

As of November 1, 2021.

Table 1. Labor Force and Employment in the Toledo HMA, 2000 Through October 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						October 2020	October 2021
Labor Force	315.6	316.2	313.8	313.9	313.3	314.8	319.9	319.4	317.3	309.5	309.6	303.5	301.6	302.1	301.2	301.8	304.9	304.6	303.5	305.7	300.8	302.8	292.9
Resident Employment	301.0	300.9	292.9	291.2	290.6	293.8	300.5	298.8	291.9	271.3	274.8	274.7	277.6	277.2	282.8	286.4	289.9	287.9	288.7	292.2	272.5	274.9	276.0
Unemployment	14.5	15.3	20.9	22.7	22.7	21.0	19.3	20.6	25.4	38.1	34.7	28.8	24.0	24.8	18.4	15.4	15.1	16.6	14.8	13.5	28.3	27.9	16.8
Unemployment Rate (%)	4.6	4.8	6.7	7.2	7.2	6.7	6.0	6.4	8.0	12.3	11.2	9.5	7.9	8.2	6.1	5.1	4.9	5.5	4.9	4.4	9.4	9.2	5.8
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	307.8	310.1	311.4	286.7	290.6	290.1
Goods-Producing Sectors	75.7	72.0	67.6	64.8	64.4	63.8	62.9	59.6	54.6	45.5	46.0	48.3	50.8	51.3	54.6	56.6	58.6	57.0	59.7	62.3	57.7	58.2	60.8
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	14.0	14.5	15.5	13.9	14.2	14.8
Manufacturing	59.5	56.0	52.8	50.5	49.5	48.7	48.0	45.5	41.7	34.2	35.5	37.1	38.7	40.0	42.2	43.8	44.6	43.0	45.2	46.8	43.8	44.0	46.0
Service-Providing Sectors	254.5	253.9	250.4	249.1	249.9	251.8	253.3	251.0	248.5	237.2	235.9	237.7	241.0	243.9	244.8	248.2	251.6	250.8	250.4	249.1	229.0	232.4	229.4
Wholesale & Retail Trade	54.4	53.0	50.3	49.4	48.0	46.8	46.4	46.2	45.9	42.8	42.1	42.5	42.9	43.3	43.8	44.7	45.3	44.7	43.8	42.8	40.9	40.9	42.6
Wholesale Trade	13.7	13.5	12.8	12.1	12.2	12.2	12.0	11.7	11.6	10.7	10.2	10.3	10.8	11.0	11.5	12.0	12.3	12.2	12.4	12.3	11.8	11.8	12.0
Retail Trade	40.7	39.5	37.5	37.3	35.8	34.6	34.4	34.5	34.3	32.1	31.9	32.2	32.1	32.3	32.3	32.7	33.0	32.5	31.4	30.5	29.1	29.1	30.7
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	13.8	13.8	13.9	13.7	13.7	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	3.0	3.0	3.0	3.0
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	11.2	11.2	10.9	10.9	10.8
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	36.9	37.1	36.6	32.3	33.0	32.3
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	51.0	51.1	50.9	48.2	48.8	47.0
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	33.0	33.5	33.5	27.2	28.3	27.2
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	12.4	12.0	11.9	10.2	10.5	10.3
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	45.2	45.1	45.3	42.6	43.2	42.1
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	2.2	2.2	2.0
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	15.5	15.2	15.1	13.8	14.1	13.0
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	27.8	28.1	26.6	26.8	27.1

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

Source: U.S. Bureau of Labor Statistics



As of November 1, 2021.

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	603,800	602,400	-820	-0.1	-530	-0.1	-490	-0.1
Households										
Toledo HMA	243,499	245,498	253,200	255,400	200	0.1	660	0.3	720	0.3

Notes: The current date is November 1, 2021. The forecast date is November 1, 2024.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



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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	272,900
Occupied Units	243,499	245,498	253,150
Owner-Occupied	163,837	159,582	160,700
%	67.3	65.0	63.5
Renter-Occupied	79,662	85,916	92,450
%	32.7	35.0	36.5
Vacant Units	16,460	27,915	19,650
Available Units	9,129	15,029	7,925
For Sale	2,463	4,102	1,975
Rate (%)	1.5	2.5	1.2
For Rent	6,666	10,927	5,950
Rate (%)	7.7	11.3	6.0
Other Vacant	7,331	12,886	11,750

Note: The current date is November 1, 2021.

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 Toledo HMA, 2000 Through October 2021

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	12 Months Ending	
																						October 2020	October 2021
Toledo HMA																							
Total	2,144	2,716	2,393	2,946	3,874	2,830	1,680	1,694	1,024	545	717	677	815	869	1,104	995	982	1,110	1,326	1,278	1,418	1,111	1,225
Sales	1,594	2,107	1,935	2,330	2,478	2,130	1,392	1,359	602	391	397	368	446	627	600	658	763	726	803	776	723	608	637
Rental	550	609	458	616	1,396	700	288	335	422	154	320	309	369	242	504	337	219	384	523	502	695	503	588

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 Toledo HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	50,200	61,800	68,900	2.1	1.1
Median Household Income	NA	NA	53,563	NA	NA

NA = data not available.

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

