

As of May 1, 2022.

Table 1. Labor Force and Employment in the Salisbury HMA, 2000 Through April 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						April 2021	April 2022
Labor Force	162.0	166.8	170.7	169.9	174.2	181.6	185.1	184.5	187.0	184.7	177.5	178.8	179.4	178.0	179.6	182.3	185.1	189.7	192.2	195.2	191.2	191.3	196.2
Resident Employment	154.9	158.9	162.2	161.4	165.7	172.8	177.0	176.6	176.3	167.8	159.7	161.8	163.6	163.2	166.7	170.8	174.7	179.5	183.2	186.5	176.0	177.2	185.9
Unemployment	7.1	7.9	8.5	8.5	8.5	8.7	8.1	7.9	10.7	16.9	17.8	17.0	15.7	14.8	12.9	11.5	10.4	10.2	9.0	8.8	15.2	14.1	10.3
Unemployment Rate (%)	4.4	4.7	5.0	5.0	4.9	4.8	4.4	4.3	5.7	9.1	10.0	9.5	8.8	8.3	7.2	6.3	5.6	5.4	4.7	4.5	7.9	7.3	5.3
Total Nonfarm Payroll Jobs	134.0	135.8	138.0	137.9	142.4	148.1	151.6	151.6	150.1	145.6	144.5	144.2	145.5	147.4	150.2	154.1	157.0	159.5	162.4	164.6	153.4	154.3	162.3
Goods-Producing Sectors	27.6	27.1	26.3	26.4	27.6	29.1	29.4	27.9	26.0	22.9	21.6	21.4	21.1	21.2	21.8	21.9	22.0	22.5	23.5	24.0	23.1	23.0	23.2
Mining, Logging, & Construction	9.7	9.7	9.6	10.3	11.4	12.5	12.8	11.5	10.1	8.0	7.4	7.2	6.9	7.3	7.5	7.9	8.2	8.6	9.1	9.4	9.4	9.5	9.7
Manufacturing	17.8	17.4	16.7	16.0	16.2	16.6	16.6	16.3	15.9	14.9	14.2	14.2	14.2	13.9	14.3	14.1	13.8	13.9	14.5	14.6	13.8	13.6	13.5
Service-Providing Sectors	106.5	108.7	111.7	111.5	114.8	119.0	122.2	123.8	124.2	122.7	122.9	122.8	124.4	126.2	128.4	132.1	135.0	137.0	138.9	140.6	130.3	131.2	139.1
Wholesale & Retail Trade	25.4	25.1	25.7	25.5	25.9	26.7	26.9	27.4	27.0	25.9	25.6	25.8	25.9	26.5	26.9	27.1	27.3	27.6	27.8	27.4	26.1	26.4	28.0
Wholesale Trade	4.1	4.0	4.0	4.0	4.2	4.3	4.3	4.3	4.3	4.1	4.0	4.0	4.0	4.1	4.2	4.4	4.3	4.3	4.3	4.3	4.3	4.3	4.4
Retail Trade	21.3	21.1	21.7	21.5	21.7	22.4	22.6	23.1	22.7	21.8	21.6	21.8	21.9	22.4	22.7	22.7	23.0	23.3	23.5	23.1	21.8	22.1	23.6
Transportation & Utilities	3.3	3.6	3.6	3.5	3.7	3.8	4.0	4.2	4.2	3.7	3.6	3.8	3.8	3.7	3.8	4.0	4.2	4.2	4.2	4.3	4.1	4.2	4.4
Information	1.9	2.0	1.9	1.8	1.8	1.8	1.8	1.8	1.8	1.6	1.6	1.4	1.3	1.3	1.2	1.2	1.2	1.2	1.2	1.2	1.1	1.1	1.2
Financial Activities	6.2	6.2	6.4	6.5	7.3	8.1	8.4	8.1	8.0	8.2	8.0	6.7	6.3	6.3	6.1	6.5	6.5	6.5	6.5	6.4	6.3	6.4	6.7
Professional & Business Services	9.5	9.2	9.1	8.9	9.5	10.0	10.3	10.2	10.4	10.6	10.6	10.8	11.1	11.7	12.2	12.3	13.0	14.0	14.6	15.4	14.8	15.2	16.5
Education & Health Services	14.9	15.7	16.5	17.0	17.8	18.5	19.4	19.7	20.3	20.6	21.0	21.7	22.3	22.4	22.8	24.1	25.0	25.4	25.7	26.5	26.0	25.8	25.8
Leisure & Hospitality	20.5	21.5	22.5	22.2	22.6	22.9	23.6	23.6	23.4	23.0	23.5	23.6	24.5	25.0	25.3	26.6	27.2	28.1	29.2	29.4	23.3	23.7	26.7
Other Services	4.9	5.0	5.5	5.7	5.8	5.8	6.0	6.1	5.9	5.6	5.5	5.5	5.6	5.6	5.9	6.0	6.1	5.8	5.5	5.7	5.2	5.2	5.7
Government	19.8	20.4	20.7	20.4	20.5	21.5	21.9	22.5	23.2	23.5	23.6	23.4	23.6	23.9	24.2	24.4	24.5	24.2	24.2	24.4	23.5	23.3	24.2
Federal	1.6	1.6	1.6	1.3	1.1	1.2	1.2	1.1	1.1	1.2	1.4	1.1	1.1	1.0	1.0	1.1	1.1	1.1	1.2	1.2	1.3	1.3	1.2
State	6.6	6.9	6.9	6.8	6.7	7.1	7.1	7.2	7.3	7.5	7.4	7.4	7.7	7.7	7.8	7.7	7.7	7.4	7.3	7.3	7.0	7.0	7.1
Local	11.6	11.9	12.2	12.3	12.7	13.3	13.6	14.2	14.7	14.9	14.8	14.9	14.9	15.2	15.4	15.6	15.7	15.7	15.7	15.9	15.2	15.1	16.0

