

Table 1. Labor Force and Employment in the Toledo HMA, 2000 Through August 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			August 2017	August 2018
Labor Force	316.1	316.1	316.1	315.3	315.2	315.7	318.8	317.1	314.4	309.9	309.1	304.4	301.5	302.3	300.3	300.8	304.2	305.1	304.9	303.3
Resident Employment	301.9	301.1	295.4	292.4	292.4	294.7	299.5	296.7	289.5	271.7	274.5	275.4	277.5	277.4	282.0	285.6	289.3	288.4	288.2	288.3
Unemployment	14.2	14.9	20.7	22.9	22.8	21.0	19.4	20.3	24.9	38.2	34.6	29.0	24.0	24.9	18.3	15.1	14.9	16.7	16.6	14.9
Unemployment Rate (%)	4.5	4.7	6.6	7.3	7.2	6.7	6.1	6.4	7.9	12.3	11.2	9.5	8.0	8.2	6.1	5.0	4.9	5.5	5.5	4.9
Total Nonfarm Payroll Jobs	330.2	325.8	318.0	313.9	314.3	315.6	316.2	310.7	303.1	282.7	282.0	285.9	291.8	295.2	299.4	304.8	310.2	308.5	309.1	308.2
Goods-Producing Sectors	75.7	71.9	67.6	64.7	64.3	63.7	62.8	59.6	54.6	45.4	46.0	48.2	50.7	51.3	54.6	56.6	58.6	57.8	57.9	58.0
Mining, Logging, & Construction	16.2	16.0	14.8	14.3	14.9	15.1	14.9	14.2	12.9	11.2	10.5	11.2	12.1	11.3	12.4	12.9	13.9	14.2	14.0	14.1
Manufacturing	59.5	55.9	52.8	50.4	49.4	48.7	47.9	45.4	41.7	34.2	35.5	37.1	38.7	40.0	42.2	43.8	44.6	43.6	43.9	43.9
Service-Providing Sectors	254.6	253.9	250.4	249.2	250.0	251.8	253.4	251.1	248.6	237.3	235.9	237.7	241.0	243.9	244.8	248.2	251.6	250.7	251.2	250.2
Wholesale & Retail Trade	54.5	53.0	50.3	49.6	48.1	47.0	46.5	46.3	46.0	42.8	42.1	42.5	42.9	43.4	43.8	44.7	45.3	44.7	44.9	44.4
Wholesale Trade	14.0	13.7	13.0	12.4	12.4	12.5	12.2	11.9	11.7	10.8	10.3	10.4	10.9	11.3	11.7	12.2	12.6	12.5	12.5	12.6
Retail Trade	40.5	39.3	37.3	37.2	35.7	34.5	34.3	34.4	34.3	32.0	31.8	32.1	32.0	32.1	32.1	32.5	32.7	32.2	32.4	31.7
Transportation & Utilities	12.9	13.2	12.7	12.2	12.5	13.7	14.4	14.6	14.4	12.3	11.9	12.3	12.2	12.2	12.7	13.4	13.9	13.9	13.9	14.1
Information	4.9	5.0	4.6	4.6	4.3	3.9	3.9	3.7	3.5	3.2	3.2	3.3	3.3	3.3	3.1	3.0	3.0	2.9	2.9	2.9
Financial Activities	12.1	12.2	12.4	12.6	12.9	13.1	12.7	12.3	11.8	11.1	10.6	10.5	10.2	10.0	10.2	10.4	10.7	10.9	10.9	10.9
Professional & Business Services	36.8	35.6	33.2	33.6	34.5	33.9	34.0	33.6	32.6	29.9	31.4	32.6	32.9	34.4	36.2	37.0	37.4	36.7	37.2	35.8
Education & Health Services	42.5	43.8	45.5	45.1	46.2	48.7	49.6	49.7	50.2	50.6	50.4	50.2	50.6	51.2	50.2	50.0	50.6	51.2	50.8	52.0
Leisure & Hospitality	30.6	30.2	29.7	30.2	30.6	30.7	31.1	30.4	30.0	28.9	29.2	30.0	31.5	31.6	31.7	32.3	32.8	32.9	32.8	33.0
Other Services	12.5	13.1	13.5	13.1	13.4	13.0	13.0	12.7	12.4	11.6	11.0	11.3	12.1	12.5	11.8	11.7	12.2	12.5	12.5	12.7
Government	47.8	47.9	48.4	48.3	47.5	47.9	48.3	48.0	47.8	47.1	46.1	45.1	45.4	45.3	45.3	45.7	45.7	45.1	45.3	44.6
Federal	2.7	2.5	2.5	2.4	2.4	2.3	2.3	2.3	2.3	2.3	2.4	2.3	2.3	2.2	2.2	2.1	2.1	2.1	2.1	2.1
State	16.2	16.3	16.5	16.5	16.2	16.7	17.1	16.7	16.6	15.9	15.8	15.8	16.1	16.0	16.0	15.9	15.9	15.4	15.6	15.2
Local	28.8	29.1	29.4	29.4	29.0	28.8	28.8	29.0	28.9	29.0	27.8	26.9	27.0	27.0	27.1	27.7	27.7	27.6	27.6	27.2

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Toledo 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										
Toledo HMA	618,203	610,001	602,300	599,400	- 820	- 0.1	- 910	- 0.2	- 970	- 0.2
Households										
Toledo HMA	243,499	245,498	247,300	247,900	200	0.1	210	0.1	200	0.1

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018. The forecast date is September 1, 2021. Rates of change are calculated on a compound basis.

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

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

	Toledo HMA		
	2000	2010	Current
Total Housing Inventory	259,959	273,413	273,600
Occupied Units	243,499	245,498	247,300
Owner-Occupied	163,837	159,582	151,000
%	67.3	65.0	61.1
Renter-Occupied	79,662	85,916	96,300
%	32.7	35.0	38.9
Vacant Units	16,460	27,915	26,250
Available Units	9,129	15,029	10,050
For Sale	2,463	4,102	2,775
Rate (%)	1.5	2.5	1.8
For Rent	6,666	10,927	7,250
Rate (%)	7.7	11.3	7.0
Other Vacant	7,331	12,886	16,250

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018.

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

Table 4. Residential Building Permit Activity in the Toledo HMA, 2000 Through August 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			August 2017	August 2018
Toledo HMA																				
Total	2,144	2,753	2,393	2,946	3,874	2,855	1,680	1,694	1,024	545	643	792	795	877	1,242	1,155	1,075	1,110	1,189	778
Single-Family	1,561	1,976	1,860	2,278	2,391	2,069	1,370	1,019	587	390	387	363	437	621	598	649	694	704	583	637
Multifamily	583	777	533	668	1,483	786	310	675	437	155	256	429	358	256	644	506	381	406	606	141

Source: U.S. Census Bureau, Building Permits Survey; 2000–2017 final data and analyst estimates; 2017–2018 preliminary data and analyst estimates

Table 5. Median Income in the Toledo HMA, 1999, 2009, and 2017

	Median Income (\$)		
	1999	2009	2017
Median Family Income	50,200	NA	61,500
Median Household Income	NA	NA	50,389

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 2017 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2017