

As of August 1, 2023.

Table 1. Labor Force and Employment in the Wilmington HMA, 2010 Through July 2023

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														July 2022	July 2023
Labor Force	356.9	362.3	362.6	361.1	366.4	372.8	374.4	378.6	380.6	384.0	383.9	385.2	388.9	386.7	391.8
Resident Employment	324.8	333.4	335.4	336.0	345.1	354.1	356.9	361.4	365.9	370.0	355.8	363.9	372.4	369.1	376.1
Unemployment	32.1	28.8	27.2	25.1	21.3	18.8	17.5	17.2	14.6	13.9	28.1	21.3	16.5	17.7	15.7
Unemployment Rate (%)	9.0	8.0	7.5	6.9	5.8	5.0	4.7	4.5	3.8	3.6	7.3	5.5	4.2	4.6	4.0
Total Nonfarm Payroll Jobs	328.8	331.8	334.3	342.0	348.6	355.7	357.3	358.8	361.8	365.4	347.0	354.1	368.0	362.4	373.7
Goods-Producing Sectors	33.6	34.0	33.8	33.9	33.4	34.1	34.7	34.7	35.2	36.1	34.2	33.1	34.3	33.6	35.9
Mining, Logging, & Construction	15.4	15.4	15.0	15.5	15.4	16.2	16.8	17.0	17.0	17.4	16.7	17.0	17.5	17.2	18.4
Manufacturing	18.3	18.6	18.7	18.5	18.0	17.9	17.9	17.6	18.1	18.7	17.6	16.0	16.8	16.3	17.5
Service-Providing Sectors	295.2	297.8	300.6	308.0	315.2	321.7	322.6	324.2	326.7	329.3	312.8	321.0	333.7	328.8	337.7
Wholesale & Retail Trade	45.5	45.7	46.0	46.3	46.5	46.5	45.7	44.3	43.6	43.1	41.9	44.7	45.9	45.5	46.0
Wholesale Trade	10.7	10.6	10.6	10.3	10.1	9.7	9.1	8.8	9.1	9.4	9.4	9.8	10.9	10.5	11.1
Retail Trade	34.8	35.1	35.4	36.0	36.4	36.8	36.6	35.5	34.5	33.7	32.5	34.9	35.0	35.0	35.0
Transportation & Utilities	13.2	13.4	14.1	15.6	16.9	18.1	19.0	20.4	20.9	22.8	23.9	26.2	31.1	28.8	32.1
Information	5.2	5.0	4.8	4.4	4.2	3.9	3.8	3.7	3.3	3.1	2.8	2.8	2.8	2.8	2.7
Financial Activities	38.7	38.8	38.8	40.4	41.6	43.1	43.5	44.3	44.0	44.1	43.5	43.2	43.9	43.3	44.8
Professional & Business Services	49.0	50.0	51.0	52.3	53.5	53.9	53.3	52.6	53.5	53.1	50.8	50.7	52.2	51.8	52.0
Education & Health Services	52.9	53.7	54.9	57.0	59.0	60.8	61.3	62.2	63.5	64.0	61.3	61.2	62.1	61.6	62.2
Leisure & Hospitality	30.3	31.3	31.3	32.2	32.7	33.7	33.9	34.4	35.2	35.8	27.5	30.0	32.3	31.9	33.2
Other Services	13.6	13.9	13.9	14.0	14.1	14.4	14.4	14.2	14.1	14.2	13.2	13.9	14.1	14.0	14.2
Government	46.8	46.0	45.8	46.0	46.8	47.3	47.6	48.0	48.6	49.2	47.8	48.4	49.6	49.1	50.5
Federal	5.2	4.9	4.8	5.0	5.2	5.3	5.3	5.4	5.5	5.6	5.8	5.9	6.1	6.0	6.5
State	19.1	18.7	18.6	18.7	19.2	19.5	19.3	19.7	20.0	20.2	19.5	19.6	19.5	19.6	19.5
Local	22.5	22.5	22.4	22.4	22.4	22.5	22.9	22.9	23.2	23.4	22.5	22.9	24.0	23.6	24.6

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Wilmington 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										
Wilmington HMA	705,670	739,281	748,400	756,200	3,350	0.5	2,750	0.4	2,600	0.3
Households										
Wilmington HMA	264,808	284,194	289,950	294,800	1,950	0.7	1,725	0.6	1,625	0.6

Notes: The current date is August 1, 2023. The forecast date is August 1, 2026.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of August 1, 2023.

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

	Wilmington HMA		
	2010	2020	Current
Total Housing Inventory	286,031	305,451	312,850
Occupied Units	264,808	284,194	289,950
Owner-Occupied	186,439	192,125	195,000
%	70.4	67.6	67.3
Renter-Occupied	78,369	92,069	94,950
%	29.6	32.4	32.7
Vacant Units	21,223	21,257	22,900
Available Units	11,527	9,288	8,900
For Sale	3,350	2,563	2,250
Rate (%)	1.8	1.3	1.1
For Rent	8,177	6,725	6,650
Rate (%)	9.4	6.8	6.5
Other Vacant	9,696	11,969	14,000

Notes: The current date is August 1, 2023. 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 Census Bureau.
Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



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Table 4. Residential Building Permit Activity in the Wilmington HMA, 2010 Through July 2023

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														July 2022	July 2023
Wilmington HMA															
Total	1,654	1,481	1,984	1,727	2,237	2,695	2,078	2,618	1,932	2,130	2,695	2,756	2,667	2,704	2,018
Sales	1,044	931	1,001	1,204	1,485	1,566	1,294	1,477	1,494	1,648	1,827	1,625	1,415	1,503	1,372
Rental	610	550	983	523	752	1,129	784	1,141	438	482	868	1,131	1,252	1,202	647

Sources: U.S. Census Bureau, Building Permits Survey; 2010–22—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 Wilmington HMA, 2009, 2019, and 2022

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	77,800	90,100	105,400	1.5	5.4
Median Household Income	58,100	75,248	84,948	2.6	4.1

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

