

As of August 1, 2024.

Table 1. Labor Force and Employment in the Warren HMA, 2010 Through July 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															July 2023	July 2024
Labor Force	1,246.1	1,221.9	1,237.4	1,261.7	1,259.1	1,259.1	1,303.1	1,341.3	1,358.6	1,372.1	1,312.2	1,315.6	1,330.8	1,368.6	1,348.2	1,380.1
Resident Employment	1,091.3	1,099.6	1,125.9	1,153.3	1,168.6	1,193.7	1,242.6	1,288.2	1,307.9	1,320.7	1,178.1	1,248.7	1,286.5	1,325.0	1,306.8	1,330.4
Unemployment	154.8	122.3	111.5	108.4	90.5	65.4	60.5	53.1	50.8	51.5	134.2	66.9	44.3	43.6	41.4	49.7
Unemployment Rate (%)	12.4	10.0	9.0	8.6	7.2	5.2	4.6	4.0	3.7	3.7	10.2	5.1	3.3	3.2	3.1	3.6
Total Nonfarm Payroll Jobs	1,045.0	1,082.8	1,119.4	1,151.4	1,175.3	1,203.4	1,230.0	1,250.3	1,266.5	1,270.7	1,147.0	1,200.6	1,250.0	1,269.5	1,265.3	1,270.5
Goods-Producing Sectors	143.0	158.8	170.4	179.0	189.1	197.3	204.0	210.5	215.9	216.4	196.0	207.4	215.0	218.9	218.0	219.8
Mining, Logging, & Construction	33.9	36.3	37.6	39.6	42.5	45.5	47.3	49.9	51.5	53.7	52.1	55.9	57.4	59.2	58.4	61.1
Manufacturing	109.1	122.5	132.8	139.5	146.6	151.8	156.7	160.6	164.4	162.7	143.8	151.5	157.6	159.7	159.6	158.8
Service-Providing Sectors	901.9	923.9	949.0	972.4	986.3	1,006.2	1,026.0	1,039.8	1,050.6	1,054.3	951.0	993.2	1,035.0	1,050.6	1,047.2	1,050.7
Wholesale & Retail Trade	176.6	180.9	185.2	188.5	192.1	194.3	196.6	199.1	199.6	198.0	181.0	186.9	190.9	192.1	191.9	192.2
Wholesale Trade	49.5	51.9	54.3	54.9	54.5	54.8	54.6	55.6	57.0	56.9	53.6	54.6	56.5	58.3	57.7	59.0
Retail Trade	127.1	129.0	130.9	133.6	137.6	139.5	142.0	143.5	142.6	141.1	127.4	132.3	134.4	133.8	134.3	133.2
Transportation & Utilities	18.9	19.7	21.4	22.6	24.3	26.0	27.0	27.6	28.9	31.1	30.4	33.8	37.0	37.2	37.1	37.7
Information	19.7	19.6	19.9	20.6	21.3	20.5	20.8	20.7	20.6	20.8	19.0	20.0	21.5	22.4	22.3	21.8
Financial Activities	66.1	66.8	67.4	70.4	71.7	74.1	76.6	78.3	78.8	81.2	80.6	84.8	84.5	85.0	84.5	85.1
Professional & Business Services	208.5	224.0	237.6	249.5	251.3	259.7	263.6	266.5	271.0	265.7	242.9	256.2	266.0	261.5	264.8	259.0
Education & Health Services	161.1	165.6	168.0	169.7	171.5	173.9	178.3	181.1	184.5	187.6	171.0	174.9	179.8	189.7	186.0	191.7
Leisure & Hospitality	98.3	99.6	102.4	105.2	108.4	112.2	116.4	119.8	120.4	121.7	89.8	97.9	111.4	115.6	114.8	114.7
Other Services	46.6	44.6	45.8	46.7	47.1	47.0	47.3	47.2	46.9	47.3	40.0	43.0	45.8	46.6	46.4	46.7
Government	106.2	103.1	101.4	99.3	98.6	98.4	99.5	99.6	100.1	101.0	96.2	95.9	98.2	100.5	99.4	102.0
Federal	14.1	13.8	13.9	13.9	13.4	13.5	13.7	14.0	13.9	13.8	14.0	13.8	13.9	14.1	14.0	14.1
State	7.9	7.8	8.4	7.6	7.7	8.1	8.5	8.6	8.6	8.7	7.9	7.8	7.8	7.8	7.8	8.0
Local	84.2	81.5	79.1	77.8	77.5	76.8	77.3	77.0	77.6	78.6	74.3	74.2	76.6	78.5	77.7	79.8

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

Source: U.S. Bureau of Labor Statistics



As of August 1, 2024.

Table 2. Population and Household Trends in the Warren HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Warren HMA	2,475,666	2,598,480	2,594,000	2,607,000	12,300	0.5	-1,100	0.0	4,450	0.2
Households										
Warren HMA	979,362	1,051,492	1,070,700	1,082,000	7,225	0.7	4,425	0.4	3,775	0.4

Notes: The current date is August 1, 2024. The forecast date is August 1, 2027.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of August 1, 2024.

Table 3. Housing Inventory, Tenure, and Vacancy in the Warren HMA, 2010, 2020, and Current

	Warren HMA		
	2010	2020	Current
Total Housing Inventory	1,064,844	1,111,065	1,133,825
Occupied Units	979,362	1,051,492	1,070,700
Owner-Occupied	738,696	773,252	783,200
%	75.4	73.5	73.1
Renter-Occupied	240,666	278,240	287,500
%	24.6	26.5	26.9
Vacant Units	85,482	59,573	63,125
Available Units	48,381	29,445	28,125
For Sale	17,911	8,547	7,125
Rate (%)	2.4	1.1	0.9
For Rent	30,470	20,898	21,000
Rate (%)	11.2	7.0	6.8
Other Vacant	37,101	30,128	35,000

Notes: The current date is August 1, 2024. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the U.S. Census Bureau. Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



Table 4. Residential Building Permit Activity in the Warren HMA, 2010 Through July 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															July 2023	July 2024
Warren HMA																
Total	2,563	2,661	3,958	5,299	5,608	6,330	6,211	8,361	7,417	7,803	5,224	6,358	5,915	5,514	5,695	5,583
Sales	1,965	2,391	3,353	4,734	4,254	4,583	4,725	5,760	5,087	4,408	4,319	4,632	4,052	3,617	3,813	4,047
Rental	598	270	605	565	1,354	1,747	1,486	2,601	2,330	3,395	905	1,726	1,863	1,897	1,882	1,536

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

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Table 5. Median Income in the Warren HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	NA	NA	NA	NA	NA
Median Household Income	NA	73,549	83,445	NA	3.2

NA = not available.
Source: U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

