

As of August 1, 2022.

Table 1. Labor Force and Employment in the Rochester HMA, 2000 Through July 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 | |
|----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|-----------|
| | | | | | | | | | | | | | | | | | | | | | | | July 2021 | July 2022 |
| Labor Force | 106.6 | 109.2 | 111.6 | 112.6 | 113.7 | 113.4 | 113.4 | 114.1 | 113.6 | 115.8 | 115.9 | 116.0 | 117.2 | 117.8 | 117.3 | 119.0 | 120.2 | 122.5 | 123.8 | 126.2 | 128.2 | 124.7 | 125.8 | 126.9 |
| Resident Employment | 103.7 | 105.9 | 107.3 | 107.7 | 109.0 | 109.2 | 109.3 | 109.4 | 108.3 | 108.0 | 108.6 | 109.5 | 111.7 | 112.7 | 112.9 | 115.1 | 116.3 | 118.9 | 120.4 | 122.4 | 121.2 | 121.2 | 121.1 | 124.3 |
| Unemployment | 2.9 | 3.3 | 4.3 | 4.9 | 4.7 | 4.2 | 4.1 | 4.6 | 5.4 | 7.8 | 7.3 | 6.5 | 5.5 | 5.1 | 4.4 | 3.9 | 3.9 | 3.6 | 3.3 | 3.7 | 7.0 | 3.6 | 4.7 | 2.6 |
| Unemployment Rate (%) | 2.7 | 3.0 | 3.9 | 4.3 | 4.1 | 3.7 | 3.6 | 4.1 | 4.7 | 6.7 | 6.3 | 5.6 | 4.7 | 4.3 | 3.8 | 3.3 | 3.2 | 2.9 | 2.7 | 3.0 | 5.5 | 2.9 | 3.7 | 2.1 |
| Total Nonfarm Payroll Jobs | 104.6 | 107.0 | 107.5 | 108.1 | 109.5 | 111.4 | 112.9 | 113.8 | 112.8 | 110.2 | 108.6 | 109.9 | 113.1 | 114.9 | 114.8 | 116.8 | 119.1 | 120.9 | 122.6 | 124.1 | 118.7 | 121.8 | 120.4 | 123.9 |
| 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 | 15.5 | 16.2 | 15.4 | 14.9 | 15.0 | 15.0 |
| 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 | 4.5 | 4.6 | 4.7 | 5.1 | 5.0 | 5.1 | 5.1 | 5.3 |
| 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 | 10.6 | 10.8 | 11.1 | 10.4 | 9.7 | 9.9 | 9.7 |
| Service-Providing Sectors | 83.1 | 85.6 | 86.9 | 88.7 | 90.0 | 92.0 | 93.9 | 95.6 | 95.7 | 95.0 | 94.0 | 95.2 | 98.0 | 99.9 | 99.7 | 101.5 | 104.1 | 105.7 | 107.2 | 108.0 | 103.4 | 107.0 | 105.5 | 108.9 |
| Wholesale & Retail 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 | 15.1 | 15.2 | 14.8 | 14.1 | 14.6 | 14.6 | 14.7 |
| 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 | 2.7 | 2.9 | 2.9 | 2.7 | 2.7 | 2.7 | 2.7 |
| 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 | 12.4 | 12.3 | 11.9 | 11.4 | 11.9 | 11.9 | 12.0 |
| 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 | 2.9 | 2.8 | 2.8 | 2.8 | 2.5 | 2.5 | 2.5 | 2.5 |
| 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 | 1.7 | 1.5 | 1.3 | 1.3 | 1.3 | 1.2 |
| 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 | 2.8 | 2.8 | 2.8 | 2.8 | 2.8 | 2.8 | 2.8 |
| Professional & Business Services | 6.1 | 6.1 | 5.5 | 5.7 | 5.9 | 5.8 | 6.0 | 5.8 | 5.5 | 4.9 | 5.0 | 5.4 | 5.7 | 6.0 | 6.1 | 6.0 | 6.0 | 6.0 | 6.1 | 5.7 | 5.8 | 6.6 | 6.4 | 6.9 |
| 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 | 44.8 | 45.4 | 45.0 | 46.0 | 48.1 | 49.4 | 50.8 | 52.0 | 51.7 | 53.1 | 52.6 | 53.5 |
| 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 | 10.5 | 10.8 | 11.2 | 11.5 | 9.1 | 10.0 | 9.3 | 10.8 |
| 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 | 4.0 | 4.0 | 3.8 | 3.9 | 3.5 | 3.7 | 3.6 | 3.8 |
| 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 | 13.0 | 12.9 | 13.1 | 12.6 | 12.5 | 12.5 | 12.6 |
| 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 | 0.9 | 0.9 | 1.0 | 0.9 | 1.0 | 0.9 |
| 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 | 1.5 | 1.6 | 1.6 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.4 |
| 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 | 10.2 | 10.4 | 10.5 | 10.7 | 10.1 | 10.1 | 10.0 | 10.3 |

