

**Table 1A.** Labor Force and Employment in the Rochester HMA, 1990 to 2000

|  | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 |
|--|------|------|------|------|------|------|------|------|------|------|------|
| Labor Force                                    | 62.9 | 63.8 | 64.3 | 65.4 | 65.1 | 65.0 | 66.0 | 68.3 | 71.8 | 74.4 | 72.6 |
| Resident Employment                            | 61.1 | 62.0 | 62.4 | 63.4 | 62.8 | 63.1 | 64.0 | 66.8 | 70.5 | 72.9 | 70.7 |
| Unemployment                                   | 1.7  | 1.8  | 1.9  | 2.1  | 2.3  | 1.9  | 2.0  | 1.5  | 1.2  | 1.5  | 1.9  |
| Unemployment Rate (%)                          | 2.7  | 2.9  | 2.9  | 3.1  | 3.5  | 2.9  | 3.0  | 2.2  | 1.7  | 2.0  | 2.7  |
| Total Covered Employment                       | 64.7 | 66.2 | 67.0 | 68.1 | 67.0 | 67.9 | 69.6 | 73.0 | 77.1 | 79.6 | 82.7 |
| Total Private                                  | 58.3 | 59.7 | 60.3 | 61.4 | 60.0 | 61.0 | 62.8 | 66.2 | 70.2 | 72.5 | 75.3 |
| Agriculture & Mining                           | NA   | 0.6  | 0.6  | 0.6  | 0.5  | 0.4  | 0.4  | 0.5  | 0.5  | NA   | 0.5  |
| Construction                                   | 2.2  | 2.1  | 2.3  | 2.2  | 2.2  | 2.3  | 2.5  | 2.9  | 3.1  | 3.2  | 3.5  |
| Manufacturing                                  | 12.0 | 11.9 | 11.7 | 11.8 | 10.3 | 10.2 | 10.5 | 11.8 | 13.2 | 13.1 | 12.5 |
| Transportation, Communications,<br>& Utilities | 1.9  | 2.1  | 2.1  | 2.0  | 2.1  | 2.1  | 2.0  | 2.1  | 2.4  | 2.5  | 2.6  |
| Finance, Insurance, & Real<br>Estate           | 1.7  | 1.7  | 1.7  | 1.8  | 1.9  | 2.1  | 2.3  | 2.2  | 2.3  | 2.4  | 2.5  |
| Services                                       | 26.6 | 27.9 | 28.3 | 29.1 | 28.9 | 29.4 | 30.7 | 32.0 | 33.4 | 35.5 | 37.6 |
| Trade  | 13.3 | 13.4 | 13.5 | 13.9 | 14.2 | 14.4 | 14.5 | 14.7 | 15.3 | 15.4 | 16.1 |
| Wholesale Trade                                | 1.7  | 1.8  | 2.0  | 1.8  | 2.0  | 2.1  | 2.0  | 2.0  | 2.0  | 1.9  | 1.9  |
| Retail Trade                                   | 11.6 | 11.6 | 11.5 | 12.1 | 12.2 | 12.3 | 12.5 | 12.7 | 13.3 | 13.5 | 14.3 |
| Government                                     | 6.5  | 6.5  | 6.7  | 6.7  | 7.0  | 6.9  | 6.8  | 6.8  | 7.0  | 7.1  | 7.4  |
| Federal  | 0.9  | 0.9  | 0.9  | 0.9  | 0.9  | 0.9  | 0.9  | 0.9  | 0.9  | 0.9  | 1.0  |
| State  | 0.8  | 0.8  | 0.8  | 0.8  | 0.8  | 0.8  | 0.9  | 0.9  | 0.9  | 0.9  | 1.0  |
| Local  | 4.8  | 4.8  | 4.9  | 5.0  | 5.2  | 5.1  | 4.9  | 5.0  | 5.1  | 5.2  | 5.4  |

Notes: Data are reported in thousands. Numbers may not add to totals due to rounding. NA = not available. Data are reported under Standard Industrial Classification System.

