

As of November 1, 2024.

Table 1. Labor Force and Employment in the Wilmington HMA, 2010 Through October 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															October 2023	October 2024
Labor Force	132.5	132.8	134.9	134.8	135.8	139.3	142.5	145.3	147.3	150.4	145.6	151.1	160.6	164.5	163.9	165.9
Resident Employment	119.4	119.7	122.5	124.5	127.8	131.7	135.6	139.1	141.5	144.9	135.4	144.6	155.3	159.3	158.7	160.6
Unemployment	13.2	13.1	12.4	10.3	8.1	7.5	6.9	6.1	5.8	5.5	10.2	6.5	5.4	5.2	5.2	5.3
Unemployment Rate (%)	9.9	9.9	9.2	7.6	6.0	5.4	4.8	4.2	3.9	3.7	7.0	4.3	3.3	3.2	3.2	3.2
Total Nonfarm Payroll Jobs	108.1	108.2	109.8	111.9	115.1	119.3	123.0	125.4	127.6	132.1	127.2	134.6	141.9	146.5	145.9	149.0
Goods-Producing Sectors	13.6	13.7	13.1	13.1	13.3	13.8	14.8	14.7	14.9	15.5	15.0	15.7	16.7	17.7	17.6	17.9
Mining, Logging, & Construction	7.2	7.4	6.9	7.0	7.5	7.8	8.5	8.7	8.8	9.2	9.4	9.8	10.4	11.1	11.0	11.2
Manufacturing	6.4	6.2	6.2	6.1	5.8	6.0	6.3	6.0	6.0	6.2	5.5	5.9	6.3	6.6	6.6	6.6
Service-Providing Sectors	94.6	94.6	96.7	98.7	101.8	105.5	108.2	110.6	112.8	116.6	112.3	118.9	125.2	128.9	128.3	131.2
Wholesale & Retail Trade	18.1	18.2	18.6	19.2	19.8	20.6	20.7	21.1	21.6	22.3	21.4	21.9	22.3	22.6	22.5	22.7
Wholesale Trade	3.8	3.7	3.7	3.8	3.8	4.0	4.1	4.3	4.3	4.4	4.4	4.5	4.6	4.7	4.6	4.7
Retail Trade	14.3	14.5	14.9	15.4	16.0	16.6	16.6	16.8	17.3	17.9	17.0	17.4	17.7	17.9	17.9	18.0
Transportation & Utilities	2.7	2.7	2.7	2.8	2.8	3.0	3.0	3.2	3.2	3.5	3.6	4.0	4.3	4.5	4.4	4.4
Information	2.5	2.3	2.0	2.0	2.2	2.4	2.4	2.4	2.3	2.3	2.4	2.6	2.8	2.4	2.5	2.4
Financial Activities	5.0	4.9	4.7	5.0	5.2	5.3	5.7	5.9	6.0	6.1	6.2	6.6	7.5	7.9	7.9	7.9
Professional & Business Services	12.9	13.6	14.0	14.1	14.7	15.3	15.7	15.7	16.0	16.6	16.7	18.2	19.4	20.0	20.0	20.0
Education & Health Services	13.2	13.3	13.7	13.9	14.0	14.4	14.6	15.0	15.3	15.7	15.7	23.1	23.4	24.5	24.3	25.7
Leisure & Hospitality	15.2	15.3	16.3	16.5	17.4	18.1	19.0	19.6	19.8	20.5	16.7	19.0	20.8	21.5	21.3	22.1
Other Services	3.7	3.5	3.6	3.8	3.9	4.1	4.3	4.5	4.9	5.4	5.6	6.3	6.7	7.1	7.0	7.3
Government	21.2	20.8	21.1	21.5	21.9	22.3	22.9	23.3	23.7	24.1	24.0	17.3	18.0	18.4	18.4	18.7
Federal	1.2	1.0	1.0	1.0	1.0	1.0	1.0	1.1	1.1	1.1	1.2	1.1	1.2	1.2	1.2	1.2
State	6.3	6.1	6.1	6.1	6.2	6.2	6.2	6.3	6.4	6.5	6.2	6.0	6.3	6.5	6.4	6.7
Local	13.7	13.6	14.1	14.4	14.8	15.1	15.6	16.0	16.2	16.6	16.7	10.2	10.6	10.8	10.7	10.8

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.
Source: U.S. Bureau of Labor Statistics



As of November 1, 2024.

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

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Wilmington HMA	254,884	285,905	315,000	330,900	3,100	1.2	6,350	2.1	5,325	1.7
Households										
Wilmington HMA	106,379	121,071	137,900	145,400	1,475	1.3	3,675	2.9	2,500	1.8

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



As of November 1, 2024.

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

	Wilmington HMA		
	2010	2020	Current
Total Housing Inventory	128,160	143,295	162,775
Occupied Units	106,379	121,071	137,900
Owner-Occupied	67,148	77,644	87,150
%	63.1	64.1	63.2
Renter-Occupied	39,231	43,427	50,750
%	36.9	35.9	36.8
Vacant Units	21,781	22,224	24,875
Available Units	7,966	6,910	8,875
For Sale	2,410	1,451	1,150
Rate (%)	3.5	1.8	1.3
For Rent	5,556	5,459	7,725
Rate (%)	12.4	11.2	13.2
Other Vacant	13,815	15,314	16,000

Notes: The current date is November 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 Wilmington HMA, 2010 Through October 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															Oct 2023	Oct 2024
Wilmington HMA																
Total	751	917	1,814	2,292	2,208	2,958	2,947	2,762	2,450	4,592	3,857	4,418	4,421	4,379	4,403	3,903
Sales	541	632	877	1,382	1,353	1,675	1,639	2,083	1,970	1,697	2,237	2,451	2,236	2,077	1,763	2,332
Rental	210	285	937	910	855	1,283	1,308	679	480	2,895	1,620	1,967	2,185	2,302	2,640	1,571

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

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

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	NA	80,086	NA	NA	NA
Median Household Income	NA	57,667	NA	NA	NA

NA = data not available.
Sources: 2009 median household income—2010 Census; 2019 and 2023 median household income and median family income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