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

Source: U.S. Bureau of Labor Statistics



As of May 1, 2022.

Table 2. Population and Household Trends in the Salisbury 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										
Salisbury HMA	312,572	373,802	434,900	455,900	6,125	1.8	5,050	1.3	7,000	1.6
Households										
Salisbury HMA	122,850	147,605	177,100	187,000	2,475	1.9	2,450	1.5	3,300	1.8

Notes: The current date is May 1, 2022. The forecast date is May 1, 2025.

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



As of May 1, 2022.

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

	Salisbury HMA		
	2000	2010	Current
Total Housing Inventory	184,923	231,107	267,700
Occupied Units	122,850	147,605	177,100
Owner-Occupied	92,492	108,036	129,300
%	75.3	73.2	73.0
Renter-Occupied	30,358	39,569	47,800
%	24.7	26.8	27.0
Vacant Units	62,073	83,502	90,600
Available Units	9,211	12,751	7,400
For Sale	1,891	4,642	2,675
Rate (%)	2.0	4.1	2.0
For Rent	7,320	8,109	4,725
Rate (%)	19.4	17.0	9.0
Other Vacant	52,862	70,751	83,200

Notes: The current date is May 1, 2022. 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 Census Bureau.

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



As of May 1, 2022.

Table 4. Residential Building Permit Activity in the Salisbury HMA, 2000 Through April 2022

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	2021	12 Months Ending	
																							April 2021	April 2022
Salisbury HMA																								
Total	3,415	3,700	4,687	5,500	5,887	6,595	5,361	3,443	2,158	2,003	1,841	1,869	2,441	3,336	2,796	3,031	3,227	3,605	3,742	4,109	5,308	6,176	5,597	5,913
Sales	2,700	3,162	4,128	4,980	5,449	5,132	4,068	2,774	1,784	1,625	1,671	1,588	1,732	2,256	2,424	2,553	2,754	3,092	3,323	3,629	4,602	5,070	4,758	4,926
Rental	715	538	559	520	438	1,463	1,293	669	374	378	170	281	709	1,080	372	478	473	513	419	480	706	1,106	839	987

Sources: U.S. Census Bureau, Building Permits Survey; 2000–21—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



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Table 5. Median Income in the Salisbury HMA, 2013 and 2019

	Median Income (\$)		Average Annual Change (%)
	2013	2019	2013 to 2019
Median Family Income	59,300	65,600	1.7
Median Household Income	50,009	61,283	3.4

Notes: The HMA was redefined in 2013. No median income is available for the HMA prior to 2013.
Sources: Median family income—HUD, Office of Policy Development and Research; 2013 and 2019 median household income—U.S. Census Bureau, 2013 and 2019 American Community Survey 1-year data

