

As of July 1, 2021.

Table 1. Labor Force and Employment in the Warren HMA, 2000 Through June 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					June 2020	June 2021
Labor Force	1,339.1	1,312.3	1,297.9	1,294.2	1,290.4	1,287.8	1,277.0	1,261.6	1,237.5	1,225.6	1,246.1	1,221.9	1,237.4	1,261.7	1,259.1	1,259.1	1,303.1	1,326.5	1,341.8	1,357.7	1,325.1	1,289.1
Resident Employment	1,299.4	1,252.4	1,225.7	1,213.7	1,210.5	1,209.1	1,196.1	1,179.1	1,141.7	1,059.0	1,091.3	1,099.6	1,125.9	1,153.3	1,168.6	1,193.7	1,242.6	1,274.5	1,291.6	1,304.6	1,221.0	1,208.2
Unemployment	39.7	59.9	72.3	80.4	79.9	78.7	80.9	82.5	95.8	166.5	154.8	122.3	111.5	108.4	90.5	65.4	60.5	51.9	50.2	53.1	104.1	80.9
Unemployment Rate (%)	3.0	4.6	5.6	6.2	6.2	6.1	6.3	6.5	7.7	13.6	12.4	10.0	9.0	8.6	7.2	5.2	4.6	3.9	3.7	3.9	7.9	6.3
Total Nonfarm Payroll Jobs	1,291.3	1,250.5	1,234.0	1,228.5	1,220.4	1,226.1	1,200.0	1,182.3	1,143.6	1,045.0	1,044.9	1,082.7	1,119.3	1,151.3	1,175.2	1,203.2	1,229.8	1,250.0	1,266.2	1,270.4	1,202.6	1,165.3
Goods-Producing Sectors	296.9	274.7	259.7	245.9	235.1	228.8	212.3	201.0	183.7	142.2	143.0	158.8	170.4	179.0	189.1	197.3	204.0	210.5	215.9	216.4	202.8	204.2
Mining, Logging, & Construction	66.5	64.2	61.7	59.1	60.1	59.0	53.4	48.7	43.6	34.8	33.9	36.3	37.6	39.6	42.5	45.5	47.3	49.9	51.5	53.7	52.2	55.5
Manufacturing	230.4	210.5	198.1	186.7	175.0	169.8	158.9	152.3	140.1	107.4	109.1	122.5	132.8	139.5	146.6	151.8	156.7	160.6	164.4	162.7	150.6	148.7
Service-Providing Sectors	994.4	975.9	974.3	982.7	985.2	997.3	987.7	981.3	959.9	902.7	901.8	923.9	948.9	972.2	986.1	1,006.0	1,025.8	1,039.6	1,050.3	1,054.0	999.8	961.1
Wholesale & Retail Trade	214.7	211.3	204.4	202.5	203.1	203.5	199.0	195.7	192.0	177.6	176.6	180.9	185.2	188.5	192.1	194.3	196.6	199.1	199.6	198.0	187.8	185.5
Wholesale Trade	62.9	62.4	60.4	60.6	59.3	59.4	58.5	56.6	55.5	49.7	49.5	51.9	54.3	54.9	54.5	54.8	54.6	55.6	57.0	56.9	54.9	54.0
Retail Trade	151.8	148.9	144.0	141.9	143.8	144.1	140.5	139.1	136.5	127.9	127.1	129.0	130.9	133.6	137.6	139.5	142.0	143.5	142.6	141.1	132.9	131.6
Transportation & Utilities	19.6	19.4	19.7	20.2	20.5	20.8	20.8	20.9	20.1	18.6	18.9	19.7	21.4	22.6	24.3	26.0	27.0	27.6	28.9	31.1	30.7	32.4
Information	23.5	22.6	21.2	21.3	20.5	19.8	19.7	20.3	20.3	19.6	19.7	19.6	19.9	20.6	21.3	20.5	20.8	20.7	20.6	20.8	20.0	18.3
Financial Activities	73.6	75.4	79.3	81.8	79.9	79.3	76.8	75.2	72.5	68.1	66.1	66.8	67.4	70.4	71.7	74.0	76.6	78.2	78.7	81.1	80.9	80.8
Professional & Business Services	278.0	259.1	249.2	246.5	245.3	249.9	244.0	242.3	231.2	202.8	208.5	224.0	237.6	249.5	251.3	259.7	263.6	266.5	271.0	265.7	251.6	247.5
Education & Health Services	122.1	125.3	131.6	137.5	143.1	148.7	152.2	155.5	158.7	159.7	161.0	165.5	167.9	169.6	171.4	173.8	178.1	180.9	184.2	187.3	179.4	171.8
Leisure & Hospitality	98.6	96.1	100.0	101.7	104.2	105.2	105.5	105.1	103.5	98.1	98.3	99.6	102.4	105.2	108.4	112.2	116.4	119.8	120.4	121.7	106.4	89.3
Other Services	53.2	53.4	54.7	55.0	53.8	55.1	54.3	52.6	51.0	49.1	46.6	44.6	45.8	46.7	47.1	47.0	47.3	47.2	46.9	47.3	43.6	40.2
Government	111.2	113.4	114.3	116.2	115.0	115.1	115.5	113.8	110.7	109.1	106.2	103.1	101.4	99.3	98.6	98.4	99.5	99.6	100.1	101.0	99.5	95.2
Federal	13.5	12.9	12.8	12.6	12.6	12.9	13.0	12.8	12.9	13.2	14.1	13.8	13.9	13.9	13.4	13.5	13.7	14.0	13.9	13.8	13.8	14.3
State	7.2	7.4	7.4	7.3	7.3	7.7	7.7	7.6	7.4	7.9	7.9	7.8	8.4	7.6	7.7	8.1	8.5	8.6	8.6	8.7	8.4	7.7
Local	90.4	93.1	94.1	96.3	95.1	94.6	94.8	93.5	90.4	88.0	84.2	81.5	79.1	77.8	77.5	76.8	77.3	77.0	77.6	78.6	77.3	73.2

