3	58.7	59.0	59.8	60.1	56.6	59.3	58.6	61.5
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	19.4	20.2	19.2	20.3	20.0	21.6
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	40.4	40.4	39.9	37.4	39.0	38.6	40.0
Service-Providing Sectors	389.9	394.2	400.3	407.6	413.4	417.1	420.1	421.9	415.5	403.7	405.0	408.0	413.2	418.8	424.8	430.8	434.9	438.2	440.7	443.9	405.1	420.6	416.8	431.2
Wholesale & Retail Trade	68.6	68.1	69.5	69.5	69.3	69.1	68.7	68.6	66.3	63.1	62.3	63.1	63.8	63.2	64.0	64.9	64.9	65.1	65.1	64.3	59.0	61.9	61.6	62.5
Wholesale Trade	16.5	16.4	16.4	16.3	16.3	16.7	16.9	17.1	16.8	16.0	15.8	16.3	16.9	16.6	16.8	16.9	16.6	16.5	16.5	16.3	14.9	15.6	15.4	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	48.6	48.6	48.0	44.1	46.3	46.3	46.3
Transportation & Utilities	11.0	11.1	10.9	11.2	10.9	10.9	11.0	11.1	10.9	10.2	10.3	10.7	10.9	10.9	11.0	11.4	11.5	11.8	12.2	12.6	12.3	13.1	13.1	13.6
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	5.9	5.9	5.3	5.5	5.3	5.7
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	35.8	35.4	35.3	34.4	34.5	34.5	34.4
Professional & Business Services	50.9	50.5	48.9	50.0	53.6	55.1	56.5	56.0	54.7	52.6	53.5	54.3	56.1	58.8	61.0	63.7	65.8	67.4	68.3	68.3	65.3	68.6	67.9	69.5
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	106.2	106.8	109.1	101.4	102.0	102.1	104.0
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	59.2	60.1	44.7	51.3	49.1	56.0
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	23.1	19.5	20.7	20.3	21.9
Government	67.2	68.1	69.0	69.3	68.7	68.0	68.0	67.8	66.7	65.5	65.3	64.1	63.8	63.9	64.1	63.9	64.2	64.5	64.9	65.2	63.4	63.0	62.9	63.7
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	11.1	11.2	11.5	11.4	11.3	11.4
State	21.0	21.0	21.0	20.8	20.6	20.5	20.6	20.6	19.6	19.3	19.5	19.6	19.7	19.9	19.9	19.7	19.9	20.0	20.0	20.3	20.2	19.4	19.6	19.1
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	33.7	33.8	33.8	31.7	32.2	32.0	33.3

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

Source: U.S. Bureau of Labor Statistics



As of October 1, 2022.

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	1,100,800	1,110,500	430	0.0	3,850	0.4	3,230	0.3
Northern Rhode Island Submarket	621,602	626,667	660,200	667,000	510	0.1	2,675	0.4	2,250	0.3
Southern Rhode Island Submarket	426,717	425,900	440,600	443,500	-80	0.0	1,175	0.3	980	0.2
Households										
Rhode Island HMA	408,424	413,600	444,450	450,300	520	0.1	2,460	0.6	1,905	0.4
Northern Rhode Island Submarket	239,936	241,717	261,800	265,200	180	0.1	1,600	0.6	1,125	0.4
Southern Rhode Island Submarket	168,488	171,883	182,650	185,000	340	0.2	860	0.5	780	0.4

Notes: The current date is October 1, 2022. The forecast date is October 1, 2025.

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



As of October 1, 2022.

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

	Rhode Island HMA			Northern Rhode Island Submarket			Southern Rhode Island Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	439,837	463,388	487,050	253,214	264,835	279,350	186,623	198,553	207,700
Occupied Units	408,424	413,600	444,450	239,936	241,717	261,800	168,488	171,883	182,650
Owner-Occupied	245,156	250,952	271,900	127,584	130,368	143,000	117,572	120,584	128,900
%	60.0	60.7	61.2	53.2	53.9	54.6	69.8	70.2	70.6
Renter-Occupied	163,268	162,648	172,550	112,352	111,349	118,800	50,916	51,299	53,750
%	40.0	39.3	38.8	46.8	46.1	45.4	30.2	29.8	29.4
Vacant Units	31,413	49,788	42,600	13,278	23,118	17,550	18,135	26,670	25,050
Available Units	11,015	20,934	10,300	7,367	13,821	6,900	3,648	7,113	3,400
For Sale	2,400	5,171	2,350	1,384	2,864	1,300	1,016	2,307	1,050
Rate (%)	1.0	2.0	0.9	1.1	2.1	0.9	0.9	1.9	0.8
For Rent	8,615	15,763	7,950	5,983	10,957	5,600	2,632	4,806	2,350
Rate (%)	5.0	8.8	4.4	5.1	9.0	4.5	4.9	8.6	4.2
Other Vacant	20,398	28,854	32,300	5,911	9,297	10,650	14,487	19,557	21,650

Notes: The current date is October 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 October 1, 2022.

Table 4. Residential Building Permit Activity in the Rhode Island HMA, 2000 Through September 2022

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	12 Months Ending	
																							September 2021	September 2022
Rhode Island HMA																								
Total	2,595	2,737	3,190	2,985	3,020	3,564	3,162	2,867	1,838	985	1,039	1,076	813	1,220	964	1,423	2,143	1,964	1,942	1,650	1,944	1,947	2,249	2,422
Sales	2,302	2,302	2,303	2,247	2,235	2,373	2,419	2,122	1,178	729	775	636	725	883	823	865	1,116	1,068	1,174	1,064	1,074	1,103	1,081	1,263
Rental	293	435	887	738	785	1,191	743	745	660	256	264	440	88	337	141	558	1,027	896	768	586	870	844	1,168	1,159
Northern Rhode Island Submarket																								
Total	994	1,125	1,581	1,547	1,516	1,881	1,620	1,253	812	414	389	574	290	614	357	806	1,132	1,088	906	705	1,108	1,122	1,387	1,541
Sales	795	793	955	920	1,060	1,286	1,074	783	573	264	276	232	248	339	305	348	369	381	326	382	423	420	429	594
Rental	199	332	626	627	456	595	546	470	239	150	113	342	42	275	52	458	763	707	580	323	685	702	958	947
Southern Rhode Island Submarket																								
Total	1,601	1,612	1,609	1,438	1,504	1,683	1,542	1,614	1,026	571	650	502	523	606	607	617	1,011	876	1,036	945	836	825	862	881
Sales	1,507	1,509	1,348	1,327	1,175	1,087	1,345	1,339	605	465	499	404	477	544	518	517	747	687	848	682	651	683	652	669
Rental	94	103	261	111	329	596	197	275	421	106	151	98	46	62	89	100	264	189	188	263	185	142	210	212

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



As of October 1, 2022.

Table 5. Median Income in the Rhode Island HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	48,100	72,800	99,300	4.2	2.6
Median Household Income	41,748	54,119	74,008	2.6	2.6

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

