

As of July 1, 2021.

Table 1. Labor Force and Employment in the Silver Spring-Frederick-Rockville HMA, 2000 Through June 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						June 2020	June 2021
Labor Force	596.8	603.5	612.7	614.3	614.4	625.7	637.3	637.2	644.5	649.4	661.3	665.6	669.5	671.6	672.3	675.7	673.2	685.0	690.0	703.4	681.3	701.0	668.0
Resident Employment	581.2	584.1	589.9	592.1	593.1	604.5	617.2	618.8	622.2	610.7	621.5	628.6	634.1	637.6	642.3	649.1	650.2	662.3	668.4	683.0	638.6	672.0	625.6
Unemployment	15.6	19.4	22.8	22.1	21.4	21.2	20.1	18.3	22.3	38.7	39.8	37.0	35.4	34.0	30.0	26.6	23.0	22.8	21.6	20.4	42.6	29.1	42.4
Unemployment Rate (%)	2.6	3.2	3.7	3.6	3.5	3.4	3.2	2.9	3.5	6.0	6.0	5.6	5.3	5.1	4.5	3.9	3.4	3.3	3.1	2.9	6.3	4.1	6.3
Total Nonfarm Payroll Jobs	543.7	547.4	550.6	550.5	554.3	565.5	573.9	575.0	572.7	559.3	558.5	563.4	567.0	571.6	576.5	581.6	585.5	592.6	598.3	603.1	559.9	583.8	560.1
Goods-Producing Sectors	63.8	64.3	62.8	61.3	62.1	62.8	63.2	62.8	59.3	51.5	48.1	48.4	48.3	48.7	49.7	50.7	51.5	52.2	52.9	53.9	51.3	52.9	50.6
Mining, Logging, & Construction	36.3	37.9	38.7	38.7	40.1	41.6	43.0	42.5	39.4	33.2	31.0	31.9	32.1	32.6	33.2	33.6	34.0	34.4	34.8	35.1	33.2	34.4	32.7
Manufacturing	27.5	26.4	24.1	22.6	22.0	21.2	20.2	20.3	19.9	18.2	17.1	16.5	16.2	16.1	16.5	17.1	17.4	17.9	18.2	18.8	18.1	18.5	18.0
Service-Providing Sectors	479.9	483.2	487.8	489.2	492.2	502.7	510.6	512.3	513.5	507.9	510.4	515.0	518.7	523.0	526.8	530.9	534.1	540.4	545.3	549.2	508.7	530.9	509.4
Wholesale & Retail Trade	76.5	76.3	76.5	75.5	75.2	76.8	76.3	75.4	73.4	68.5	68.9	69.7	70.1	70.5	71.4	71.6	71.1	71.1	70.6	69.6	64.1	66.5	66.4
Wholesale Trade	12.8	13.9	14.2	14.6	14.7	14.9	14.9	14.8	14.3	13.5	13.3	13.3	13.3	12.9	12.6	12.4	12.0	12.0	12.3	12.4	12.0	12.2	12.1
Retail Trade	63.7	62.4	62.3	60.9	60.5	61.9	61.4	60.6	59.1	55.0	55.6	56.4	56.8	57.6	58.8	59.2	59.1	59.1	58.3	57.2	52.1	54.3	54.2
Transportation & Utilities	6.7	6.4	6.8	6.8	7.1	7.0	7.1	7.0	6.8	6.5	6.2	6.3	6.4	6.4	6.4	6.7	6.7	6.9	7.1	7.8	8.1	8.0	8.5
Information	19.4	20.0	18.5	17.5	17.1	17.4	17.2	16.5	16.5	16.1	15.6	14.6	14.4	14.2	14.4	14.2	13.6	13.0	12.3	12.0	11.0	11.5	10.7
Financial Activities	38.3	38.8	40.3	42.4	42.6	43.7	44.4	44.0	42.9	41.5	40.8	39.1	38.6	38.5	38.2	37.9	36.7	36.9	37.2	37.3	35.8	36.8	35.6
Professional & Business Services	115.2	118.3	115.5	117.4	118.5	123.0	125.6	124.6	124.7	123.5	124.9	126.5	125.1	125.0	125.1	127.1	128.9	129.7	131.6	133.6	128.7	131.1	130.2
Education & Health Services	59.8	60.8	63.5	64.8	66.5	67.7	70.2	72.4	74.6	76.9	78.7	80.4	82.4	83.7	85.6	87.1	88.8	91.8	94.8	96.8	88.7	94.1	86.9
Leisure & Hospitality	42.7	41.1	41.6	42.8	43.4	45.0	46.7	47.3	47.5	46.3	46.2	47.0	49.3	51.5	52.3	53.7	55.2	56.3	57.1	57.0	41.3	49.9	39.8
Other Services	27.2	25.7	26.4	28.6	28.7	28.8	29.1	28.8	28.4	27.9	27.3	27.0	26.6	26.8	26.7	25.4	25.0	25.2	25.2	25.2	21.9	23.6	21.8
Government	94.2	95.8	98.7	93.4	93.2	93.3	93.9	96.3	98.8	100.7	102.0	104.5	105.9	106.4	106.7	107.2	108.1	109.5	109.5	109.9	109.1	109.5	109.5
Federal	42.9	43.6	44.4	44.4	43.9	43.2	43.1	43.7	45.1	47.0	49.2	50.5	51.2	50.8	50.5	51.1	51.9	52.6	51.4	51.1	52.6	51.6	53.6
State	1.9	1.9	1.9	1.9	1.9	1.9	2.2	2.3	2.3	2.3	2.2	2.2	2.5	2.6	2.6	2.7	2.6	2.6	2.7	2.7	2.6	2.7	2.6
Local	49.5	50.4	52.4	47.1	47.5	48.3	48.6	50.3	51.4	51.4	50.6	51.8	52.2	53.1	53.6	53.4	53.6	54.3	55.5	56.1	53.9	55.2	53.3

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, 2021.

