

**Table 1. Labor Force and Employment in the Seattle HMA,\* 2000 to Current**

|                                  | 2000    | 2001    | 2002    | 2003    | 2004    | 2005    | 2006    | 2007    | 2008    | 2009    | 2010    | 2011    | 2012    | 2013    | 2014    | 2015    | 2016    | 12 Months Ending |            |
|----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------|------------|
|                                  |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         | April 2016       | April 2017 |
| 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 | 1,527.9 | 1,557.5 | 1,580.4 | 1,620.5 | 1,591.9          | 1,634.3    |
| 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 | 1,448.8 | 1,482.6 | 1,511.7 | 1,555.0 | 1,522.6          | 1,573.3    |
| 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    | 79.1    | 74.8    | 68.7    | 65.6    | 69.3             | 61.0       |
| 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     | 5.2     | 4.8     | 4.3     | 4.0     | 4.4              | 3.7        |
| Total nonfarm payroll jobs       | 1,417.1 | 1,401.1 | 1,354.7 | 1,341.0 | 1,350.5 | 1,384.6 | 1,428.9 | 1,472.9 | 1,490.7 | 1,414.4 | 1,396.2 | 1,422.4 | 1,459.7 | 1,501.6 | 1,543.2 | 1,592.2 | 1,645.6 | 1,610.1          | 1,662.1    |
| Goods-producing sectors          | 276.0   | 266.8   | 241.4   | 224.6   | 223.3   | 235.2   | 252.8   | 267.3   | 264.6   | 231.2   | 216.7   | 222.2   | 233.8   | 243.1   | 248.9   | 258.1   | 261.2   | 260.0            | 260.2      |
| 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    | 92.8    | 88.9             | 94.2       |
| Manufacturing                    | 190.7   | 183.6   | 164.1   | 149.0   | 145.4   | 151.6   | 160.8   | 167.1   | 167.5   | 155.6   | 150.7   | 158.5   | 167.3   | 170.6   | 170.3   | 171.2   | 168.4   | 171.1            | 166.0      |
| Service-providing sectors        | 1,141.1 | 1,134.3 | 1,113.3 | 1,116.3 | 1,127.2 | 1,149.4 | 1,176.1 | 1,205.6 | 1,226.0 | 1,183.2 | 1,179.5 | 1,200.2 | 1,225.9 | 1,258.6 | 1,294.3 | 1,334.1 | 1,384.4 | 1,350.1          | 1,401.9    |
| Trade                            | 221.3   | 217.8   | 209.6   | 207.1   | 207.7   | 210.9   | 213.6   | 217.4   | 218.8   | 204.4   | 202.4   | 206.4   | 212.7   | 221.7   | 230.5   | 238.8   | 247.2   | 240.9            | 251.0      |
| Wholesale trade                  | 71.3    | 70.6    | 67.9    | 66.7    | 67.4    | 68.4    | 70.8    | 71.8    | 72.5    | 68.0    | 65.9    | 66.5    | 67.4    | 68.5    | 69.3    | 70.2    | 71.3    | 70.5             | 71.6       |
| Retail trade                     | 150.0   | 147.2   | 141.7   | 140.4   | 140.3   | 142.5   | 142.8   | 145.6   | 146.3   | 136.4   | 136.5   | 139.9   | 145.3   | 153.2   | 161.2   | 168.6   | 175.9   | 170.4            | 179.4      |
| 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    | 53.8             | 56.2       |
| Information                      | 75.6    | 76.8    | 72.9    | 71.6    | 72.6    | 74.2    | 77.7    | 81.6    | 85.3    | 85.2    | 84.8    | 85.9    | 86.9    | 88.3    | 91.8    | 94.8    | 101.9   | 97.1             | 103.9      |
| 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    | 82.0    | 83.4    | 82.3             | 84.1       |
| Professional & business services | 202.2   | 189.8   | 178.6   | 176.1   | 181.7   | 191.6   | 203.0   | 213.1   | 216.9   | 197.5   | 197.1   | 205.9   | 215.6   | 224.2   | 231.1   | 240.7   | 249.2   | 244.1            | 251.6      |
| 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   | 208.3   | 202.7            | 211.3      |
| 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   | 162.6   | 157.6            | 165.2      |
| 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    | 58.5    | 57.1             | 59.0       |
| 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   | 218.0   | 214.5            | 219.7      |
| 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    | 22.0             | 22.2       |
| 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    | 66.6    | 65.6             | 67.3       |
| 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   | 126.8            | 130.1      |

\* Seattle-Bellevue-Everett HMA.

