

Table 1. Labor Force and Employment in the Trenton HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	July 2015	July 2016
Labor force	179.9	182.1	185.7	186.9	189.1	193.7	195.6	196.4	202.1	205.5	192.6	193.4	194.2	193.7	195.0	199.1	197.4	200.8
Resident employment	174.0	175.3	175.9	177.2	181.1	186.1	187.1	188.8	192.5	189.9	176.5	177.4	178.3	179.7	183.6	189.5	186.6	192.2
Unemployment	5.9	6.8	9.8	9.6	7.9	7.6	8.4	7.5	9.6	15.6	16.1	16.0	16.0	14.0	11.4	9.6	10.8	8.6
Unemployment rate (%)	3.3	3.7	5.3	5.2	4.2	3.9	4.3	3.8	4.7	7.6	8.4	8.3	8.2	7.2	5.8	4.8	5.5	4.3
Total nonfarm payroll jobs	216.9	222.3	223.0	227.0	231.8	237.0	237.5	239.4	243.3	238.8	239.4	239.7	241.7	245.7	251.7	259.6	256.4	264.1
Goods-producing sectors	17.3	17.3	14.8	14.3	14.6	15.2	14.7	15.3	15.7	14.6	14.3	13.6	13.5	13.3	13.6	13.2	13.4	12.8
Mining, logging, & construction	5.2	5.4	5.6	5.6	5.8	6.0	6.2	6.2	6.0	5.6	5.3	5.0	5.1	4.8	5.1	5.2	5.2	5.1
Manufacturing	12.1	11.9	9.2	8.7	8.8	9.3	8.5	9.1	9.7	9.0	9.1	8.6	8.4	8.6	8.5	8.0	8.1	7.8
Service-providing sectors	199.5	205.0	208.2	212.7	217.2	221.8	222.8	224.1	227.6	224.2	225.1	226.1	228.2	232.4	238.1	246.4	243.0	251.3
Trade	24.7	26.9	26.7	27.3	27.5	27.7	27.4	26.8	26.0	25.0	25.2	25.8	25.5	25.9	26.2	27.3	27.0	27.7
Wholesale trade	5.7	6.7	6.4	6.4	6.5	6.3	5.7	5.5	5.6	5.5	5.7	6.4	6.5	6.7	6.7	7.1	7.0	7.1
Retail trade	19.0	20.2	20.3	20.9	21.0	21.4	21.7	21.3	20.4	19.5	19.5	19.4	19.0	19.2	19.5	20.2	20.0	20.5
Transportation & utilities	4.6	4.8	5.2	5.1	5.2	5.2	4.5	4.7	4.9	4.9	5.1	5.2	5.2	5.3	5.9	8.6	7.5	9.8
Information	7.1	7.6	7.4	6.7	6.3	6.1	6.0	5.9	6.2	6.3	5.9	5.2	5.7	5.3	4.8	5.4	5.1	5.6
Financial activities	13.0	13.9	16.1	16.1	15.9	16.2	17.0	17.0	17.0	16.1	16.3	17.0	17.4	18.3	18.3	19.1	18.7	19.6
Professional & business services	35.6	33.1	31.5	31.8	34.7	35.1	35.9	36.9	37.6	35.6	35.7	36.8	37.8	38.4	39.6	41.9	41.1	43.4
Education & health services	39.8	39.6	40.7	41.8	42.1	41.5	41.6	42.4	43.3	44.1	45.4	46.3	45.8	45.0	46.8	47.9	47.5	48.8
Leisure & hospitality	11.6	11.9	12.6	13.8	14.4	14.3	13.7	13.8	14.3	13.8	13.6	13.3	13.4	14.0	14.7	15.0	14.9	15.0
Other services	7.2	7.4	7.4	7.8	8.3	9.6	9.8	9.4	9.5	9.1	9.1	9.0	9.1	9.7	10.1	10.2	10.2	10.2
Government	56.0	59.8	60.7	62.5	62.8	66.1	67.0	67.3	68.9	69.4	68.9	67.6	68.3	70.4	71.7	71.0	71.1	71.3
Federal	3.1	3.0	3.0	2.9	2.6	2.4	2.4	2.4	2.4	2.4	2.5	2.4	2.3	2.4	2.4	2.4	2.4	2.4
State	35.7	39.1	39.4	40.9	41.4	44.6	45.4	45.8	47.4	48.0	48.1	47.9	48.9	50.4	50.8	50.1	50.2	50.4
Local	17.2	17.8	18.3	18.8	18.8	19.0	19.2	19.1	19.1	19.0	18.4	17.3	17.0	17.6	18.6	18.5	18.6	18.5

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through July 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Trenton 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										
Trenton HMA	350,761	366,513	371,800	374,300	1,575	0.4	830	0.2	830	0.2
Households										
Trenton HMA	125,807	133,155	135,200	136,200	730	0.6	320	0.2	330	0.2

Notes: Rates of change are calculated on a compound basis. The current date is August 1, 2016. The forecast date is August 1, 2019.

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

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

	Trenton HMA		
	2000	2010	Current
Total housing inventory	133,280	143,169	145,800
Occupied units	125,807	133,155	135,200
Owner-occupied	84,338	87,700	84,950
%	67.0	65.9	62.8
Renter-occupied	41,469	45,455	50,250
%	33.0	34.1	37.2
Vacant units	7,473	10,014	10,600
Available units	3,710	5,665	6,025
For sale	1,344	1,414	1,825
Rate (%)	1.6	1.6	2.1
For rent	2,366	4,251	4,200
Rate (%)	5.4	8.6	7.7
Other vacant	3,763	4,349	4,600

Notes: Numbers may not add to totals because of rounding. The current date is August 1, 2016.

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

Table 4. Residential Building Permit Activity in the Trenton HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	July 2015	July 2016
Trenton HMA																		
Total	1,417	1,636	1,448	1,305	1,641	1,555	884	1,016	957	269	655	956	492	988	518	896	690	800
Single-family	1,210	1,172	1,126	778	938	1,221	578	466	325	178	180	135	110	191	239	284	210	270
Multifamily	207	464	322	527	703	334	306	550	632	91	475	821	382	797	279	612	480	530

Notes: Numbers may not add to totals because of rounding. Current includes data through July 2016.
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Trenton HMA, 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	68,494	90,100	95,900	2.8	1.3
Median household income	56,613	71,650	74,961	2.4	0.9

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 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data