

As of July 1, 2020.

Table 1. Labor Force and Employment in the Seattle HMA, 2000 Through June 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					June 2019	June 2020
Labor Force	1,312.0	1,322.1	1,315.8	1,322.4	1,330.8	1,357.9	1,401.7	1,430.5	1,463.6	1,495.9	1,492.4	1,493.0	1,508.3	1,526.1	1,558.4	1,588.0	1,629.3	1,661.9	1,695.6	1,729.9	1,710.5	1,736.4
Resident Employment	1,262.3	1,258.0	1,231.9	1,238.3	1,262.4	1,297.1	1,348.1	1,383.7	1,404.2	1,370.2	1,351.4	1,368.8	1,408.6	1,445.9	1,483.4	1,520.4	1,565.1	1,602.3	1,640.6	1,680.7	1,658.0	1,638.9
Unemployment	49.7	64.1	83.9	84.1	68.3	60.8	53.5	46.8	59.4	125.7	141.0	124.2	99.7	80.2	75.0	67.6	64.2	59.6	55.0	49.2	52.5	97.5
Unemployment Rate (%)	3.8	4.8	6.4	6.4	5.1	4.5	3.8	3.3	4.1	8.4	9.4	8.3	6.6	5.3	4.8	4.3	3.9	3.6	3.2	2.8	3.1	5.6
Total Nonfarm Payroll Jobs	1,417.4	1,401.4	1,355.1	1,341.3	1,350.8	1,384.9	1,429.3	1,473.3	1,491.1	1,414.7	1,396.7	1,422.9	1,460.1	1,502.2	1,543.7	1,592.7	1,644.4	1,685.3	1,723.3	1,764.6	1,742.0	1,721.4
Goods-Producing Sectors	276.2	267.0	241.6	224.8	223.5	235.4	253.0	267.5	264.9	231.5	217.0	222.6	234.1	243.4	249.2	258.5	262.2	259.6	264.7	271.8	268.9	265.6
Mining, Logging, & Construction	85.4	83.2	77.4	75.6	77.9	83.6	92.0	100.3	97.2	75.6	66.1	63.8	66.5	72.5	78.6	86.9	93.2	97.6	102.8	104.8	103.9	102.1
Manufacturing	190.8	183.8	164.3	149.2	145.6	151.8	161.0	167.3	167.7	155.9	150.9	158.8	167.6	170.9	170.6	171.5	169.0	162.0	161.8	167.0	165.0	163.5
Service-Providing Sectors	1,141.2	1,134.4	1,113.5	1,116.5	1,127.3	1,149.6	1,176.3	1,205.8	1,226.2	1,183.2	1,179.7	1,200.4	1,226.0	1,258.8	1,294.5	1,334.2	1,382.2	1,425.7	1,458.6	1,492.8	1,473.1	1,455.8
Wholesale & Retail Trade	221.2	217.7	209.6	207.1	207.7	210.9	213.6	217.4	218.8	204.4	202.4	206.5	212.7	221.7	230.5	238.7	246.5	259.3	264.3	270.3	266.4	266.6
Wholesale Trade	71.2	70.5	67.9	66.7	67.4	68.4	70.8	71.8	72.5	67.9	65.9	66.5	67.3	68.4	69.2	70.1	71.0	72.4	73.2	72.9	73.0	72.1
Retail Trade	150.0	147.2	141.7	140.4	140.3	142.5	142.8	145.6	146.3	136.5	136.5	140.0	145.4	153.3	161.3	168.6	175.5	186.9	191.1	197.4	193.5	194.5
Transportation & Utilities	56.6	54.8	51.5	50.4	50.4	49.8	50.3	51.4	50.8	47.3	45.9	46.9	47.3	47.8	50.7	53.1	55.4	57.2	58.7	59.7	59.2	58.2
Information	75.7	76.9	73.0	71.7	72.7	74.3	77.8	81.7	85.4	85.2	84.8	85.9	86.9	88.2	91.6	94.6	102.2	108.6	116.2	125.9	121.2	128.2
Financial Activities	88.6	90.6	90.1	92.6	91.8	92.5	93.9	93.5	91.6	84.3	80.1	78.5	77.8	80.3	81.0	82.1	83.2	84.3	86.7	88.3	87.3	87.8
Professional & Business Services	202.3	189.9	178.7	176.2	181.8	191.6	203.1	213.1	217.0	197.6	197.2	206.1	215.7	224.4	231.4	240.9	249.5	255.6	261.6	267.9	264.4	266.4
Education & Health Services	142.9	145.3	149.1	152.4	152.9	156.3	158.5	163.1	169.5	176.9	182.6	188.6	191.2	193.3	197.1	200.3	207.8	213.8	221.4	226.2	223.9	220.7
Leisure & Hospitality	120.6	119.8	117.5	119.6	123.0	126.6	130.7	135.3	137.0	130.6	130.4	133.5	138.1	143.9	148.7	155.0	161.6	166.9	171.6	174.9	172.8	152.8
Other Services	47.4	47.5	48.3	48.4	49.0	49.7	49.8	50.2	51.5	50.9	50.6	52.1	53.7	54.4	55.8	56.6	58.2	58.7	59.7	63.6	61.8	59.8
Government	185.8	191.9	195.8	198.0	198.0	197.8	198.5	200.1	204.5	206.2	205.8	202.2	202.7	204.8	207.7	212.9	217.8	221.3	218.5	216.1	216.1	215.3
Federal	23.9	23.7	24.1	24.9	24.7	24.2	23.7	23.7	23.9	24.4	24.4	23.4	23.0	22.5	22.1	22.0	22.2	22.2	21.7	21.3	21.4	21.4
State	55.2	57.0	58.2	59.0	59.6	59.6	59.7	59.7	60.7	61.1	61.6	60.7	61.3	62.5	63.3	65.3	66.5	66.7	61.3	56.3	58.0	56.4
Local	106.8	111.2	113.5	114.1	113.7	114.0	115.1	116.8	119.8	120.7	119.8	118.0	118.3	119.7	122.3	125.6	129.2	132.4	135.6	138.5	136.7	137.6