Table 2. Population and Household Trends in the Silver Spring-Frederick-Rockville 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										
Silver Spring-Frederick-Rockville HMA	1,068,618	1,205,162	1,319,000	1,346,000	13,650	1.2	10,100	0.8	8,975	0.7
Montgomery County Submarket	873,341	971,777	1,049,000	1,061,000	9,850	1.1	6,825	0.7	3,975	0.4
Frederick County Submarket	195,277	233,385	269,900	284,900	3,800	1.8	3,250	1.3	5,000	1.8
Households										
Silver Spring-Frederick-Rockville HMA	394,625	441,886	486,200	496,500	4,725	1.1	3,950	0.9	3,425	0.7
Montgomery County Submarket	324,565	357,086	385,100	389,000	3,250	1.0	2,500	0.7	1,325	0.3
Frederick County Submarket	70,060	84,800	101,100	107,400	1,475	1.9	1,450	1.6	2,100	2.0

Notes: The current date is July 1, 2021. The forecast date is July 1, 2024.

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



As of July 1, 2021.

Table 3. Housing Inventory, Tenure, and Vacancy in the Silver Spring-Frederick-Rockville HMA, 2000, 2010, and Current

	Silver Spring-Frederick-Rockville HMA			Montgomery County Submarket			Frederick County Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	407,649	466,041	513,700	334,632	375,905	407,300	73,017	90,136	106,400
Occupied Units	394,625	441,886	486,200	324,565	357,086	385,100	70,060	84,800	101,100
Owner-Occupied	276,175	305,780	324,100	223,017	241,465	248,800	53,158	64,315	75,300
%	70.0	69.2	66.7	68.7	67.6	64.6	75.9	75.8	74.5
Renter-Occupied	118,450	136,106	162,100	101,548	115,621	136,300	16,902	20,485	25,800
%	30.0	30.8	33.3	31.3	32.4	35.4	24.1	24.2	25.5
Vacant Units	13,024	24,155	27,550	10,067	18,819	22,250	2,957	5,336	5,300
Available Units	7,224	12,929	14,925	5,486	10,240	12,225	1,738	2,689	2,700
For Sale	2,818	4,852	4,675	2,011	3,648	3,525	807	1,204	1,150
Rate (%)	1.0	1.6	1.4	0.9	1.5	1.4	1.5	1.8	1.5
For Rent	4,406	8,077	10,250	3,475	6,592	8,700	931	1,485	1,550
Rate (%)	3.6	5.6	5.9	3.3	5.4	6.0	5.2	6.8	5.7
Other Vacant	5,800	11,226	12,600	4,581	8,579	10,000	1,219	2,647	2,600

Notes: The current date is July 1, 2021. 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 July 1, 2021.

Table 4. Residential Building Permit Activity in the Silver Spring-Frederick-Rockville HMA, 2000 Through June 2021

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	12 Months Ending	
																						June 2020	June 2021
Silver Spring-Frederick-Rockville HMA																							
Total	7,747	7,468	6,999	6,723	6,133	6,002	4,870	5,135	2,484	2,090	3,048	3,760	5,589	5,338	5,755	5,006	5,524	4,978	5,395	7,080	5,512	6,000	5,801
Sales	5,702	5,402	4,595	4,952	4,670	4,601	3,793	2,681	1,638	1,678	1,876	2,058	2,059	2,394	2,445	2,686	2,882	2,721	2,953	2,638	3,541	2,794	3,485
Rental	2,045	2,066	2,404	1,771	1,463	1,401	1,077	2,454	846	412	1,172	1,702	3,530	2,944	3,310	2,320	2,642	2,257	2,442	4,442	1,971	3,206	2,316
Montgomery County Submarket																							
Total	4,950	5,435	5,371	4,786	4,179	3,949	3,389	3,817	1,835	1,221	2,099	3,106	4,575	4,108	4,434	3,503	3,593	3,060	3,370	4,648	2,910	3,821	2,879
Sales	2,970	3,571	3,195	3,081	2,782	3,024	2,357	1,651	1,085	872	1,023	1,436	1,212	1,661	1,599	1,620	1,614	1,064	1,179	841	1,222	1,074	1,011
Rental	1,980	1,864	2,176	1,705	1,397	925	1,032	2,166	750	349	1,076	1,670	3,363	2,447	2,835	1,883	1,979	1,996	2,191	3,807	1,688	2,747	1,868
Frederick County Submarket																							
Total	2,797	2,033	1,628	1,937	1,954	2,053	1,481	1,318	649	869	949	654	1,014	1,230	1,321	1,503	1,931	1,918	2,025	2,432	2,602	2,179	2,922
Sales	2,732	1,831	1,400	1,871	1,888	1,577	1,436	1,030	553	806	853	622	847	733	846	1,066	1,268	1,657	1,774	1,797	2,319	1,720	2,474
Rental	65	202	228	66	66	476	45	288	96	63	96	32	167	497	475	437	663	261	251	635	283	459	448

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 preliminary data and estimates by the analyst

