

Table 1. Labor Force and Employment in the Winchester HMA, 2000 Through September 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Labor Force	54.9	55.7	57.1	59.2	60.7	61.9	64.8	64.9	64.9	65.5	66.8	68.1	67.7	68.2
Resident Employment	53.7	54.0	55.0	56.9	58.7	60.0	62.9	62.8	62.1	60.3	61.8	63.6	63.1	64.1
Unemployment	1.3	1.7	2.1	2.3	2.0	1.9	1.8	2.0	2.8	5.2	5.0	4.5	4.6	4.1
Unemployment Rate (%)	2.3	3.1	3.8	3.8	3.3	3.0	2.8	3.1	4.3	7.9	7.5	6.6	6.7	6.0
													June 2011	June 2012
Total Covered Payroll Jobs	NA	50.3	50.8	51.1	52.5	54.0	56.3	56.3	55.0	52.1	52.4	53.8	53.1	54.5
Goods Producing	NA	14.6	13.9	13.3	13.6	13.8	13.8	13.2	11.7	9.9	9.9	10.0	10.0	9.9
Mining, Logging, & Construction	NA	3.4	3.5	3.6	3.9	4.2	4.5	4.4	4.7	2.9	2.9	2.9	2.9	2.9
Manufacturing	NA	11.2	10.4	9.8	9.7	9.6	9.3	8.8	8.0	7.0	7.1	7.1	7.1	7.0
Service Providing	NA	35.7	36.9	37.7	38.9	40.2	42.4	43.1	43.3	42.2	42.5	43.8	43.1	44.6
Retail Trade	NA	7.1	7.3	7.4	7.7	7.9	8.6	8.6	8.3	7.8	7.8	7.9	NA	NA
Trade, Transportation, & Utilities	NA	11.0	11.2	11.4	11.6	11.6	12.2	12.0	11.8	11.2	11.1	11.4	11.2	11.6
Financial Activities	NA	1.6	1.6	1.8	1.9	2.0	2.2	2.2	2.1	2.0	2.0	2.1	2.1	2.1
Education & Health Services	NA	6.8	7.1	7.4	7.5	8.0	8.6	9.1	9.4	9.5	9.6	10.0	9.8	10.2
Leisure & Hospitality	NA	4.0	4.1	4.1	4.4	4.5	5.0	5.2	5.3	5.1	5.0	5.2	5.1	5.4
Other Service-Providing Jobs	NA	6.2	6.6	6.5	6.7	7.0	6.9	6.7	6.5	6.0	6.2	6.3	6.2	6.4
Government	NA	6.1	6.3	6.5	6.8	7.1	7.5	7.9	8.2	8.4	8.6	8.8	8.7	8.9
Federal	NA	0.5	0.5	0.5	0.5	0.7	0.8	0.9	1.1	1.4	1.6	1.7	1.7	1.7
State	NA	1.1	1.0	1.0	1.1	1.1	1.1	1.2	1.2	1.2	1.3	1.3	1.3	1.3
Local	NA	4.6	4.8	5.0	5.2	5.4	5.6	5.8	6.0	5.8	5.7	5.8	5.7	5.8

NA = data not available.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current and previous 12-month data for covered employment jobs are as of the 12 months ending June 2012 and June 2011, respectively.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Winchester HMA, 2000 to October 1, 2015

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Winchester HMA	102,997	128,472	131,800	136,700	2,550	2.2	1,325	1.0	1,625	1.2
Households										
Winchester HMA	40,053	49,066	50,250	51,950	900	2.1	470	1.0	570	1.1

Notes: Current date: October 1, 2012. Forecast date: October 1, 2015. Rates of change are calculated on a compound basis.

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

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

	Winchester HMA		
	2000	2010	Current
Total Housing Inventory	45,091	56,906	57,850
Occupied Units	40,053	49,066	50,250
Owners	28,767	35,256	35,350
%	71.8	71.9	70.3
Renters	11,286	13,810	14,900
%	28.2	28.1	29.7
Vacant Units	5,038	7,840	7,625
Available Units	1,063	2,233	1,850
For Sale	474	850	790
Rate (%)	1.6	2.4	2.2
For Rent	589	1,383	1,050
Rate (%)	5.0	9.1	6.6
Other Vacant	3,975	5,607	5,775

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2012.

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

Table 4. Residential Building Permit Activity in the Winchester HMA, 2000 Through September 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Winchester HMA														
Total	727	925	1,351	1,137	1,394	1,783	1,428	802	431	361	346	452	250	340
Single-family	713	871	1,171	1,121	1,309	1,719	1,392	752	431	341	346	293	250	340
Multifamily	14	54	180	16	85	64	36	50	0	20	0	159	0	0

Note: Numbers may not add to totals because of rounding.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Winchester HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	47,423	64,200	64,400	3.1	0.2
Median Household Income	NA	48,498	50,772	NA	2.3

NA = data not available.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 2009 and 2011 median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data