

Table 1. Labor Force and Employment in the Tacoma-Lakewood HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																February 2014	February 2015
Labor force	340.7	333.3	343.5	348.8	360.7	369.2	373.7	387.4	394.6	397.7	395.8	386.4	386.2	383.0	383.9	382.6	385.7
Resident employment	321.7	310.4	315.5	320.1	334.9	346.5	352.9	366.8	370.7	359.0	354.6	347.8	351.0	351.3	356.2	351.9	358.0
Unemployment	18.9	22.9	28.0	28.7	25.8	22.7	20.8	20.6	23.9	38.7	41.3	38.6	35.1	31.7	27.7	30.7	27.6
Unemployment rate (%)	5.6	6.9	8.1	8.2	7.1	6.1	5.6	5.3	6.1	9.7	10.4	10.0	9.1	8.3	7.2	8.0	7.2
Total nonfarm payroll jobs	248.3	248.1	248.6	253.1	259.7	267.9	276.8	285.4	284.7	273.6	270.7	271.9	274.7	280.7	289.2	282.2	290.8
Goods-producing sectors	38.8	38.4	36.8	37.1	38.7	40.8	44.1	46.5	43.7	36.2	33.8	32.9	33.6	35.3	36.3	35.5	36.5
Mining, logging, & construction	16.4	16.8	16.9	18.1	19.5	21.1	23.9	26.0	23.9	19.3	17.5	16.5	16.8	18.0	18.9	18.2	19.1
Manufacturing	22.4	21.6	19.9	19.0	19.2	19.7	20.2	20.5	19.8	16.9	16.3	16.4	16.7	17.2	17.4	17.3	17.4
Service-providing sectors	209.5	209.7	211.8	216.0	221.0	227.1	232.8	238.9	241.0	237.4	237.0	239.0	241.1	245.5	252.9	246.6	254.3
Trade	39.1	38.6	38.2	38.2	39.6	41.0	42.7	44.8	44.3	42.2	42.1	42.6	43.3	44.8	46.4	45.0	46.7
Wholesale trade	9.6	9.5	9.1	9.2	9.6	10.0	10.7	11.4	11.4	11.0	10.9	10.9	11.3	12.0	12.5	12.0	12.6
Retail trade	29.5	29.1	29.1	29.0	30.0	31.0	32.0	33.4	32.9	31.2	31.2	31.7	32.0	32.8	33.9	33.0	34.1
Transportation & utilities	8.6	9.0	9.2	9.6	10.2	11.4	11.8	11.9	11.7	11.2	11.3	12.2	13.2	13.2	13.3	13.2	13.4
Information	3.8	3.6	3.0	3.1	3.2	3.4	3.6	3.7	3.7	3.1	3.0	2.8	2.8	2.8	2.9	2.8	2.9
Financial activities	13.2	12.9	13.0	13.5	13.9	14.3	14.0	13.7	13.2	12.6	12.0	12.4	13.2	13.7	14.4	13.8	14.6
Professional & business services	18.2	19.0	19.8	20.5	21.7	22.8	24.3	25.5	24.9	23.9	23.5	23.6	23.3	24.1	25.1	24.3	25.3
Education & health services	40.9	39.7	41.2	42.1	41.8	42.0	43.0	44.2	45.5	47.8	48.9	49.1	49.5	50.4	51.5	50.6	51.8
Leisure & hospitality	25.2	24.3	23.7	24.5	25.2	25.9	26.4	27.5	27.8	26.2	25.3	25.5	26.0	27.5	28.7	27.9	28.8
Other services	10.4	11.1	11.3	11.7	11.9	12.1	12.5	12.7	13.0	12.7	12.6	12.9	13.0	12.9	13.3	12.9	13.4
Government	50.1	51.6	52.3	52.8	53.5	54.3	54.6	54.9	56.9	57.8	58.4	57.8	56.9	56.1	57.1	56.1	57.4
Federal	10.7	9.7	9.8	9.8	9.8	10.2	10.5	10.3	10.8	11.7	13.2	13.2	12.8	12.3	11.7	12.2	11.7
State	10.8	11.1	11.2	11.1	11.5	11.4	11.2	11.4	11.9	11.7	11.3	10.6	10.5	10.8	11.5	10.8	11.7
Local	28.6	30.8	31.4	31.9	32.3	32.7	32.9	33.3	34.3	34.4	34.0	34.1	33.6	33.1	33.9	33.1	34.1

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Tacoma-Lakewood 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										
Tacoma-Lakewood HMA	700,820	795,225	826,900	847,300	9,450	1.3	6,450	0.8	6,800	0.8
Households										
Tacoma-Lakewood HMA	260,800	299,918	313,600	322,200	3,900	1.4	2,775	0.9	2,875	0.9

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is March 1, 2015. The forecast date is March 1, 2018.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Tacoma-Lakewood HMA, 2000, 2010, and Current

	Tacoma-Lakewood HMA		
	2000	2010	Current
Total housing inventory	277,060	325,375	336,800
Occupied units	260,800	299,918	313,600
Owner-occupied	165,598	189,080	194,000
%	63.5	63.0	61.9
Renter-occupied	95,202	110,838	119,600
%	36.5	37.0	38.1
Vacant units	16,260	25,457	23,250
Available units	9,187	14,569	11,750
For sale	3,040	5,112	4,375
Rate (%)	1.8	2.6	2.2
For rent	6,147	9,457	7,375
Rate (%)	6.1	7.9	5.8
Other vacant	7,073	10,888	11,500

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

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

Table 4. Residential Building Permit Activity in the Tacoma-Lakewood 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	
																February 2014	February 2015
Tacoma-Lakewood HMA																	
Total	4,688	5,734	5,467	5,152	6,026	6,826	6,006	5,132	2,350	2,047	1,900	2,566	2,479	2,892	4,101	2,815	3,600
Single-family	3,753	4,107	4,721	4,400	4,466	5,515	4,884	3,571	1,805	1,243	1,708	1,494	2,009	2,369	2,197	2,325	2,275
Multifamily	935	1,627	746	752	1,560	1,311	1,122	1,561	545	804	192	1,072	470	523	1,904	490	1,325

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

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

Table 5. Median Income in the Tacoma-Lakewood HMA, 1999, 2009, and 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	48,900	68,100	70,200	3.4	0.8
Median household income	45,204	55,980	57,660	2.2	0.7

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 2013 median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data