

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	12 Months Ending	
															March 2013	March 2014
Labor force	534.5	533.6	532.3	530.2	531.6	535.5	532.3	529.0	533.4	530.0	527.3	524.0	525.4	522.8	525.6	520.9
Resident employment	515.1	511.0	503.1	500.4	503.5	510.4	508.0	504.8	503.8	487.5	484.2	483.7	483.7	485.6	484.2	485.6
Unemployment	19.3	22.5	29.3	29.8	28.1	25.1	24.3	24.2	29.6	42.5	43.1	40.4	41.7	37.2	41.4	35.4
Unemployment rate (%)	3.6	4.2	5.5	5.6	5.3	4.7	4.6	4.6	5.6	8.0	8.2	7.7	7.9	7.1	7.9	6.8
Total nonfarm payroll jobs	529.8	525.1	512.1	508.7	510.4	514.0	512.0	513.8	515.2	501.6	502.1	509.0	512.6	514.5	513.0	514.9
Goods-producing sectors	121.5	115.5	105.8	100.3	97.7	96.5	95.0	92.1	89.0	80.4	77.3	78.3	78.2	77.0	77.9	76.5
Mining, logging, & construction	18.9	19.4	17.9	17.6	18.5	18.7	18.3	18.9	19.4	17.8	17.5	17.9	18.5	18.6	18.6	18.3
Manufacturing	102.7	96.1	87.9	82.7	79.1	77.9	76.7	73.3	69.6	62.7	59.9	60.5	59.7	58.4	59.3	58.3
Service-providing sectors	408.3	409.6	406.3	408.5	412.7	417.5	416.9	421.7	426.2	421.1	424.8	430.7	434.4	437.5	435.1	438.3
Trade	78.4	77.8	76.0	74.7	74.3	74.6	73.7	74.4	73.7	70.7	71.1	71.6	72.2	71.7	72.1	71.5
Wholesale trade	18.6	18.6	17.8	17.2	17.3	17.4	17.5	17.7	17.5	16.7	16.3	16.5	17.0	17.3	17.1	17.3
Retail trade	59.8	59.2	58.2	57.5	57.0	57.2	56.2	56.7	56.2	54.0	54.8	55.1	55.2	54.4	55.0	54.2
Transportation & utilities	10.8	10.3	9.3	9.3	9.9	10.3	10.5	10.4	10.5	9.9	9.8	9.8	9.7	9.7	9.7	9.7
Information	11.7	13.1	12.8	12.3	12.1	11.7	11.0	10.6	10.4	9.9	9.4	9.1	8.8	8.6	8.9	8.5
Financial activities	21.6	21.6	21.1	21.7	22.0	21.8	21.8	21.7	21.4	20.7	20.4	20.9	21.5	21.4	21.4	21.5
Professional & business services	61.0	60.2	57.6	57.8	58.1	60.2	61.0	62.0	63.4	60.4	61.2	63.9	65.8	66.1	65.9	66.1
Education & health services	89.6	91.0	92.1	94.3	97.6	99.2	101.2	103.3	106.2	108.5	111.0	112.6	113.7	116.0	114.3	116.7
Leisure & hospitality	39.8	38.3	38.3	38.6	39.2	39.4	39.4	40.2	40.5	40.4	41.2	42.1	42.6	44.1	42.9	44.5
Other services	17.5	17.4	18.2	18.8	18.9	19.1	19.0	19.3	19.5	19.6	19.7	20.3	20.8	20.9	20.7	20.9
Government	77.9	79.9	80.8	80.9	80.5	81.3	79.3	79.8	80.6	81.0	81.1	80.4	79.4	79.0	79.2	78.9
Federal	5.3	4.9	4.7	4.8	4.6	4.7	4.6	4.6	4.6	4.7	4.9	4.5	4.4	4.5	4.5	4.4
State	13.1	13.4	13.9	13.6	13.3	13.2	12.6	12.9	12.6	12.8	12.9	13.5	13.2	12.9	13.1	12.9
Local	59.6	61.6	62.1	62.5	62.5	63.4	62.1	62.3	63.4	63.6	63.3	62.4	61.8	61.6	61.7	61.6

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through March 2014.