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

Source: U.S. Bureau of Labor Statistics



As of July 1, 2021.

Table 2. Population and Household Trends in the Warren 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										
Warren HMA	2,391,395	2,475,666	2,560,000	2,562,000	8,425	0.3	7,475	0.3	810	0.0
Western Counties Submarket	1,351,107	1,383,329	1,443,000	1,443,000	3,225	0.2	5,275	0.4	210	0.0
Eastern Counties Submarket	1,040,288	1,092,337	1,117,000	1,119,000	5,200	0.5	2,200	0.2	600	0.1
Households										
Warren HMA	928,503	979,362	1,039,000	1,044,000	5,075	0.5	5,350	0.5	1,650	0.2
Western Counties Submarket	526,499	551,078	589,000	591,600	2,450	0.5	3,375	0.6	860	0.1
Eastern Counties Submarket	402,004	428,284	450,400	452,800	2,625	0.6	1,975	0.4	780	0.2

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

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



As of July 1, 2021.

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

	Warren HMA			Western Counties Submarket			Eastern Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	971,040	1,064,844	1,109,000	550,925	600,064	627,200	420,115	464,780	482,000
Occupied Units	928,503	979,362	1,039,400	526,499	551,078	589,000	402,004	428,284	450,400
Owner-Occupied	720,353	738,696	765,700	400,882	408,491	431,000	319,471	330,205	334,700
%	77.6	75.4	73.7	76.1	74.1	73.2	79.5	77.1	74.3
Renter-Occupied	208,150	240,666	273,700	125,617	142,587	158,000	82,533	98,079	115,700
%	22.4	24.6	26.3	23.9	25.9	26.8	20.5	22.9	25.7
Vacant Units	42,537	85,482	69,700	24,426	48,986	38,200	18,111	36,496	31,550
Available Units	20,791	48,381	25,200	12,305	29,024	14,175	8,486	19,357	11,025
For Sale	8,925	17,911	7,300	4,845	10,081	3,925	4,080	7,830	3,375
Rate (%)	1.2	2.4	0.9	1.2	2.4	0.9	1.3	2.3	1.0
For Rent	11,866	30,470	17,900	7,460	18,943	10,250	4,406	11,527	7,650
Rate (%)	5.4	11.2	6.1	5.6	11.7	6.1	5.1	10.5	6.2
Other Vacant	21,746	37,101	44,500	12,121	19,962	24,000	9,625	17,139	20,500

Note: The current date is July 1, 2021.

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



As of July 1, 2021.

Table 4. Residential Building Permit Activity in the Warren HMA, 2000 Through June 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	
																						June 2020	June 2021
Warren HMA																							
Total	15,501	15,496	14,595	14,278	15,034	12,485	6,697	3,842	1,574	1,053	2,563	2,661	3,958	5,299	5,608	6,330	6,232	8,361	7,417	7,803	6,153	7,029	6,610
Sales	13,964	13,637	12,576	13,515	13,700	11,949	6,285	2,999	1,429	999	1,965	2,391	3,458	4,734	4,347	4,583	4,725	5,760	5,120	4,409	4,525	4,039	5,100
Rental	1,537	1,859	2,019	763	1,334	536	412	843	145	54	598	270	500	565	1,261	1,747	1,507	2,601	2,297	3,394	1,628	2,990	1,510
Western Counties Submarket																							
Total	7,896	9,551	8,120	7,589	8,035	6,842	3,358	2,199	866	557	1,496	1,451	2,554	3,381	3,508	4,091	3,991	5,356	4,557	5,526	4,044	4,787	4,406
Sales	7,130	8,195	6,835	7,187	7,316	6,489	3,134	1,536	845	538	1,094	1,436	2,205	3,045	2,830	2,960	2,836	3,434	3,146	2,655	2,835	2,447	3,106
Rental	766	1,356	1,285	402	719	353	224	663	21	19	402	15	349	336	678	1,131	1,155	1,922	1,411	2,871	1,209	2,340	1,300
Eastern Counties Submarket																							
Total	7,605	5,945	6,475	6,689	6,999	5,643	3,339	1,643	708	496	1,067	1,210	1,404	1,918	2,100	2,239	2,241	3,005	2,860	2,277	2,109	2,242	2,204
Sales	6,834	5,442	5,741	6,328	6,384	5,460	3,151	1,463	584	461	871	955	1,253	1,689	1,517	1,623	1,889	2,326	1,974	1,754	1,690	1,592	1,994
Rental	771	503	734	361	615	183	188	180	124	35	196	255	151	229	583	616	352	679	886	523	419	650	210

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