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

Source: U.S. Bureau of Labor Statistics



As of August 1, 2022.

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 | 228,800 | 234,300 | 2,225 | 1.1 | 1,775 | 0.8 | 1,825 | 0.8 |
| Households | | | | | | | | | | |
| Rochester HMA | 70,732 | 81,907 | 92,200 | 94,750 | 1,125 | 1.5 | 830 | 1.0 | 850 | 0.9 |

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

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



As of August 1, 2022.

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 | 98,715 |
| Occupied Units | 70,732 | 81,907 | 92,200 |
| Owner-Occupied | 55,174 | 63,017 | 67,900 |
| % | 78.0 | 76.9 | 73.6 |
| Renter-Occupied | 15,558 | 18,890 | 24,300 |
| % | 22.0 | 23.1 | 26.4 |
| Vacant Units | 3,306 | 6,264 | 6,515 |
| Available Units | 1,233 | 2,868 | 2,115 |
| For Sale | 513 | 1,270 | 690 |
| Rate (%) | 0.9 | 2.0 | 1.0 |
| For Rent | 720 | 1,598 | 1,425 |
| Rate (%) | 4.4 | 7.8 | 5.5 |
| Other Vacant | 2,073 | 3,396 | 4,400 |

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

Table 4. Residential Building Permit Activity in the Rochester HMA, 2000 Through July 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 | |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|------|-------|------------------|-----------|
| | | | | | | | | | | | | | | | | | | | | | | | July 2021 | July 2022 |
| Rochester HMA | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 1,986 | 2,171 | 2,093 | 2,163 | 1,815 | 1,689 | 1,199 | 862 | 707 | 615 | 532 | 384 | 595 | 724 | 867 | 1,811 | 1,737 | 1,469 | 1,816 | 1,111 | 906 | 1,135 | 423 | 1,635 |
| Sales | 1,359 | 1,696 | 1,818 | 1,983 | 1,780 | 1,259 | 939 | 727 | 546 | 464 | 390 | 354 | 533 | 646 | 628 | 661 | 749 | 820 | 695 | 618 | 648 | 724 | 370 | 571 |
| Rental | 627 | 475 | 275 | 180 | 35 | 430 | 260 | 135 | 161 | 151 | 142 | 30 | 62 | 78 | 239 | 1,150 | 988 | 649 | 1,121 | 493 | 258 | 411 | 53 | 1,064 |

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



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

| | Median Income (\$) | | | Average Annual Change (%) | |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
| | 1999 | 2009 | 2021 | 1999 to 2009 | 2009 to 2021 |
| Median Family Income | 62,800 | 77,800 | 99,700 | 2.2 | 2.1 |
| Median Household Income | 49,831 | 62,465 | 80,434 | 2.3 | 2.1 |

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

