

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																September 2014	September 2015
Labor force	99.0	100.9	101.3	101.5	102.0	102.8	103.9	106.2	106.6	107.5	106.8	107.2	107.8	108.4	109.2	108.9	109.7
Resident employment	95.8	97.0	96.8	96.6	97.2	98.3	99.7	101.2	100.6	99.0	98.8	100.2	101.8	102.9	104.6	104.1	105.5
Unemployment	3.2	3.9	4.6	5.0	4.8	4.5	4.3	4.9	6.0	8.5	8.0	7.0	6.0	5.5	4.6	4.8	4.2
Unemployment rate (%)	3.2	3.9	4.5	4.9	4.7	4.4	4.1	4.7	5.7	7.9	7.5	6.5	5.6	5.1	4.2	4.4	3.9
Total nonfarm payroll jobs	95.6	96.2	95.7	95.5	96.7	99.0	101.1	103.4	102.9	99.1	98.6	100.7	102.4	104.2	106.2	105.8	106.7
Goods-producing sectors	22.3	22.0	21.6	21.7	22.2	22.5	22.5	22.4	21.6	19.5	18.9	19.7	20.2	20.2	21.1	20.8	21.3
Mining, logging, & construction	4.4	4.6	4.9	5.0	5.1	5.1	5.3	5.1	4.8	4.5	4.4	4.7	5.0	5.2	5.9	5.7	5.9
Manufacturing	18.0	17.4	16.8	16.7	17.1	17.4	17.2	17.3	16.8	15.0	14.5	15.0	15.2	15.0	15.3	15.2	15.4
Service-providing sectors	73.3	74.2	74.1	73.8	74.6	76.5	78.6	80.9	81.4	79.6	79.7	81.0	82.3	84.1	85.1	85.0	85.4
Trade	19.7	18.7	17.9	17.3	17.5	17.3	17.5	17.5	17.3	16.6	16.6	17.0	17.2	17.6	17.8	17.7	17.7
Wholesale trade	4.0	3.9	3.8	3.9	4.0	3.9	3.9	4.0	4.2	4.0	4.0	4.2	4.3	4.5	4.5	4.5	4.7
Retail trade	15.7	14.8	14.1	13.4	13.5	13.4	13.6	13.5	13.1	12.6	12.6	12.8	12.9	13.1	13.3	13.2	13.1
Transportation & utilities	3.1	3.0	3.0	3.0	2.8	2.9	3.2	3.5	3.6	3.5	3.5	3.6	3.5	3.5	3.8	3.7	3.8
Information	2.1	2.3	2.4	2.1	2.0	2.1	2.0	2.0	1.9	1.8	1.7	1.7	1.7	1.8	1.6	1.7	1.6
Financial activities	3.5	3.6	4.0	4.1	4.1	4.4	4.6	4.6	4.5	4.4	4.3	4.3	4.4	4.7	4.8	4.8	4.8
Professional & business services	6.9	7.2	6.9	7.4	7.6	7.7	8.2	8.8	8.9	7.9	8.1	8.4	8.5	9.0	8.6	8.8	8.1
Education & health services	13.3	14.2	14.3	14.1	14.2	14.7	15.6	16.5	17.0	17.2	17.2	18.0	18.9	19.6	20.9	20.6	21.6
Leisure & hospitality	7.5	7.6	8.0	8.1	8.4	9.0	9.1	9.3	9.0	8.7	8.6	8.8	8.9	8.8	8.8	8.8	8.8
Other services	3.7	3.7	3.9	4.0	4.0	4.0	4.0	3.9	3.9	3.8	3.5	3.4	3.5	3.6	3.7	3.7	3.7
Government	13.6	13.9	13.9	13.8	13.9	14.5	14.5	14.7	15.3	15.9	16.2	16.0	15.6	15.6	15.2	15.3	15.1
Federal	1.6	1.6	1.5	1.5	1.6	1.6	1.6	1.7	1.9	2.1	2.1	2.1	2.1	2.2	2.2	2.2	2.2
State	3.7	3.8	3.8	3.7	3.8	4.2	4.1	4.2	4.5	4.8	5.0	4.7	4.6	4.7	4.5	4.5	4.4
Local	8.3	8.5	8.6	8.6	8.5	8.6	8.8	8.9	8.9	9.0	9.1	9.1	9.0	8.7	8.6	8.6	8.5

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through September 2015.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the St. Cloud 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										
St. Cloud HMA	167,392	189,093	194,000	197,500	2,175	1.2	890	0.5	1,175	0.6
Households										
St. Cloud HMA	60,669	71,311	74,100	76,100	1,075	1.6	510	0.7	670	0.9

Notes: Rates of change are calculated on a compound basis. The current date is October 1, 2015. The forecast date is October 1, 2018.

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

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

	St. Cloud HMA		
	2000	2010	Current
Total housing inventory	63,751	78,114	80,500
Occupied units	60,669	71,311	74,100
Owner-occupied	43,919	50,639	50,800
%	72.4	71.0	68.6
Renter-occupied	16,750	20,672	23,300
%	27.6	29.0	31.4
Vacant units	3,082	6,803	6,375
Available units	919	2,702	1,975
For sale	325	817	620
Rate (%)	0.7	1.6	1.2
For rent	594	1,885	1,350
Rate (%)	3.4	8.4	5.5
Other vacant	2,163	4,101	4,400

Notes: Numbers may not add to totals because of rounding. The current date is October 1, 2015.

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

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

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																September 2014	September 2015
St. Cloud HMA																	
Total	1,354	1,574	2,314	2,015	1,706	1,714	1,267	816	629	537	325	434	572	597	577	570	670
Single-family	1,125	1,325	1,476	1,636	1,526	1,541	1,100	700	376	288	314	246	316	376	387	340	400
Multifamily	229	249	838	379	180	173	167	116	253	249	11	188	256	221	190	230	270

Notes: Numbers may not add to totals because of rounding. Current includes data through September 2015.

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

Table 5. Median Income in the St. Cloud HMA, 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	46,800	67,000	69,600	3.7	0.8
Median household income	42,200	48,050	55,400	1.3	2.9

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 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data