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

Source: U.S. Bureau of Labor Statistics



As of July 1, 2020.

Table 2. Population and Household Trends in the Seattle 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										
Seattle HMA	2,343,058	2,644,584	3,103,000	3,225,000	30,150	1.2	44,700	1.6	40,750	1.3
Households										
Seattle HMA	935,768	1,057,557	1,237,000	1,284,000	12,200	1.2	17,500	1.5	15,700	1.3

Notes: The current date is July 1, 2020. The forecast date is July 1, 2023.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of July 1, 2020.

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

	Seattle HMA		
	2000	2010	Current
Total Housing Inventory	978,442	1,137,920	1,307,000
Occupied Units	935,768	1,057,557	1,236,800
Owner-Occupied	577,818	646,477	725,700
%	61.7	61.1	58.7
Renter-Occupied	357,950	411,080	511,100
%	38.3	38.9	41.3
Vacant Units	42,674	80,363	70,100
Available Units	23,954	48,657	35,600
For Sale	7,382	17,173	5,850
Rate (%)	1.3	2.6	0.8
For Rent	16,572	31,484	29,750
Rate (%)	4.4	7.1	5.5
Other Vacant	18,720	31,706	34,500

Note: The current date is July 1, 2020.

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 Seattle HMA, 2000 Through June 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					June 2019	June 2020
Seattle HMA																						
Total	18,637	15,251	15,584	16,166	18,460	20,821	21,201	21,932	13,162	6,572	8,140	10,764	15,987	17,625	19,276	22,411	23,624	23,266	22,937	22,827	21,530	21,800
Sales	9,899	8,925	10,669	12,147	13,464	14,376	13,718	11,088	6,253	4,655	4,572	5,299	7,270	6,961	6,899	7,457	7,757	8,667	7,179	6,644	6,635	6,775
Rental	8,738	6,326	4,915	4,019	4,996	6,445	7,483	10,844	6,909	1,917	3,568	5,465	8,717	10,664	12,377	14,954	15,867	14,599	15,758	16,183	14,895	15,025

Sources: U.S. Census Bureau, Building Permits Survey; 2000—2019 final data and analyst estimates; 2020 preliminary data and estimates by the analyst



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	64,600	84,300	113,300	2.7	3.0
Median Household Income	52,896	67,806	99,750	2.5	3.9

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

