

Table 1. Labor Force and Employment in the Salisbury HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		September 2016	September 2017
Labor force	162.2	166.8	170.5	169.7	174.1	181.1	184.0	183.5	185.4	183.8	177.1	178.9	179.4	177.8	179.8	182.8	185.3	185.1	187.3
Resident employment	154.9	159.2	162.6	161.8	166.2	173.1	176.5	176.1	175.3	167.7	159.8	162.1	163.5	162.8	166.6	171.1	175.0	174.6	176.9
Unemployment	7.3	7.6	7.9	7.9	7.9	8.0	7.5	7.3	10.2	16.1	17.3	16.8	15.9	15.0	13.2	11.7	10.3	10.6	10.3
Unemployment rate (%)	4.5	4.6	4.6	4.7	4.5	4.4	4.1	4.0	5.5	8.7	9.8	9.4	8.9	8.4	7.3	6.4	5.6	5.7	5.5
Total nonfarm payroll jobs	133.8	135.5	137.7	137.7	142.1	147.8	151.2	151.2	149.7	145.1	144.2	143.8	144.9	146.7	149.4	153.4	156.4	156.1	158.4
Goods-producing sectors	27.5	27.1	26.2	26.3	27.6	29.1	29.3	27.8	25.9	22.8	21.6	21.4	21.0	21.1	21.8	21.9	22.0	21.9	22.4
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	8.1	8.3
Manufacturing	17.8	17.3	16.6	16.0	16.2	16.5	16.5	16.3	15.8	14.8	14.2	14.1	14.2	13.9	14.2	14.0	13.8	13.8	14.0
Service-providing sectors	106.3	108.5	111.5	111.3	114.6	118.7	121.9	123.4	123.8	122.3	122.6	122.4	123.9	125.5	127.6	131.5	134.4	134.2	136.0
Trade	25.4	25.1	25.8	25.5	25.9	26.8	26.9	27.5	27.1	25.9	25.7	25.9	25.9	26.5	27.0	27.1	27.3	27.4	27.6
Wholesale trade	4.1	4.0	4.1	4.0	4.2	4.4	4.3	4.4	4.4	4.1	4.1	4.1	4.0	4.1	4.3	4.4	4.4	4.4	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	22.9	23.0	23.1
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
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
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	6.7	6.6	6.9
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	13.1	12.7	13.6
Education & health services	14.9	15.7	16.5	17.1	17.9	18.6	19.4	19.8	20.3	20.7	21.0	21.7	22.3	22.4	22.8	24.2	25.3	25.1	25.0
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	26.8	27.1	27.6
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	6.2	6.1	6.3
Government	19.5	20.1	20.4	20.1	20.2	21.1	21.5	22.1	22.7	23.1	23.2	23.0	22.9	23.1	23.3	23.6	23.8	23.8	23.8
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	1.1
State	6.3	6.6	6.6	6.5	6.4	6.7	6.7	6.8	6.9	7.0	7.0	7.0	7.0	6.9	6.9	7.0	7.0	7.1	6.6
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	15.6	16.1

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through September 2017.

Source: U.S. Bureau of Labor Statistics

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	406,400	423,400	6,125	1.8	4,350	1.1	5,675	1.4
Households										
Salisbury HMA	122,850	147,605	160,850	168,000	2,475	1.9	1,775	1.2	2,375	1.5

Notes: Rates of change are calculated on a compound basis. The current date is October 1, 2017. The forecast date is October 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 Salisbury HMA, 2000, 2010, and Current

	Salisbury HMA		
	2000	2010	Current
Total housing inventory	184,923	231,143	249,000
Occupied units	122,850	147,605	160,850
Owner-occupied	92,492	108,036	114,500
%	75.3	73.2	71.2
Renter-occupied	30,358	39,569	46,350
%	24.7	26.8	28.8
Vacant units	62,073	83,538	88,100
Available units	3,677	8,565	5,100
For sale	1,891	4,642	2,575
Rate (%)	2.0	4.1	2.2
For rent	1,786	3,923	2,525
Rate (%)	5.6	9.0	5.2
Other vacant	58,396	74,973	83,000

Notes: Numbers may not add to totals because of rounding. The current date is October 1, 2017.

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

Table 4. Residential Building Permit Activity in the Salisbury HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		September 2016	September 2017
Salisbury HMA																			
Total	3,066	4,060	4,852	5,920	6,071	6,835	5,361	3,562	2,234	2,060	1,857	2,073	2,441	3,392	3,149	3,259	3,630	3,495	3,160
Single-family	2,447	2,983	3,956	4,907	5,076	4,939	3,544	2,656	1,650	1,608	1,617	1,559	1,678	2,203	2,237	2,512	2,668	2,625	2,500
Multifamily	619	1,077	896	1,013	995	1,896	1,817	906	584	452	240	514	763	1,189	912	747	962	870	660

Notes: Numbers may not add to totals because of rounding. Current includes data through September 2017.
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Salisbury HMA, 2016

	Median Income (\$)
	2016
Median Family Income	66,334
Median household income	54,738

Notes: The HMA was redefined in 2013. No median income is available for the HMA prior to 2013.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2016 American Community Survey 1-year data