

As of November 1, 2018.

Table 1. Labor Force and Employment in the Salem HMA, 2000 Through October 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			October 2017	October 2018
Labor Force	178.6	178.3	180.3	182.8	182.9	183.4	186.9	190.2	195.1	198.3	191.7	190.9	185.8	182.0	184.5	189.2	195.9	202.0	200.9	201.9
Resident Employment	169.0	167.1	167.5	168.6	169.4	171.8	176.6	180.2	182.5	176.9	170.9	171.3	167.6	166.2	171.1	178.0	186.0	193.3	192.1	193.5
Unemployment	9.6	11.2	12.7	14.2	13.5	11.6	10.3	10.1	12.5	21.4	20.9	19.6	18.2	15.8	13.4	11.2	9.9	8.7	8.7	8.4
Unemployment Rate (%)	5.3	6.3	7.1	7.7	7.4	6.3	5.5	5.3	6.4	10.8	10.9	10.3	9.8	8.7	7.3	5.9	5.0	4.3	4.4	4.1
Total Nonfarm Payroll Jobs	140.7	139.3	139.3	139.9	143.3	146.8	149.9	152.5	152.7	145.8	143.6	141.7	141.9	145.1	150.5	155.8	161.2	163.9	163.6	166.4
Goods-Producing Sectors	25.1	23.2	22.2	21.8	23.2	24.2	26.0	26.1	24.1	20.1	19.0	18.7	18.5	19.4	20.7	22.4	23.3	24.1	23.9	25.2
Mining, Logging, & Construction	9.0	8.2	8.0	7.8	8.6	9.3	10.6	11.2	10.2	7.8	7.2	7.1	7.1	7.6	8.5	9.4	10.1	10.8	10.6	11.5
Manufacturing	16.2	15.1	14.3	14.0	14.6	14.9	15.5	14.8	14.0	12.3	11.8	11.6	11.5	11.8	12.2	13.0	13.2	13.3	13.3	13.8
Service-Providing Sectors	115.6	116.1	117.1	118.1	120.1	122.6	123.9	126.4	128.5	125.7	124.6	123.0	123.4	125.7	129.8	133.5	137.9	139.8	139.7	141.2
Wholesale & Retail Trade	19.7	19.2	19.4	20.3	20.7	21.6	22.2	22.4	22.0	20.3	20.0	20.1	20.2	20.6	21.4	22.1	22.7	23.0	23.0	23.3
Wholesale Trade	3.5	3.5	3.5	3.9	3.8	4.0	4.1	4.1	4.1	3.7	3.6	3.7	3.6	3.6	3.8	3.9	4.0	4.1	4.1	4.0
Retail Trade	16.2	15.7	15.9	16.4	16.9	17.6	18.1	18.3	17.9	16.6	16.4	16.4	16.6	17.0	17.6	18.2	18.7	18.9	18.9	19.2
Transportation & Utilities	3.2	3.2	3.3	3.4	3.5	3.7	3.8	4.0	4.1	3.9	3.8	4.0	4.2	4.3	4.4	4.5	4.7	5.0	4.9	5.1
Information	1.9	1.9	1.7	1.6	1.6	1.5	1.5	1.5	1.4	1.3	1.2	1.1	1.1	1.0	1.0	1.0	1.2	1.2	1.2	1.2
Financial Activities	6.8	7.0	6.7	6.9	7.1	7.3	7.4	7.5	7.6	7.2	7.1	7.2	7.1	7.1	7.1	6.8	7.0	7.0	7.0	7.1
Professional & Business Services	10.5	10.1	11.2	11.6	12.2	12.9	12.8	13.4	13.1	12.1	11.4	11.0	11.6	12.2	12.8	13.1	13.9	14.2	14.1	14.6
Education & Health Services	16.7	17.2	17.5	17.8	18.2	18.5	18.9	19.4	20.2	20.8	21.2	21.7	22.1	22.6	23.6	24.6	25.5	26.0	26.0	27.5
Leisure & Hospitality	11.4	11.8	11.8	12.0	12.0	12.1	12.3	12.5	12.7	12.2	11.9	12.1	12.4	13.0	13.6	14.3	14.7	15.2	15.1	15.9
Other Services	5.2	5.2	5.3	5.2	5.1	5.1	5.3	5.3	5.4	5.3	5.3	5.1	5.1	5.0	5.1	5.2	5.4	5.4	5.4	5.5
Government	40.2	40.5	40.2	39.3	39.7	40.0	39.8	40.5	42.2	42.6	42.7	40.9	39.8	39.8	40.8	41.7	42.8	42.9	43.0	41.1
Federal	1.7	1.5	1.6	1.6	1.5	1.6	1.6	1.6	1.6	1.6	1.8	1.5	1.5	1.4	1.3	1.3	1.4	1.4	1.4	1.4
State	20.6	20.7	20.6	20.0	20.2	20.1	19.9	20.2	20.9	21.3	21.5	21.3	20.6	21.0	21.8	21.8	21.4	21.3	21.4	19.9
Local	17.8	18.2	18.1	17.7	17.9	18.4	18.3	18.7	19.6	19.7	19.3	18.2	17.7	17.4	17.7	18.6	20.0	20.2	20.2	19.9

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

Source: U.S. Bureau of Labor Statistics



As of November 1, 2018.

Table 2. Population and Household Trends in the Salem 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										
Salem HMA	347,214	390,738	427,200	441,200	4,350	1.2	4,250	1.0	4,650	1.1
Households										
Salem HMA	124,699	141,245	152,300	156,700	1,650	1.3	1,300	0.9	1,475	1.0

Notes: The current date is November 1, 2018. The forecast date is November 1, 2021.

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



As of November 1, 2018.

Table 3. Housing Inventory, Tenure, and Vacancy in the Salem HMA, 2000, 2010, and Current

	Salem HMA		
	2000	2010	Current
Total Housing Inventory	132,635	151,250	159,500
Occupied Units	124,699	141,245	152,250
Owner-Occupied	79,746	87,643	90,050
%	64.0	62.1	59.1
Renter-Occupied	44,953	53,602	62,200
%	36.0	37.9	40.9
Vacant Units	7,936	10,005	7,200
Available Units	5,274	6,177	3,700
For Sale	2,011	2,153	1,650
Rate (%)	2.5	2.4	1.8
For Rent	3,263	4,024	2,050
Rate (%)	6.8	7.0	3.2
Other Vacant	2,662	3,828	3,500

Note: The current date is November 1, 2018.

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



As of November 1, 2018.

Table 4. Residential Building Permit Activity in the Salem HMA, 2000 Through October 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			October 2017	October 2018
Salem HMA																				
Total	1,684	1,790	1,960	1,979	2,560	2,438	2,368	1,791	1,055	835	699	431	721	1,040	1,034	1,297	1,478	1,555	1,210	1,017
Sales	1,378	1,278	1,575	1,596	1,997	2,110	1,758	1,420	654	516	472	320	402	648	717	809	824	804	497	739
Rental	306	512	385	383	563	328	610	371	401	319	227	111	319	392	317	488	654	751	713	278

Note: 12-month ending data is preliminary and subject to revisions.

Sources: Census Bureau, with adjustments by the analyst



As of November 1, 2018.

Table 5. Median Income in the Salem HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	43,200	58,200	58,400	3.0	0.0
Median Household Income	47,009	44,915	56,163	-0.5	2.8

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 2017 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2017

