

As of March 1, 2019.

**Table 1. Labor Force and Employment in the Seattle-Bellevue-Everett HMA, 2000 Through February 2019**

|                                  | 2000    | 2001    | 2002    | 2003    | 2004    | 2005    | 2006    | 2007    | 2008    | 2009    | 2010    | 2011    | 2012    | 2013    | 2014    | 2015    | 2016    | 2017    | 12 Months Ending |               |
|----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------|---------------|
|                                  |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         | February 2018    | February 2019 |
| 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 | 1,586.6 | 1,626.4 | 1,656.6 | 1,663.4          | 1,695.3       |
| 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 | 1,517.3 | 1,560.7 | 1,594.8 | 1,601.1          | 1,636.0       |
| 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    | 69.3    | 65.7    | 61.8    | 62.2             | 59.4          |
| 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     | 4.4     | 4.0     | 3.7     | 3.7              | 3.5           |
| 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 | 1,692.4          | 1,731.5       |
| 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   | 259.6            | 267.2         |
| 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    | 98.4             | 104.4         |
| 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   | 161.2            | 162.8         |
| 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 | 1,432.8          | 1,464.3       |
| 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   | 261.2            | 264.8         |
| 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    | 72.7             | 73.4          |
| 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   | 188.5            | 191.4         |
| 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    | 57.6             | 59.6          |
| 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   | 109.4            | 116.8         |
| 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    | 84.7             | 87.1          |
| 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   | 256.8            | 262.3         |
| 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   | 215.2            | 222.8         |
| 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   | 167.8            | 173.6         |
| 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    | 58.8             | 60.0          |
| 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   | 221.4            | 217.3         |
| 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    | 22.1             | 21.5          |
| 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    | 66.3             | 59.8          |
| 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   | 133.0            | 136.1         |

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

Source: U.S. Bureau of Labor Statistics



As of March 1, 2019.

**Table 2. Population and Household Trends in the Seattle-Bellevue-Everett 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-Bellevue-Everett HMA | 2,343,058 | 2,644,584 | 3,042,000 | 3,186,000 | 30,150                | 1.2      | 44,550          | 1.6      | 48,150              | 1.6      |
| Households                   |           |           |           |           |                       |          |                 |          |                     |          |
| Seattle-Bellevue-Everett HMA | 935,768   | 1,057,557 | 1,214,000 | 1,268,000 | 12,200                | 1.2      | 17,500          | 1.6      | 18,250              | 1.5      |

Notes: The current date is March 1, 2019. The forecast date is March 1, 2022.

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



As of March 1, 2019.

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

|                         | Seattle-Bellevue-Everett HMA |           |           |
|-------------------------|------------------------------|-----------|-----------|
|                         | 2000                         | 2010      | Current   |
| Total Housing Inventory | 978,442                      | 1,137,920 | 1,279,000 |
| Occupied Units          | 935,768                      | 1,057,557 | 1,213,700 |
| Owner-Occupied          | 577,818                      | 646,477   | 712,400   |
| %                       | 61.7                         | 61.1      | 58.7      |
| Renter-Occupied         | 357,950                      | 411,080   | 501,300   |
| %                       | 38.3                         | 38.9      | 41.3      |
| Vacant Units            | 42,674                       | 80,363    | 65,450    |
| Available Units         | 23,954                       | 48,657    | 32,500    |
| For Sale                | 7,382                        | 17,173    | 7,200     |
| Rate (%)                | 1.3                          | 2.6       | 1.0       |
| For Rent                | 16,572                       | 31,484    | 25,300    |
| Rate (%)                | 4.4                          | 7.1       | 4.8       |
| Other Vacant            | 18,720                       | 31,706    | 33,000    |

Note: The current date is March 1, 2019.

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



As of March 1, 2019.

**Table 4. Residential Building Permit Activity in the Seattle-Bellevue-Everett HMA, 2000 Through February 2019**

| 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 |               |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------|-------|--------|--------|--------|--------|--------|--------|--------|------------------|---------------|
|                             |        |        |        |        |        |        |        |        |        |       |       |        |        |        |        |        |        |        | February 2018    | February 2019 |
| Seattle-Bellvue-Everett HMA |        |        |        |        |        |        |        |        |        |       |       |        |        |        |        |        |        |        |                  |               |
| Total                       | 18,637 | 15,251 | 15,584 | 16,166 | 18,460 | 20,821 | 21,201 | 21,932 | 13,162 | 6,572 | 8,140 | 10,664 | 15,987 | 17,625 | 19,276 | 23,511 | 23,374 | 23,266 | 22,007           | 22,745        |
| 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  | 6,902  | 7,476  | 7,829  | 8,150  | 8,005            | 7,468         |
| Rental                      | 8,738  | 6,326  | 4,915  | 4,019  | 4,996  | 6,445  | 7,483  | 10,844 | 6,909  | 1,917 | 3,568 | 5,365  | 8,717  | 10,664 | 12,374 | 16,035 | 15,545 | 15,116 | 14,002           | 15,277        |

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

Sources: Census Bureau, with adjustments by the analyst



As of March 1, 2019.

**Table 5. Median Income in the Seattle-Bellevue-Everett HMA, 1999, 2009, and 2017**

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1999               | 2009   | 2017   | 1999 to 2009              | 2009 to 2017 |
| Median Family Income    | 64,600             | 84,300 | 96,000 | 2.7                       | 1.6          |
| Median Household Income | 52,896             | 67,806 | 89,675 | 2.5                       | 3.6          |

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