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	1,037,831	1,054,323	1,059,000	1,063,000	1,650	0.2	1,175	0.1	1,325	0.1
Monroe County submarket	735,343	744,344	750,800	755,900	900	0.1	1,625	0.2	1,700	0.2
Remainder submarket	302,488	309,979	308,200	307,500	750	0.2	- 440	- 0.1	- 230	- 0.1
Households										
Rochester HMA	397,303	420,554	423,500	425,900	2,325	0.6	740	0.2	800	0.2
Monroe County submarket	286,512	300,422	303,800	306,300	1,400	0.5	840	0.3	830	0.3
Remainder submarket	110,791	120,132	119,750	119,700	930	0.8	- 95	- 0.1	- 15	0.0

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is April 1, 2014. The forecast date is April 1, 2017.

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			Monroe County Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	427,172	455,397	459,700	304,388	320,593	323,200	122,784	134,804	136,500
Occupied units	397,303	420,554	423,500	286,512	300,422	303,800	110,791	120,132	119,750
Owners	269,879	282,672	282,300	186,426	193,125	193,400	83,453	89,547	88,900
%	67.9	67.2	66.7	65.1	64.3	63.7	75.3	74.5	74.2
Renters	127,424	137,882	141,200	100,086	107,297	110,400	27,338	30,585	30,850
%	32.1	32.8	33.3	34.9	35.7	36.3	24.7	25.5	25.8
Vacant units	29,869	34,843	36,150	17,876	20,171	19,350	11,993	14,672	16,750
Available units	14,593	15,990	16,450	10,801	12,000	11,100	3,792	3,990	5,375
For sale	3,959	4,062	4,800	2,599	2,552	2,150	1,360	1,510	2,650
Rate (%)	1.4	1.4	1.7	1.4	1.3	1.1	1.6	1.7	2.9
For rent	10,634	11,928	11,650	8,202	9,448	8,950	2,432	2,480	2,725
Rate (%)	7.7	8.0	7.6	7.6	8.1	7.5	8.2	7.5	8.1
Other vacant	15,276	18,853	19,700	7,075	8,171	8,275	8,201	10,682	11,400

Notes: Numbers may not add to totals because of rounding. The current date is April 1, 2014.

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	12 Months Ending	
															March 2013	March 2014
Rochester HMA																
Total	3,285	3,004	2,991	3,469	3,065	2,762	2,424	2,213	1,946	1,841	1,449	1,568	1,600	1,905	1,223	1,103
Single-family	2,420	2,405	2,458	2,624	2,401	2,255	1,961	1,611	1,444	1,157	1,129	1,049	1,184	1,043	852	777
Multifamily	865	599	533	845	664	507	463	602	502	684	320	519	416	862	371	326
Monroe County submarket																
Total	2,160	2,008	2,064	2,401	2,009	1,743	1,532	1,465	1,055	1,242	872	1,027	1,052	1,264	918	838
Single-family	1,595	1,493	1,575	1,732	1,438	1,395	1,211	950	833	681	619	634	790	648	686	605
Multifamily	565	515	489	669	571	348	321	515	222	561	253	393	262	616	232	233
Remainder submarket																
Total	1,125	996	927	1,068	1,056	1,019	892	748	891	599	577	541	548	641	305	265
Single-family	825	912	883	892	963	860	750	661	611	476	510	415	394	395	166	172
Multifamily	300	84	44	176	93	159	142	87	280	123	67	126	154	246	139	93

Notes: Numbers may not add to totals because of rounding. Current includes data through March 2014.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Rochester HMA, 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	50,600	54,056	68,700	0.7	8.3
Median household income	NA	64,661	64,306	NA	- 0.2

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data