Sources: Minnesota Department of Employment and Economic Development; U.S. Bureau of Labor Statistics

**Table 1B.** Labor Force and Employment in the Rochester HMA, 2001 Through July 2006

|   | 2001 | 2002 | 2003 | 2004 | 2005 | 12 Months Ending |           |
|---|------|------|------|------|------|------------------|-----------|
|   |      |      |      |      |      | July 2006        | July 2006 |
| Labor Force                               | 74.7 | 76.9 | 78.0 | 79.5 | 80.0 | 79.8             | 79.8      |
| Resident Employment                       | 72.5 | 73.9 | 74.6 | 76.4 | 77.3 | 76.9             | 77.2      |
| Unemployment                              | 2.2  | 3.0  | 3.3  | 3.1  | 2.7  | 2.8              | 2.6       |
| Unemployment Rate (%)                     | 2.9  | 3.9  | 4.3  | 3.9  | 3.4  | 3.6              | 3.3       |
| Total Covered Employment                  | 84.8 | 85.3 | 86.5 | 87.2 | 88.6 | 87.8             | 89.7      |
| Total Private                             | 77.3 | 77.7 | 79.0 | 79.7 | 81.0 | 80.3             | 82.1      |
| Goods Producing                           | 16.1 | 15.3 | 14.5 | 14.3 | 13.5 | 13.8             | 13.6      |
| Natural Resources, Mining, & Construction | 3.8  | 4.0  | 4.0  | 4.0  | 3.8  | 3.8              | 4.0       |
| Manufacturing                             | 12.3 | 11.4 | 10.5 | 10.3 | 9.7  | 10.0             | 9.7       |
| Service Providing                         | 61.2 | 62.3 | 64.5 | 65.4 | 67.4 | 66.5             | 68.5      |
| Trade                                     | 11.5 | 11.5 | 11.5 | 11.3 | 11.9 | 11.7             | 12.0      |
| Wholesale Trade                           | 1.4  | 1.5  | 1.5  | 1.4  | 2.2  | 1.9              | 2.2       |
| Retail Trade                              | 10.0 | 10.0 | 10.0 | 9.9  | 9.8  | 9.8              | 9.8       |
| Transportation & Utilities                | 2.0  | 1.9  | 1.9  | 1.8  | 1.8  | 1.8              | 1.8       |
| Financial Activities                      | 2.3  | 2.3  | 2.3  | 2.3  | 2.3  | 2.3              | 2.3       |
| Professional & Business Services          | 5.3  | 4.8  | 4.9  | 5.0  | 5.0  | 5.0              | 4.8       |
| Education & Health Services               | 29.8 | 31.5 | 33.0 | 33.6 | 34.4 | 34.0             | 35.6      |
| Leisure & Hospitality                     | 7.1  | 7.2  | 7.4  | 7.5  | 7.9  | 7.8              | 7.9       |
| Other Services                            | 3.2  | 3.1  | 3.5  | 3.9  | 4.1  | 3.9              | 4.0       |
| Government                                | 7.5  | 7.6  | 7.5  | 7.5  | 7.6  | 7.6              | 7.6       |
| Federal                                   | 0.9  | 0.9  | 0.9  | 0.9  | 0.9  | 0.9              | 0.9       |
| State                                     | 1.0  | 1.0  | 0.9  | 0.9  | 0.9  | 0.9              | 1.0       |
| Local                                     | 5.6  | 5.7  | 5.7  | 5.7  | 5.8  | 5.7              | 5.8       |

Notes: Data are reported in thousands. Numbers may not add to totals due to rounding. Data are reported under North American Industrial Classification System. The information sector is included in the other services sector.

