

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		July 2016	July 2017
Labor force	347.8	352.4	346.4	343.9	345.4	351.1	357.0	357.7	360.2	354.1	355.6	361.8	362.3	360.4	366.9	376.3	378.3	379.2	378.6
Resident employment	335.1	339.8	331.4	327.9	330.4	335.3	342.7	344.5	342.0	323.5	324.4	333.2	334.7	335.0	345.2	357.1	361.0	361.2	361.2
Unemployment	12.7	12.6	15.0	16.0	15.0	15.8	14.2	13.1	18.2	30.6	31.1	28.5	27.6	25.3	21.7	19.1	17.3	18.0	17.4
Unemployment rate (%)	3.6	3.6	4.3	4.7	4.3	4.5	4.0	3.7	5.1	8.6	8.8	7.9	7.6	7.0	5.9	5.1	4.6	4.7	4.6
Total nonfarm payroll jobs	349.9	346.7	342.8	339.8	345.4	347.7	351.0	352.4	349.6	333.2	329.0	332.1	334.6	342.3	349.0	356.0	358.0	358.1	359.5
Goods-producing sectors	51.0	49.0	47.2	45.1	45.3	44.9	46.6	45.1	42.5	35.5	33.5	33.9	33.7	33.8	33.2	33.9	34.1	34.1	34.0
Mining, logging, & construction	19.5	19.5	19.5	19.5	20.4	20.9	22.1	21.0	19.8	16.0	15.3	15.4	15.0	15.5	15.4	16.2	16.6	16.6	16.8
Manufacturing	31.6	29.6	27.6	25.6	24.9	23.9	24.6	24.1	22.7	19.4	18.2	18.5	18.6	18.3	17.8	17.7	17.5	17.5	17.2
Service-providing sectors	298.8	297.6	295.7	294.7	300.0	302.9	304.3	307.3	307.1	297.8	295.5	298.2	301.0	308.5	315.8	322.2	323.9	324.0	325.6
Trade	51.7	50.8	51.0	51.4	52.0	52.4	52.3	51.6	50.0	46.5	45.6	45.8	46.2	46.5	46.8	47.0	47.2	47.3	47.0
Wholesale trade	11.6	12.0	12.1	12.4	13.3	13.3	13.2	13.0	12.7	11.7	10.8	10.7	10.8	10.5	10.3	10.0	10.1	10.1	10.1
Retail trade	40.1	38.8	38.9	39.0	38.7	39.1	39.1	38.6	37.3	34.8	34.8	35.1	35.4	36.0	36.5	37.0	37.1	37.3	36.9
Transportation & utilities	14.3	13.7	13.7	13.6	13.3	13.1	13.8	13.9	14.0	13.3	13.2	13.4	14.1	15.6	16.9	17.9	18.3	18.3	18.4
Information	7.2	7.3	7.0	6.6	6.3	5.9	5.9	6.1	6.2	5.7	5.2	5.0	4.8	4.4	4.2	3.9	3.9	3.9	3.9
Financial activities	40.6	41.0	41.1	39.7	38.9	39.1	39.2	40.9	40.8	39.6	38.7	38.8	38.8	40.4	41.6	43.1	43.4	43.5	43.6
Professional & business services	59.4	57.3	55.0	54.5	57.5	57.6	56.2	55.5	54.2	50.0	49.0	50.0	51.0	52.3	53.5	53.8	53.1	53.7	52.7
Education & health services	39.0	39.9	41.0	42.4	43.8	45.2	46.9	49.3	51.3	52.9	53.2	53.9	55.2	57.2	59.3	61.1	62.1	61.5	63.5
Leisure & hospitality	27.2	27.5	27.9	28.3	29.1	29.6	30.0	30.1	30.4	29.5	30.3	31.3	31.3	32.2	32.7	33.7	34.1	33.9	34.6
Other services	12.0	12.6	12.7	13.1	13.7	14.1	14.4	14.4	14.2	13.7	13.6	13.9	13.9	14.0	14.1	14.4	14.5	14.5	14.5
Government	47.6	47.6	46.3	45.0	45.4	45.9	45.6	45.4	46.0	46.6	46.8	46.0	45.8	46.0	46.8	47.3	47.5	47.4	47.4
Federal	6.0	6.5	6.3	6.1	5.7	5.2	4.8	4.7	4.8	4.9	5.2	4.9	4.8	5.0	5.2	5.3	5.4	5.3	5.5
State	18.5	19.1	18.6	18.6	19.0	19.0	18.6	18.5	18.6	19.3	19.1	18.7	18.6	18.7	19.2	19.5	19.3	19.4	19.0
Local	23.1	22.0	21.4	20.4	20.7	21.7	22.2	22.3	22.6	22.5	22.5	22.5	22.4	22.4	22.4	22.5	22.9	22.7	23.0

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through July 2017.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Wilmington 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										
Wilmington HMA	650,501	705,670	725,400	732,300	5,525	0.8	2,700	0.4	2,300	0.3
Households										
Wilmington HMA	244,453	264,808	271,850	274,500	2,025	0.8	960	0.4	880	0.3

Notes: Rates of change are calculated on a compound basis. The current date is August 1, 2017. The forecast date is August 1, 2020.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

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

	Wilmington HMA		
	2000	2010	Current
Total housing inventory	260,140	286,031	295,800
Occupied units	244,453	264,808	271,850
Owner-occupied	173,642	186,439	184,000
%	71.0	70.4	67.7
Renter-occupied	70,811	78,369	87,850
%	29.0	29.6	32.3
Vacant units	15,687	21,223	23,950
Available units	7,913	11,527	9,750
For sale	2,343	3,350	2,625
Rate (%)	1.3	1.8	1.4
For rent	5,570	8,177	7,125
Rate (%)	7.3	9.4	7.5
Other vacant	7,774	9,696	14,200

Notes: Numbers may not add to totals because of rounding. The current date is August 1, 2017.

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

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

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		July 2016	July 2017
Wilmington HMA																			
Total	3,543	3,639	4,038	3,838	3,499	2,746	2,681	2,375	1,717	1,321	1,282	896	2,029	1,982	2,431	1,901	2,082	2,295	2,675
Single-family	2,763	2,963	3,510	2,977	2,905	2,224	2,011	1,656	999	956	1,027	724	900	1,229	1,473	1,382	1,325	1,325	1,450
Multifamily	780	676	528	861	594	522	670	719	718	365	255	172	1,129	753	958	519	757	970	1,225

Notes: Numbers may not add to totals because of rounding. Current includes data through July 2017.
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Wilmington HMA, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	58,760	78,300	80,300	2.9	0.4
Median household income	NA	61,100	66,600	NA	1.2

NA = data not available.

Note: Median Family Incomes are for the Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area in its entirety.

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 2016 median household income—U.S. Census Bureau, 2009 and 2016 American Community Survey 1-year data