

As of July 1, 2021.

**Table 1. Labor Force and Employment in the Rochester HMA, 2000 Through June 2021**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					June 2020	June 2021
Labor Force	544.6	541.4	545.4	543.0	542.0	547.7	546.7	540.6	544.4	545.0	546.6	539.6	541.2	538.5	523.7	524.8	523.0	519.7	520.5	520.0	516.8	517.8
Resident Employment	525.0	518.7	515.4	512.4	513.2	522.3	522.3	516.7	514.6	501.3	501.6	497.6	497.6	499.6	492.9	497.8	497.9	494.3	498.5	499.4	487.5	479.9
Unemployment	19.7	22.7	30.0	30.6	28.9	25.4	24.3	23.9	29.8	43.7	45.0	42.0	43.6	38.8	30.8	27.0	25.1	25.4	22.0	20.6	29.3	37.9
Unemployment Rate (%)	3.6	4.2	5.5	5.6	5.3	4.6	4.4	4.4	5.5	8.0	8.2	7.8	8.1	7.2	5.9	5.1	4.8	4.9	4.2	4.0	5.7	7.3
Total Nonfarm Payroll Jobs	535.4	530.6	518.1	514.8	516.6	520.3	518.1	520.1	521.5	507.9	508.5	515.3	518.9	521.0	523.5	528.4	533.5	535.1	539.7	539.7	523.3	491.9
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	79.0	78.5	77.9	78.5	79.4	77.6	76.9
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	20.0	20.4	21.1	21.9	22.6	21.7	22.3
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	58.1	56.8	56.7	56.9	55.9	54.5
Service-Providing Sectors	412.5	413.8	411.0	413.3	417.6	422.5	421.8	426.7	431.3	426.3	430.0	435.8	439.5	442.6	445.0	449.4	454.9	457.3	461.2	460.3	445.7	415.1
Wholesale & Retail 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	72.7	73.2	72.9	72.6	70.3	67.6	66.3
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	17.2	17.3	17.3	17.4	17.1	16.8	15.9
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	55.5	55.9	55.6	55.2	53.2	50.8	50.4
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	10.5	10.7	11.1	11.5	12.2	12.3	12.9
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	8.5	8.3	8.3	8.4	8.6	8.1	8.1	7.8	7.4	6.4
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	21.9	22.4	21.8	22.2	22.4	22.2	21.5
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	66.4	67.0	67.0	69.1	69.1	69.3	69.8	69.0	66.7	61.3
Education & Health Services	90.3	91.7	93.3	95.4	98.8	100.3	102.3	104.4	107.4	109.6	112.1	113.7	114.8	117.4	120.5	121.7	125.4	128.4	131.0	133.0	130.9	121.7
Leisure & Hospitality	41.3	40.1	40.1	40.5	41.1	41.3	41.4	42.4	42.7	42.8	43.5	44.4	45.0	46.5	46.6	47.0	47.7	47.5	47.3	46.9	42.3	35.7
Other Services	16.7	16.5	17.4	17.9	18.0	18.2	18.0	18.1	18.2	18.2	18.3	18.8	19.3	19.2	19.3	19.2	19.2	19.2	19.1	19.1	17.9	16.0
Government	79.1	81.1	82.0	82.3	82.0	82.8	80.8	81.3	82.2	82.6	82.8	82.0	81.0	80.3	79.2	79.0	78.9	79.1	79.6	79.7	78.4	73.3
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	4.7	4.5	4.5	4.5	4.5	4.6
State	13.2	13.5	14.0	13.7	13.5	13.4	12.8	13.1	12.9	13.1	13.2	13.8	13.6	13.1	12.3	12.2	12.4	12.5	12.5	12.5	12.4	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	62.2	61.8	62.1	62.6	62.7	61.5	56.8

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

Source: U.S. Bureau of Labor Statistics



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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	1,066,000	1,063,000	1,725	0.2	-1,200	-0.1	-1,225	-0.1
Households										
Rochester HMA	406,332	430,071	445,000	449,300	2,375	0.6	1,325	0.3	1,425	0.3

Notes: The current date is July 1, 2021. The forecast date is July 1, 2024.  
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of July 1, 2021.

**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	487,300
Occupied Units	406,332	430,071	444,900
Owner-Occupied	276,839	289,865	290,300
%	68.1	67.4	65.3
Renter-Occupied	129,493	140,206	154,600
%	31.9	32.6	34.7
Vacant Units	32,904	38,817	42,400
Available Units	14,940	16,303	14,625
For Sale	4,111	4,199	2,975
Rate (%)	1.5	1.4	1.0
For Rent	10,829	12,104	11,650
Rate (%)	7.7	7.9	7.0
Other Vacant	17,964	22,514	27,800

Note: The current date is July 1, 2021.

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



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**Table 4. Residential Building Permit Activity in the Rochester HMA, 2000 Through June 2021**

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	12 Months Ending	
																						June 2020	June 2021
Rochester HMA																							
Total	3,351	3,470	3,164	3,697	3,270	2,862	2,855	2,400	2,450	2,081	1,583	1,956	2,046	2,355	2,291	3,352	2,957	2,428	2,806	2,421	2,642	2,500	2,475
Sales	2,498	2,498	2,566	2,736	2,534	2,379	2,047	1,686	1,579	1,231	1,199	1,282	1,243	1,126	1,288	1,582	1,344	1,195	1,187	1,140	1,175	970	1,225
Rental	853	972	598	961	736	483	808	714	871	850	384	674	803	1,229	1,003	1,770	1,613	1,233	1,619	1,281	1,467	1,525	1,250

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 preliminary data and estimates by the analyst



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**Table 5. Median Income in the Rochester HMA, 1999, 2009, and 2019**

	Median Income (\$)		
	1999	2009	2019
Median Family Income	NA	NA	79,628
Median Household Income	NA	NA	62,104

NA = not available.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey, 1-year data

