

As of December 1, 2023.

**Table 1. Labor Force and Employment in the Rochester HMA, 2010 Through November 2023**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														November 2022	November 2023
Labor Force	546.6	539.6	541.2	538.5	523.7	524.8	523.0	529.9	532.7	534.4	527.4	521.7	523.8	523.9	527.3
Resident Employment	501.6	497.6	497.6	499.6	492.9	497.8	497.9	504.0	510.3	513.3	486.1	495.9	506.2	506.3	509.8
Unemployment	45.0	42.0	43.6	38.8	30.8	27.0	25.1	25.9	22.4	21.1	41.3	25.9	17.6	17.6	17.5
Unemployment Rate (%)	8.2	7.8	8.1	7.2	5.9	5.1	4.8	4.9	4.2	3.9	7.8	5.0	3.4	3.4	3.3
Total Nonfarm Payroll Jobs	508.5	515.3	518.9	521.0	523.5	528.4	533.5	535.1	539.7	539.7	492.8	504.4	520.0	519.5	524.9
Goods-Producing Sectors	78.5	79.6	79.5	78.4	78.6	79.0	78.5	77.9	78.5	79.4	75.0	76.0	79.0	78.8	79.0
Mining, Logging, & Construction	17.7	18.2	18.8	19.2	19.6	20.0	20.4	21.1	21.9	22.6	21.0	22.1	23.6	23.5	23.4
Manufacturing	60.8	61.4	60.6	59.3	58.9	59.1	58.1	56.8	56.7	56.9	54.0	53.9	55.3	55.2	55.6
Service-Providing Sectors	430.0	435.8	439.5	442.6	445.0	449.4	454.9	457.3	461.2	460.3	417.8	428.4	441.1	440.7	445.8
Wholesale & Retail Trade	71.9	72.4	72.9	72.4	72.3	72.7	73.2	72.9	72.6	70.3	65.1	67.0	67.5	67.6	67.7
Wholesale Trade	16.4	16.6	17.0	17.2	17.3	17.2	17.3	17.3	17.4	17.1	16.0	15.7	15.8	15.8	16.2
Retail Trade	55.5	55.8	55.9	55.2	55.0	55.5	55.9	55.6	55.2	53.2	49.1	51.3	51.7	51.8	51.5
Transportation & Utilities	10.0	10.0	10.0	10.1	10.3	10.5	10.7	11.1	11.5	12.2	12.1	13.3	14.1	14.1	14.1
Information	9.5	9.1	8.5	8.3	8.3	8.4	8.6	8.1	8.1	7.8	6.6	6.3	6.2	6.2	5.9
Financial Activities	20.6	21.1	21.7	21.5	21.6	21.9	22.4	21.8	22.2	22.4	21.7	22.0	22.7	22.7	22.8
Professional & Business Services	61.4	64.1	66.4	67.0	67.0	69.1	69.1	69.3	69.8	69.0	62.5	63.1	66.1	66.1	64.5
Education & Health Services	112.1	113.7	114.8	117.4	120.5	121.7	125.4	128.4	131.0	133.0	125.2	126.2	128.6	128.4	133.2
Leisure & Hospitality	43.5	44.4	45.0	46.5	46.6	47.0	47.7	47.5	47.3	46.9	34.3	39.7	43.8	43.6	43.8
Other Services	18.3	18.8	19.3	19.2	19.3	19.2	19.2	19.2	19.1	19.1	16.4	17.0	17.7	17.7	18.2
Government	82.8	82.0	81.0	80.3	79.2	79.0	78.9	79.1	79.6	79.7	73.9	73.8	74.3	74.3	75.6
Federal	5.0	4.6	4.5	4.5	4.6	4.7	4.7	4.5	4.5	4.5	4.7	4.4	4.4	4.4	4.4
State	13.2	13.8	13.6	13.1	12.3	12.2	12.4	12.5	12.5	12.5	12.2	11.8	11.7	11.7	11.4
Local	64.5	63.7	62.9	62.7	62.4	62.2	61.8	62.1	62.6	62.7	57.0	57.6	58.2	58.2	59.8

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, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Rochester HMA	1,079,671	1,090,135	1,079,000	1,076,000	1,050	0.1	-3,000	-0.3	-990	-0.1
Households										
Rochester HMA	430,071	450,845	455,000	460,600	2,075	0.5	1,125	0.3	1,875	0.4

Notes: The current date is December 1, 2023. The forecast date is December 1, 2026.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of December 1, 2023.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Rochester HMA, 2010, 2020, and Current**

	Rochester HMA		
	2010	2020	Current
Total Housing Inventory	468,888	489,463	495,600
Occupied Units	430,071	450,845	455,000
Owner-Occupied	289,865	292,177	291,200
%	67.4	64.8	64.0
Renter-Occupied	140,206	158,668	163,800
%	32.6	35.2	36.0
Vacant Units	38,817	38,618	40,600
Available Units	16,303	14,434	15,100
For Sale	4,199	2,917	2,950
Rate (%)	1.4	1.0	1.0
For Rent	12,104	11,517	12,150
Rate (%)	7.9	6.8	6.9
Other Vacant	22,514	24,184	25,500

Notes: The current date is December 1, 2023. 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 U.S. Census Bureau. Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



As of December 1, 2023.

**Table 4. Residential Building Permit Activity in the Rochester HMA, 2010 Through November 2023**

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														November 2022	November 2023
Rochester HMA															
Total	2,243	3,106	2,496	3,005	2,341	3,952	3,467	2,278	3,276	2,131	2,842	2,724	3,026	3,001	2,518
Sales	1,200	1,235	1,243	1,127	1,288	1,537	1,344	1,195	1,183	1,141	1,245	1,209	1,229	1,227	989
Rental	1,043	1,871	1,253	1,878	1,053	2,415	2,123	1,083	2,093	990	1,597	1,515	1,797	1,774	1,529

Sources: U.S. Census Bureau, Building Permits Survey; 2010–22—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



**Table 5. Median Income in the Rochester HMA, 2009, 2019, and 2022**

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	66,500	75,700	91,500	1.3	6.5
Median Household Income	50,346	62,104	69,580	2.1	3.9

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data