

As of June 1, 2022.

Table 1. Labor Force and Employment in the Tacoma HMA, 2000 Through May 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							May 2021	May 2022
Labor Force	344.9	340.3	346.3	350.4	359.4	368.3	374.0	386.9	394.3	388.9	387.8	382.9	385.1	383.8	384.8	392.3	405.0	417.9	428.3	447.3	453.6	448.8	447.7	453.9
Resident Employment	326.4	318.1	318.9	321.8	333.3	345.3	353.3	366.7	371.0	354.0	351.1	348.1	352.3	352.5	358.7	367.9	381.0	395.8	406.2	423.9	410.6	421.6	411.3	429.2
Unemployment	18.5	22.2	27.4	28.6	26.1	23.0	20.6	20.2	23.3	34.9	36.7	34.9	32.8	31.2	26.2	24.4	24.0	22.0	22.0	23.4	43.1	27.2	36.4	24.8
Unemployment Rate (%)	5.4	6.5	7.9	8.2	7.3	6.2	5.5	5.2	5.9	9.0	9.5	9.1	8.5	8.1	6.8	6.2	5.9	5.3	5.1	5.2	9.5	6.1	8.1	5.5
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	321.4	327.3	312.5	319.3	312.8	322.7
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	42.2	43.2	41.6	42.1	41.7	42.5
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	24.8	25.5	25.1	25.5	25.4	25.6
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	17.7	16.6	16.6	16.3	16.9
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	272.8	279.2	284.1	270.8	277.3	271.2	280.2
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	49.3	49.5	48.1	49.9	49.1	49.9
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	13.2	13.4	12.6	12.6	12.5	12.7
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	36.1	35.5	37.3	36.6	37.3
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	18.8	18.7	19.8	20.7	20.2	21.1
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	2.4	2.2	2.0	1.6	1.7	1.7
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	14.7	14.7	14.5	14.3	14.3	14.3
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	32.9	34.0	32.9	35.2	33.9	35.3
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	54.7	56.9	57.0	57.0	57.2	56.8
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	29.0	30.2	30.7	31.6	33.1	34.0	27.2	29.9	26.9	31.8
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	13.6	13.9	14.2	14.3	14.7	12.6	12.2	12.0	12.5
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	59.1	59.5	56.8	56.5	55.8	56.8
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	11.9	11.7	11.4	11.6	11.2
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	11.4	11.1	10.9	10.5	10.7	10.3
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	35.8	36.5	34.3	34.7	33.6	35.3

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

Source: U.S. Bureau of Labor Statistics



As of June 1, 2022.

Table 2. Population and Household Trends in the Tacoma 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 HMA	700,820	795,225	937,800	977,300	9,450	1.3	11,700	1.4	13,200	1.4
Households										
Tacoma HMA	260,800	299,918	347,500	362,400	3,900	1.4	3,900	1.2	4,975	1.4

Notes: The current date is June 1, 2022. The forecast date is June 1, 2025.

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



As of June 1, 2022.

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

	Tacoma HMA		
	2000	2010	Current
Total Housing Inventory	277,060	325,375	367,325
Occupied Units	260,800	299,918	347,500
Owner-Occupied	165,598	189,080	222,600
%	63.5	63.0	64.1
Renter-Occupied	95,202	110,838	124,900
%	36.5	37.0	35.9
Vacant Units	16,260	25,457	19,825
Available Units	9,187	14,569	7,925
For Sale	3,040	5,112	1,350
Rate (%)	1.8	2.6	0.6
For Rent	6,147	9,457	6,575
Rate (%)	6.1	7.9	5.0
Other Vacant	7,073	10,888	11,900

Notes: The current date is June 1, 2022. 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



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Table 4. Residential Building Permit Activity in the Tacoma HMA, 2000 Through May 2022

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	2021	12 Months Ending	
																							May 2021	May 2022
Tacoma HMA																								
Total	4,988	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	3,777	2,897	3,865	4,968	5,449	4,272	4,922	6,066	5,916	5,732
Sales	3,892	4,246	4,814	4,562	4,586	5,867	5,422	3,889	1,881	1,281	1,717	1,515	1,885	2,451	2,402	2,284	2,482	3,190	2,529	2,719	2,572	3,121	3,090	2,580
Rental	1,096	1,488	653	590	1,440	959	584	1,243	469	766	183	1,051	594	441	1,375	613	1,383	1,778	2,920	1,553	2,350	2,945	2,826	3,152

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



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Table 5. Median Income in the Tacoma HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	45,204	55,980	80,200	2.2	3.7
Median Household Income	48,900	56,510	79,243	1.5	3.4

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

