

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	2015	2016	12 Months Ending	
																		June 2016	June 2017
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	383.6	385.0	392.2	405.7	398.5	410.1
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	351.4	357.9	366.8	380.3	373.3	386.5
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	32.2	27.0	25.4	25.5	25.2	23.7
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	8.4	7.0	6.5	6.3	6.3	5.8
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	274.2	279.9	288.6	296.4	306.4	301.0	310.7
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	38.2	39.3
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	21.8	21.0	22.3
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	17.3	17.2	17.2	17.2	17.0
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	238.7	240.6	244.7	252.4	259.0	267.5	262.8	271.4
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	46.8	49.1	51.9	50.1	53.3
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	12.6	12.9	12.5	12.6	12.4
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	34.2	36.2	39.4	37.5	40.9
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	13.2	13.2	13.5	13.4	13.8	13.6	14.0
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	2.7	2.8	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	13.8	13.7	14.1
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	29.4	28.8	29.8
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	52.9	51.9	53.8
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	30.8	30.4	31.3
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	13.7	14.0
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	58.3	57.8	58.6
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	11.9	11.8	11.8
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	11.9	11.8	12.1
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	34.5	34.2	34.7

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2017.

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	874,600	915,600	9,450	1.3	10,950	1.3	13,650	1.5
Households										
Tacoma-Lakewood HMA	260,800	299,918	324,200	337,600	3,900	1.4	3,350	1.1	4,475	1.4

Notes: Rates of change are calculated on a compound basis. The current date is July 1, 2017. The forecast date is July 1, 2020.

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

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	343,900
Occupied units	260,800	299,918	324,200
Owner-occupied	165,598	189,080	200,600
%	63.5	63.0	61.9
Renter-occupied	95,202	110,838	123,600
%	36.5	37.0	38.1
Vacant units	16,260	25,457	19,650
Available units	9,187	14,569	6,675
For sale	3,040	5,112	2,850
Rate (%)	1.8	2.6	1.4
For rent	6,147	9,457	3,825
Rate (%)	6.1	7.9	3.0
Other vacant	7,073	10,888	13,000

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2017.

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	2015	2016	12 Months Ending	
																		June 2016	June 2017
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	4,227	2,897	3,865	3,420	4,300
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	2,371	2,253	2,469	2,450	2,625
Multifamily	935	1,627	746	752	1,560	1,311	1,122	1,561	545	804	192	1,072	470	523	1,856	644	1,396	970	1,675

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2017.

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

Table 5. Median Income in the Tacoma-Lakewood HMA, 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	48,900	68,100	71,000	3.4	0.7
Median household income	45,204	55,980	59,953	2.2	1.1

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 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data