

Table 1. Labor Force and Employment in the Rochester HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		August 2016	August 2017
Labor force	107.1	109.1	111.1	111.8	113.2	113.3	113.3	114.4	114.1	116.2	115.9	115.7	117.1	117.5	116.6	117.8	119.2	119.0	119.6
Resident employment	104.1	105.8	106.8	106.9	108.4	109.2	109.3	109.7	108.7	108.6	108.5	109.3	111.7	112.5	112.3	114.1	115.3	115.3	115.7
Unemployment	3.0	3.3	4.3	4.9	4.7	4.1	4.1	4.6	5.4	7.6	7.3	6.4	5.5	5.0	4.3	3.8	3.9	3.7	3.9
Unemployment rate (%)	2.8	3.0	3.9	4.4	4.2	3.6	3.6	4.0	4.7	6.6	6.3	5.6	4.7	4.2	3.7	3.2	3.2	3.1	3.2
Total nonfarm payroll jobs	104.5	106.9	107.5	107.9	109.4	111.3	112.9	113.8	112.8	110.2	108.5	109.9	113.0	114.7	114.7	116.7	118.8	118.5	119.8
Goods-producing sectors	21.5	21.4	20.6	19.4	19.5	19.4	18.9	18.2	17.1	15.2	14.6	14.8	15.1	15.0	15.1	15.2	15.1	15.2	15.2
Mining, logging, & construction	4.4	4.8	5.0	5.1	5.2	5.0	5.0	4.8	4.3	3.7	3.4	3.5	3.6	3.9	4.2	4.4	4.4	4.5	4.4
Manufacturing	17.1	16.6	15.6	14.3	14.3	14.4	13.9	13.4	12.8	11.5	11.2	11.2	11.4	11.1	10.9	10.9	10.6	10.7	10.7
Service-providing sectors	83.0	85.5	86.9	88.6	89.9	91.9	93.9	95.6	95.7	95.0	94.0	95.1	97.9	99.7	99.6	101.5	103.7	103.3	104.6
Trade	14.8	14.8	14.7	14.7	14.8	14.8	14.9	14.9	14.8	14.4	14.3	14.4	14.7	15.2	14.7	15.2	15.4	15.5	15.4
Wholesale trade	2.6	2.5	2.5	2.5	2.8	3.0	3.0	3.0	2.9	2.8	2.7	2.7	2.8	2.8	2.6	2.8	2.8	2.8	2.8
Retail trade	12.2	12.3	12.2	12.2	12.0	11.8	11.9	11.9	11.9	11.6	11.6	11.7	11.9	12.4	12.1	12.4	12.6	12.7	12.6
Transportation & utilities	2.5	2.5	2.4	2.4	2.4	2.4	2.4	2.5	2.6	2.5	2.6	2.6	2.6	2.7	2.8	2.8	2.8	2.8	2.8
Information	1.1	1.1	1.2	1.4	1.7	1.7	1.7	1.6	1.6	1.6	1.6	1.7	1.7	1.9	2.0	2.0	1.9	1.9	1.9
Financial activities	3.0	3.0	2.9	3.0	3.1	3.1	3.1	3.1	3.1	3.0	2.9	2.8	2.7	2.8	2.8	2.7	2.7	2.7	2.7
Professional & business services	6.0	6.0	5.4	5.6	5.8	5.8	6.0	5.8	5.4	4.9	4.9	5.3	5.6	5.8	5.9	5.8	5.6	5.7	5.6
Education & health services	31.7	33.7	35.6	36.5	37.1	38.4	40.0	41.8	42.6	43.4	42.8	43.5	44.9	45.4	45.1	46.1	48.2	47.5	49.0
Leisure & hospitality	8.4	8.9	8.9	9.2	9.3	9.7	9.7	9.8	9.6	9.3	9.1	9.3	9.8	10.0	10.2	10.5	10.6	10.7	10.5
Other services	3.6	3.6	3.7	3.9	4.0	3.8	3.9	3.8	3.6	3.7	3.7	3.6	3.8	3.8	3.7	3.8	3.9	3.9	4.0
Government	11.9	12.1	12.1	11.9	12.0	12.2	12.3	12.3	12.4	12.2	12.2	11.9	12.1	12.2	12.4	12.5	12.7	12.7	12.7
Federal	1.2	1.1	1.1	1.2	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0
State	1.5	1.6	1.4	1.3	1.3	1.4	1.4	1.5	1.5	1.6	1.5	1.5	1.5	1.5	1.5	1.6	1.6	1.6	1.7
Local	9.2	9.4	9.6	9.4	9.5	9.6	9.8	9.7	9.8	9.5	9.5	9.4	9.5	9.7	9.9	10.0	10.1	10.1	10.1

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through August 2017.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Rochester 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										
Rochester HMA	184,740	206,877	218,200	223,700	2,225	1.1	1,525	0.7	1,825	0.8
Households										
Rochester HMA	70,732	81,907	87,350	89,850	1,125	1.5	730	0.9	830	0.9

Notes: Rates of change are calculated on a compound basis. The current date is September 1, 2017. The forecast date is September 1, 2020.

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

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

	Rochester HMA		
	2000	2010	Current
Total housing inventory	74,038	88,171	94,100
Occupied units	70,732	81,907	87,350
Owner-occupied	55,174	63,017	64,550
%	78.0	76.9	73.9
Renter-occupied	15,558	18,890	22,800
%	22.0	23.1	26.1
Vacant units	3,306	6,264	6,775
Available units	1,233	2,868	2,575
For sale	513	1,270	850
Rate (%)	0.9	2.0	1.3
For rent	720	1,598	1,725
Rate (%)	4.4	7.8	7.0
Other vacant	2,073	3,396	4,200

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2017.

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

Table 4. Residential Building Permit Activity in the Rochester HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		August 2016	August 2017
Rochester HMA																			
Total	1,982	2,171	2,160	2,163	1,815	1,689	1,225	862	707	641	572	554	652	689	938	2,136	1,735	1,805	1,358
Single-family	1,294	1,604	1,766	1,827	1,750	1,246	934	726	543	461	388	354	533	645	621	658	742	710	790
Multifamily	688	567	394	336	65	443	291	136	164	180	184	200	119	44	317	1,478	993	1,095	568

Notes: Numbers may not add to totals because of rounding. Current includes data through August 2017.
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Rochester HMA, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	61,112	77,452	85,145	2.4	1.4
Median household income	49,831	62,465	70,078	2.3	1.7

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 2016 median household income—U.S. Census Bureau, 2009 and 2016 American Community Survey 1-year data