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

Source: U.S. Bureau of Labor Statistics

**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 | 2,939,000 | 3,086,000 | 30,150                | 1.2      | 41,550          | 1.5      | 49,000              | 1.6      |
| Households   |           |           |           |           |                       |          |                 |          |                     |          |
| Seattle HMA* | 935,768   | 1,057,557 | 1,175,300 | 1,235,000 | 12,200                | 1.2      | 16,600          | 1.5      | 19,900              | 1.7      |

\* Seattle-Bellevue-Everett HMA.

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

|                         | Seattle HMA* |           |           |
|-------------------------|--------------|-----------|-----------|
|                         | 2000         | 2010      | Current   |
| Total housing inventory | 978,442      | 1,137,920 | 1,232,000 |
| Occupied units          | 935,768      | 1,057,557 | 1,175,300 |
| Owner-occupied          | 577,818      | 646,477   | 691,500   |
| %                       | 61.7         | 61.1      | 58.8      |
| Renter-occupied         | 357,950      | 411,080   | 483,800   |
| %                       | 38.3         | 38.9      | 41.2      |
| Vacant units            | 42,674       | 80,363    | 56,550    |
| Available units         | 23,954       | 48,657    | 28,550    |
| For sale                | 7,382        | 17,173    | 8,400     |
| Rate (%)                | 1.3          | 2.6       | 1.2       |
| For rent                | 16,572       | 31,484    | 20,150    |
| Rate (%)                | 4.4          | 7.1       | 4.0       |
| Other vacant            | 18,720       | 31,706    | 28,000    |

\* Seattle-Bellevue-Everett HMA.

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

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

**Table 4. Residential Building Permit Activity in the Seattle 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   | 2017  | 12 Months Ending |            |  |
|-------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------|-------|--------|--------|--------|--------|--------|--------|-------|------------------|------------|--|
|                         |        |        |        |        |        |        |        |        |        |       |       |        |        |        |        |        |        |       | April 2016       | April 2017 |  |
| Seattle HMA*            |        |        |        |        |        |        |        |        |        |       |       |        |        |        |        |        |        |       |                  |            |  |
| Total                   | 18,001 | 15,251 | 15,565 | 15,862 | 18,460 | 20,172 | 20,682 | 21,075 | 13,162 | 7,587 | 8,391 | 11,333 | 17,472 | 17,533 | 18,176 | 22,111 | 21,651 | 6,050 | 19,103           | 22,303     |  |
| Single-family           | 8,304  | 8,089  | 9,685  | 10,748 | 12,219 | 12,766 | 10,581 | 8,945  | 4,869  | 3,793 | 4,431 | 4,584  | 6,038  | 6,404  | 6,294  | 6,393  | 6,927  | 2,227 | 6,682            | 6,643      |  |
| Multifamily             | 9,697  | 7,162  | 5,880  | 5,114  | 6,241  | 7,406  | 10,101 | 12,130 | 8,293  | 3,794 | 3,960 | 6,749  | 11,434 | 11,129 | 11,882 | 15,718 | 14,724 | 3,823 | 12,421           | 15,660     |  |

\* Seattle-Bellevue-Everett HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through April 2017.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analysts

**Table 5.** Median Income in the Seattle HMA,\* 1999, 2009, and 2015

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1999               | 2009   | 2015   | 1999 to 2009              | 2009 to 2015 |
| Median Family Income    | 64,600             | 84,300 | 89,600 | 2.7                       | 1.0          |
| Median household income | 52,896             | 67,806 | 81,916 | 2.5                       | 3.2          |

\* Seattle-Bellevue-Everett HMA.

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 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data