

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	12 Months Ending	
																December 2015	December 2016
Labor force	543.3	541.2	545.2	543.3	543.4	548.0	546.4	541.6	548.6	544.8	546.2	538.9	541.5	536.6	525.4	525.6	522.0
Resident employment	523.4	518.6	515.8	513.3	514.8	522.7	522.3	517.3	518.2	501.8	502.0	497.3	498.5	498.9	494.8	498.3	497.6
Unemployment	19.9	22.6	29.5	30.1	28.6	25.3	24.2	24.3	30.4	42.9	44.2	41.6	43.0	37.7	30.6	27.4	24.4
Unemployment rate (%)	3.7	4.2	5.4	5.5	5.3	4.6	4.4	4.5	5.5	7.9	8.1	7.7	7.9	7.0	5.8	5.2	4.7
Total nonfarm payroll jobs	535.9	531.1	518.6	515.4	517.1	520.9	518.8	520.7	522.2	508.6	509.3	516.1	519.7	521.8	524.4	526.6	526.2
Goods-producing sectors	122.8	116.8	107.1	101.6	99.0	97.9	96.3	93.4	90.3	81.6	78.5	79.6	79.5	78.4	78.6	78.9	78.5
Mining, logging, & construction	19.1	19.7	18.2	17.9	18.8	18.9	18.6	19.1	19.6	18.0	17.7	18.2	18.8	19.2	19.6	19.9	20.2
Manufacturing	103.7	97.1	88.9	83.7	80.2	78.9	77.7	74.3	70.6	63.6	60.8	61.4	60.6	59.3	58.9	59.1	58.4
Service-providing sectors	413.0	414.3	411.5	413.8	418.1	423.1	422.5	427.3	431.9	427.0	430.8	436.6	440.3	443.4	445.9	447.7	447.6
Trade	79.2	78.6	76.9	75.5	75.1	75.4	74.5	75.2	74.5	71.5	71.9	72.4	72.9	72.4	72.3	72.3	71.7
Wholesale trade	18.6	18.6	17.9	17.3	17.4	17.5	17.6	17.8	17.6	16.8	16.4	16.6	17.0	17.2	17.3	17.1	16.7
Retail trade	60.6	60.0	59.0	58.2	57.7	57.9	56.9	57.4	56.9	54.7	55.5	55.8	55.9	55.2	55.0	55.2	54.9
Transportation & utilities	11.0	10.5	9.5	9.5	10.1	10.5	10.7	10.6	10.7	10.1	10.0	10.0	10.0	10.1	10.3	10.4	10.4
Information	11.8	13.2	12.9	12.4	12.2	11.8	11.1	10.7	10.5	10.0	9.5	9.1	8.8	8.8	8.9	9.0	9.0
Financial activities	21.8	21.8	21.3	21.9	22.2	22.0	22.0	21.9	21.6	20.9	20.6	21.1	21.7	21.5	21.6	21.6	21.8
Professional & business services	61.2	60.3	57.7	57.9	58.2	60.3	61.1	62.1	63.5	60.6	61.4	64.1	66.0	66.5	66.3	67.5	65.4
Education & health services	90.8	92.3	93.9	96.1	99.5	101.0	103.1	105.3	108.3	110.6	113.1	114.8	115.9	118.5	121.7	122.2	123.7
Leisure & hospitality	40.3	38.9	38.9	39.3	39.9	40.0	40.1	40.8	41.1	41.0	41.8	42.6	43.2	44.6	44.8	44.9	45.5
Other services	17.8	17.7	18.5	19.1	19.2	19.5	19.3	19.6	19.9	20.0	20.0	20.7	21.1	21.1	21.1	21.1	21.3
Government	79.1	81.0	81.9	82.2	81.8	82.6	80.6	81.1	81.9	82.4	82.5	81.7	80.6	80.0	78.9	78.8	78.6
Federal	5.3	4.9	4.7	4.9	4.7	4.8	4.7	4.7	4.7	4.7	5.0	4.6	4.5	4.5	4.6	4.7	4.8
State	13.1	13.4	13.9	13.6	13.3	13.2	12.6	12.9	12.6	12.8	13.0	13.5	13.2	12.7	11.9	11.7	11.8
Local	60.7	62.7	63.3	63.7	63.8	64.7	63.3	63.6	64.6	64.8	64.5	63.7	62.9	62.7	62.4	62.4	62.0

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through December 2016.

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	1,062,452	1,079,671	1,081,000	1,083,000	1,725	0.2	200	0.0	670	0.1
Households										
Rochester HMA	406,332	430,071	437,200	440,500	2,375	0.6	1,050	0.2	1,100	0.3

Notes: Rates of change are calculated on a compound basis. The current date is January 1, 2017. The forecast date is January 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	439,236	468,888	480,700
Occupied units	406,332	430,071	437,200
Owner-occupied	276,839	289,865	289,600
%	68.1	67.4	66.2
Renter-occupied	129,493	140,206	147,600
%	31.9	32.6	33.8
Vacant units	32,904	38,817	43,550
Available units	14,940	16,303	17,500
For sale	4,111	4,199	5,900
Rate (%)	1.5	1.4	2.0
For rent	10,829	12,104	11,600
Rate (%)	7.7	7.9	7.3
Other vacant	17,964	22,514	26,000

Notes: Numbers may not add to totals because of rounding. The current date is January 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	12 Months Ending	
																December 2015	December 2016
Rochester HMA																	
Total	3,754	3,116	3,095	3,612	3,313	2,904	2,512	2,131	2,120	1,960	1,799	1,736	1,683	1,467	1,791	2,605	2,000
Single-family	2,486	2,464	2,525	2,699	2,486	2,327	2,028	1,671	1,496	1,213	1,173	1,080	1,230	1,106	1,269	1,333	1,282
Multifamily	1,268	652	570	913	827	577	484	460	624	747	626	656	453	361	522	1,272	718

Notes: Numbers may not add to totals because of rounding. Current includes data through December 2016.

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

Table 5. Median Income in the Rochester HMA, 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	54,100	66,500	67,700	2.1	0.3
Median household income	43,913	50,346	53,667	1.4	1.1

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 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data