

Table 1. Labor Force and Employment in the Tacoma-Lakewood HMA, 2000 Through November 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				November 2018	November 2019
Labor Force	340.7	333.3	343.5	348.8	360.7	369.2	373.7	387.4	394.6	397.7	395.8	386.9	387.0	384.3	384.9	391.9	404.3	415.3	424.1	424.1	439.9
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	350.9	352.2	357.9	366.5	380.1	393.1	402.2	402.2	416.1
Unemployment	18.9	22.9	28.0	28.7	25.8	22.7	20.8	20.6	23.9	38.7	41.3	39.1	36.1	32.1	27.0	25.3	24.2	22.2	21.9	21.9	23.9
Unemployment Rate (%)	5.6	6.9	8.1	8.2	7.1	6.1	5.6	5.3	6.1	9.7	10.4	10.1	9.3	8.3	7.0	6.5	6.0	5.3	5.2	5.2	5.4
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	271.7	274.1	280.0	288.6	296.4	306.2	313.2	321.6	321.0	327.4
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	37.4	39.0	40.4	42.3	42.1	44.3
Mining, Logging, & Construction	16.4	16.8	16.9	18.0	19.5	21.1	23.9	25.9	23.9	19.3	17.5	16.5	16.8	18.0	18.9	20.2	21.9	23.4	24.9	24.7	26.4
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	16.8	17.2	17.3	17.2	17.2	17.0	17.4	17.3	17.9
Service-Providing Sectors	209.5	209.7	211.8	216.0	221.0	227.1	232.8	238.9	241.0	237.4	236.9	238.7	240.5	244.7	252.4	259.0	267.2	272.9	279.4	279.0	283.1
Wholesale & Retail Trade	39.1	38.6	38.2	38.2	39.6	41.0	42.7	44.8	44.3	42.2	42.1	42.5	43.1	44.6	46.0	47.8	48.0	48.1	49.2	49.1	49.6
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	12.9	12.5	12.6	13.1	13.1	13.6
Retail Trade	29.5	29.1	29.1	29.0	30.0	31.0	32.0	33.4	32.9	31.2	31.2	31.6	31.8	32.6	33.5	34.9	35.5	35.5	36.1	36.0	35.9
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	13.3	13.4	14.2	14.8	18.0	19.4	19.0	19.2	18.7
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	2.9	2.9	2.8	2.7	2.6	2.5	2.5	2.6
Financial Activities	13.2	12.9	13.0	13.5	13.9	14.3	14.0	13.7	13.2	12.6	12.0	12.2	12.7	13.0	13.5	13.8	14.1	14.7	14.6	14.6	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	25.4	27.7	29.7	30.8	33.0	32.9	34.3
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	50.3	51.2	51.0	52.6	52.7	54.6	54.5	55.4
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	29.0	30.2	30.7	31.6	33.1	32.9	34.6
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	13.6	13.9	14.2	14.4	14.4	14.5
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	56.9	57.4	57.6	58.6	58.9	58.9	59.0
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	11.8	11.7	12.0	11.9	11.8	11.8	12.3
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	11.9	11.0	11.5	11.3	11.4	10.8
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	33.7	33.8	34.6	35.2	35.7	35.7	35.9

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

Source: U.S. Bureau of Labor Statistics



As of December 1, 2019

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	911,500	953,500	9,450	1.3	12,050	1.4	14,000	1.5
Households										
Tacoma-Lakewood HMA	260,800	299,918	335,800	351,000	3,900	1.4	3,700	1.2	5,050	1.5

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

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



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

	Under Construction HMA		
	2000	2010	Current
Total Housing Inventory	277,060	325,375	354,000
Occupied Units	260,800	299,918	335,800
Owner-Occupied	165,598	189,080	214,800
%	63.5	63.0	64.0
Renter-Occupied	95,202	110,838	121,000
%	36.5	37.0	36.0
Vacant Units	16,260	25,457	18,200
Available Units	9,187	14,569	6,200
For Sale	3,040	5,112	1,950
Rate (%)	1.8	2.6	0.9
For Rent	6,147	9,457	4,250
Rate (%)	6.1	7.9	3.4
Other Vacant	7,073	10,888	12,000

Note: The current date is December 1, 2019.

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

As of December 1, 2019

Table 4. Residential Building Permit Activity in the Tacoma-Lakewood HMA, 2000 Through November 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017	12 Months Ending	
																				November 2018	November 2019
Tacoma-Lakewood HMA																					
Total	4,688	5,734	5,467	5,152	6,026	7,626	6,506	5,132	2,550	2,047	1,900	2,566	2,479	2,892	4,227	2,897	3,865	4,968	5,449	5,409	4,057
Sales	3,923	4,172	4,814	4,570	4,602	5,651	5,094	3,634	1,929	1,281	1,717	1,515	2,059	2,424	2,392	2,284	2,482	3,028	2,549	2,589	2,544
Rental	765	1,562	653	582	1,424	1,975	1,412	1,498	621	766	183	1,051	420	468	1,835	613	1,383	1,940	2,900	2,820	1,512

Sources: U.S. Census Bureau, Building Permits Survey; 2000—2017 final data and analyst estimates; 2018 and 2019 preliminary data and estimates by the analyst



Table 5. Median Income in the Tacoma-Lakewood HMA, 1999, 2009, and 2018

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	48,900	68,100	74,600	3.4	1.0
Median Household Income	45,204	55,980	75,407	2.2	3.4

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2018 median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2018