Sources: U.S. Bureau of Labor Statistics; Minnesota Department of Employment and Economic Development

**Table 2.** Population and Household Trends in the Rochester HMA, 1990 to August 1, 2009

|               | 1990    | 2000    | Current | Forecast | Average Annual Change |          |                 |          |                     |          |
|---------------|---------|---------|---------|----------|-----------------------|----------|-----------------|----------|---------------------|----------|
|               |         |         |         |          | 1990 to 2000          |          | 2000 to Current |          | Current to Forecast |          |
|               |         |         |         |          | Number                | Rate (%) | Number          | Rate (%) | Number              | Rate (%) |
| Population    |         |         |         |          |                       |          |                 |          |                     |          |
| Rochester HMA | 106,470 | 124,277 | 137,800 | 144,700  | 1,781                 | 1.6      | 2,135           | 1.7      | 2,300               | 1.7      |
| Households    |         |         |         |          |                       |          |                 |          |                     |          |
| Rochester HMA | 40,058  | 47,807  | 54,850  | 57,900   | 775                   | 1.8      | 1,112           | 2.2      | 1,017               | 1.9      |

Notes: Numbers may not add to totals due to rounding. Rate of change is calculated on a compound basis. Current date: August 1, 2006. Forecast date: August 1, 2009.

Sources: 1990 and 2000—U.S. Census; current and forecast—estimates by analyst

**Table 3.** Housing Inventory, Tenure, and Vacancy in the Rochester HMA, 1990, 2000, and Current

|                         | Rochester HMA |        |         |
|-------------------------|---------------|--------|---------|
|                         | 1990          | 2000   | Current |
| Total Housing Inventory | 41,603        | 49,422 | 56,832  |
| Occupied Units          | 40,058        | 47,807 | 54,864  |
| Owners                  | 29,012        | 36,304 | 42,940  |
| %                       | 72.4          | 75.9   | 78.3    |
| Renters                 | 11,046        | 11,503 | 11,924  |
| %                       | 27.6          | 24.1   | 21.7    |
| Vacant Units            | 1,545         | 1,615  | 1,968   |
| Available Units         | 902           | 725    | 872     |
| For Sale                | 317           | 258    | 478     |
| Rate (%)                | 1.1           | 0.7    | 1.1     |
| For Rent                | 585           | 467    | 394     |
| Rate (%)                | 5.0           | 3.9    | 3.2     |
| Other Vacant            | 643           | 890    | 1,096   |

*Notes: Numbers may not add to totals due to rounding. Current date: August 1, 2006.*

*Sources: 1990 and 2000—U.S. Census; current—estimates by analyst*

**Table 4.** Residential Building Permit Activity in the Rochester HMA, 1990 Through July 2006

|                         |       |       |       |      |      |      |      |      |       |       |       |       |       |       |       |       | 12 Months Ending |           |
|-------------------------|-------|-------|-------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|-----------|
| Type of Building Permit | 1990  | 1991  | 1992  | 1993 | 1994 | 1995 | 1996 | 1997 | 1998  | 1999  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | July 2005        | July 2006 |
| Rochester HMA           |       |       |       |      |      |      |      |      |       |       |       |       |       |       |       |       |                  |           |
| Total                   | 1,107 | 1,125 | 1,013 | 640  | 548  | 478  | 764  | 878  | 1,133 | 1,385 | 1,552 | 1,603 | 1,532 | 1,562 | 1,277 | 1,130 | 1,014            | 1,192     |
| Single-family           | 791   | 802   | 758   | 596  | 424  | 377  | 493  | 626  | 764   | 903   | 892   | 1,120 | 1,279 | 1,326 | 1,248 | 859   | 950              | 747       |
| Multifamily             | 316   | 323   | 255   | 44   | 124  | 101  | 271  | 252  | 369   | 482   | 660   | 483   | 253   | 236   | 29    | 271   | 64               | 445       |

Source: U.S. Census Bureau, Building Permits Survey

**Table 5.** Median Income in the Rochester HMA, 1989, 1999, and 2006

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1989               | 1999   | 2006   | 1989 to 1999              | 1999 to 2006 |
| Median Family Income    | 43,196             | 61,610 | 73,850 | 4.3                       | 2.8          |
| Median Household Income | 35,789             | 51,316 | 61,550 | 4.3                       | 2.8          |

Sources: 1989 and 1999—U.S. Census; 2006—estimate by analyst, using PD&R income adjustment factor for metropolitan statistical area for both HMA family and household incomes