

As of April 1, 2021.

Table 1. Labor Force and Employment in the Trenton HMA, 2000 Through March 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					March 2020	March 2021
Labor Force	180.2	182.3	185.6	186.7	189.0	193.5	195.2	196.1	201.7	205.1	193.5	193.9	194.4	193.8	195.2	197.7	198.9	198.0	199.8	204.4	205.8	204.3
Resident Employment	174.3	175.5	175.9	177.1	180.9	186.0	186.9	188.7	192.0	189.7	177.1	177.9	178.3	179.4	183.8	188.0	190.4	190.1	192.9	198.2	199.5	187.6
Unemployment	5.8	6.8	9.8	9.6	8.1	7.5	8.2	7.4	9.7	15.4	16.4	16.0	16.1	14.4	11.4	9.7	8.6	7.9	7.0	6.2	6.3	16.7
Unemployment Rate (%)	3.2	3.7	5.3	5.1	4.3	3.9	4.2	3.8	4.8	7.5	8.5	8.3	8.3	7.4	5.8	4.9	4.3	4.0	3.5	3.0	3.1	8.2
Total Nonfarm Payroll Jobs	217.9	223.2	223.9	227.9	232.8	238.0	238.8	240.7	244.6	239.8	240.7	241.0	243.1	247.2	253.5	260.8	266.0	269.1	276.2	281.3	282.3	263.1
Goods-Producing Sectors	18.0	18.0	15.6	15.2	15.6	16.2	15.8	16.4	16.9	15.9	15.6	15.0	15.0	14.8	15.2	15.0	15.5	15.5	16.0	16.6	16.8	15.1
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	5.3	5.2	5.5	5.7	5.8	5.2
Manufacturing	12.8	12.6	10.0	9.5	9.8	10.3	9.6	10.2	10.9	10.3	10.4	9.9	9.9	10.1	10.1	9.9	10.2	10.2	10.5	10.9	11.0	10.0
Service-Providing Sectors	199.9	205.2	208.4	212.8	217.3	221.8	223.0	224.3	227.7	224.0	225.1	226.0	228.1	232.3	238.3	245.8	250.5	253.6	260.2	264.6	265.5	247.9
Wholesale & Retail Trade	24.6	26.8	26.6	27.2	27.5	27.6	27.3	26.7	25.9	24.9	25.2	25.8	25.4	26.0	26.2	27.3	27.9	27.5	27.2	27.0	26.7	23.4
Wholesale Trade	5.5	6.5	6.2	6.2	6.4	6.2	5.6	5.4	5.5	5.4	5.6	6.4	6.4	6.7	6.7	7.0	7.2	7.3	7.2	7.2	7.1	6.7
Retail Trade	19.1	20.3	20.4	21.0	21.1	21.4	21.7	21.3	20.4	19.5	19.6	19.4	19.0	19.3	19.5	20.3	20.7	20.2	20.0	19.8	19.6	16.6
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	8.7	9.9	10.7	11.4	12.1	12.4	13.7
Information	7.0	7.5	7.3	6.6	6.2	6.0	5.9	5.8	6.1	6.1	5.7	5.1	5.6	5.2	4.7	5.0	4.9	5.0	4.4	4.3	4.4	4.1
Financial Activities	14.4	15.1	17.2	17.1	16.9	17.3	18.2	18.2	18.1	16.9	17.0	17.6	18.0	18.9	18.8	19.5	19.3	19.8	20.3	20.1	20.1	20.0
Professional & Business Services	36.1	33.7	32.1	32.4	35.3	35.7	36.6	37.6	38.4	36.5	36.5	37.7	38.8	39.5	41.0	43.0	44.5	44.4	47.7	49.7	49.9	47.0
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	47.6	47.5	48.1	49.2	50.4	50.7	47.0
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	15.1	15.7	15.8	15.9	15.9	15.8	9.4
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	10.1	10.2	10.1	10.2	10.2	10.2	8.5
Government	54.7	58.5	59.3	61.1	61.4	64.6	65.5	65.8	67.3	67.8	67.4	66.1	66.8	68.8	70.1	69.4	70.5	72.2	73.8	75.1	75.4	74.9
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	2.3	2.4	2.3	2.3	2.3	2.3
State	35.5	38.9	39.2	40.7	41.2	44.3	45.1	45.5	47.1	47.7	47.7	47.5	48.5	50.0	50.4	49.7	51.0	52.8	54.6	55.6	55.9	56.5
Local	16.2	16.7	17.2	17.5	17.6	17.8	17.9	17.9	17.8	17.8	17.2	16.2	15.9	16.4	17.3	17.3	17.2	17.0	17.0	17.2	17.3	16.1

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2021.

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	367,800	368,000	1,575	0.4	120	0.0	65	0.0
Households										
Trenton HMA	125,807	133,155	136,400	137,200	730	0.6	290	0.2	270	0.2

Notes: The current date is April 1, 2021. The forecast date is April 1, 2024.

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



As of April 1, 2021.

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	147,100
Occupied Units	125,807	133,155	136,400
Owner-Occupied	84,338	87,700	85,400
%	67.0	65.9	62.6
Renter-Occupied	41,469	45,455	51,000
%	33.0	34.1	37.4
Vacant Units	7,473	10,014	10,700
Available Units	3,710	5,665	4,275
For Sale	1,344	1,414	1,025
Rate (%)	1.6	1.6	1.2
For Rent	2,366	4,251	3,250
Rate (%)	5.4	8.6	6.0
Other Vacant	3,763	4,349	6,400

Note: The current date is April 1, 2021.

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



As of April 1, 2021.

Table 4. Residential Building Permit Activity in the Trenton HMA, 2000 Through March 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	
																						March 2020	March 2021
Trenton HMA																							
Total	1,283	1,355	1,428	1,188	1,641	1,296	847	700	625	269	655	400	444	988	368	896	711	605	501	538	830	611	698
Sales	1,211	1,309	1,386	833	956	1,288	736	553	616	243	205	138	113	347	257	350	192	187	211	222	427	273	374
Rental	72	46	42	355	685	8	111	147	9	26	450	262	331	641	111	546	519	418	290	316	403	338	323

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



As of April 1, 2021.

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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	68,494	90,100	105,828	2.8	1.6
Median Household Income	56,612	70,570	79,492	2.2	1.2

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

