

As of May 1, 2023.

Table 1. Labor Force and Employment in the Worcester HMA, 2000 Through April 2023

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
																								April 2022	April 2023
Labor Force	443.3	449.6	460.1	462.2	461.1	459.5	463.9	465.8	469.0	471.1	484.9	484.2	483.3	482.7	489.4	490.0	492.6	506.1	516.7	517.2	506.2	505.4	507.4	507.6	506.0
Resident Employment	431.0	432.4	435.0	434.1	435.7	435.6	440.3	442.5	441.4	429.1	441.8	445.5	447.0	447.2	458.7	464.4	471.0	485.4	497.3	499.8	460.4	476.4	487.3	483.0	486.5
Unemployment	12.3	17.2	25.1	28.1	25.4	24.0	23.6	23.3	27.6	42.0	43.1	38.7	36.4	35.5	30.6	25.6	21.6	20.8	19.4	17.4	45.9	29.0	20.1	24.6	19.4
Unemployment Rate (%)	2.8	3.8	5.4	6.1	5.5	5.2	5.1	5.0	5.9	8.9	8.9	8.0	7.5	7.4	6.3	5.2	4.4	4.1	3.8	3.4	9.1	5.7	4.0	4.9	3.8
Total Nonfarm Payroll Jobs	319.4	319.1	316.3	314.8	315.5	315.9	319.7	320.9	318.6	308.3	308.6	312.2	314.6	318.9	325.1	329.5	335.0	339.1	342.3	343.9	318.6	331.1	343.1	336.6	345.1
Goods-Producing Sectors	68.4	66.1	61.3	58.7	57.9	56.3	56.1	54.8	52.5	46.5	44.9	45.3	44.3	44.0	44.7	45.9	46.8	47.3	48.2	48.1	45.7	47.1	48.6	47.6	48.8
Mining, Logging, & Construction	12.2	13.0	12.8	13.1	13.8	13.6	13.8	12.9	12.1	10.5	10.0	10.3	10.6	10.9	11.3	11.9	12.6	13.1	13.5	13.3	12.9	14.0	14.4	14.1	14.6
Manufacturing	56.2	53.1	48.6	45.5	44.1	42.7	42.3	41.9	40.4	36.0	35.0	34.9	33.7	33.1	33.4	34.0	34.2	34.0	34.7	34.8	32.8	33.1	34.2	33.6	34.2
Service-Providing Sectors	251.1	253.0	255.0	256.2	257.6	259.6	263.5	266.1	266.1	261.8	263.6	267.0	270.3	274.9	280.5	283.7	288.2	291.9	294.1	295.8	273.0	284.1	294.6	289.0	296.4
Trade, Transportation, & Utilities	60.6	60.3	59.7	59.9	59.7	60.8	61.4	62.0	61.9	58.8	59.5	60.0	61.0	62.1	63.6	63.5	64.0	64.3	63.9	63.4	59.3	62.1	63.7	62.7	63.6
Information	4.8	5.3	5.1	4.8	4.7	4.4	4.4	4.6	4.5	4.0	4.1	4.1	4.2	4.1	4.1	4.3	4.3	4.1	4.0	3.7	3.2	3.2	3.1	3.1	3.0
Financial Activities	16.4	16.6	17.1	17.1	17.2	17.2	17.4	16.8	16.5	16.5	16.4	16.5	16.7	16.5	16.7	16.6	16.6	16.7	16.7	16.7	16.3	16.0	15.9	16.0	15.8
Professional & Business Services	35.8	33.4	32.4	32.0	33.3	33.6	34.2	33.0	31.5	29.3	29.4	30.8	29.6	29.4	29.8	30.3	31.7	32.4	33.4	33.4	31.7	34.7	37.0	35.9	37.1
Education & Health Services	51.2	53.5	55.4	56.4	56.7	57.4	58.9	61.3	63.7	65.6	67.4	68.7	70.8	72.0	73.5	75.5	76.9	78.8	79.5	81.6	77.3	78.6	79.3	78.9	79.9
Leisure & Hospitality	24.8	25.1	26.1	27.2	27.6	27.4	27.7	28.1	27.9	27.5	27.3	27.7	28.2	28.6	29.5	30.2	30.8	31.4	31.6	31.7	23.6	26.7	30.1	28.7	30.3
Other Services	11.0	11.2	11.3	11.3	11.3	11.4	11.3	11.1	10.7	10.2	10.1	10.2	10.7	11.6	12.0	12.2	12.5	12.5	12.7	12.6	10.7	11.3	12.1	11.6	12.3
Government	46.5	47.7	48.0	47.5	47.1	47.5	48.5	49.3	49.3	49.8	49.6	49.0	49.2	50.6	51.4	51.2	51.5	51.6	52.4	52.8	50.9	51.4	53.6	52.1	54.3
Federal	3.2	3.0	3.0	2.9	2.9	2.9	2.9	3.1	3.1	2.9	2.9	2.5	2.5	2.4	2.3	2.3	2.3	2.4	2.3	2.3	2.4	2.3	2.3	2.3	2.3
State	13.7	14.0	13.7	13.7	13.8	14.2	14.7	15.2	15.3	15.9	15.9	15.8	15.9	17.2	18.1	17.8	17.6	17.7	18.1	18.2	18.0	18.3	18.8	18.3	19.1
Local	29.6	30.7	31.4	30.9	30.5	30.6	30.8	31.1	31.0	31.0	30.9	30.6	30.8	31.0	31.0	31.1	31.5	31.7	31.8	32.2	30.5	30.9	32.6	31.6	32.9

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

Source: U.S. Bureau of Labor Statistics



As of May 1, 2023.

Table 2. Population and Household Trends in the Worcester 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										
Worcester HMA	860,054	916,980	984,800	998,500	5,700	0.6	5,175	0.5	4,550	0.5
Households										
Worcester HMA	325,069	347,890	383,900	390,500	2,275	0.7	2,750	0.8	2,200	0.6

Notes: The current date is May 1, 2023. The forecast date is May 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of May 1, 2023.

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

	Worcester HMA		
	2000	2010	Current
Total Housing Inventory	342,118	375,861	407,500
Occupied Units	325,069	347,890	383,900
Owner-Occupied	209,840	231,397	245,800
%	64.6	66.5	64.0
Renter-Occupied	115,229	116,493	138,100
%	35.4	33.5	36.0
Vacant Units	17,049	27,971	23,600
Available Units	7,086	14,129	8,700
For Sale	1,771	4,234	1,975
Rate (%)	0.8	1.8	0.8
For Rent	5,315	9,895	6,725
Rate (%)	4.4	7.8	4.6
Other Vacant	9,963	13,842	14,900

Notes: The current date is May 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: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



As of May 1, 2023.

Table 4. Residential Building Permit Activity in the Worcester HMA, 2000 Through April 2023

Type of Building Permit																							12 Months Ending		
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	April 2022	April 2023
Worcester HMA																									
Total	3,409	3,975	4,622	4,246	4,615	5,067	3,140	2,824	1,479	1,660	2,411	1,013	2,043	1,893	1,720	1,558	2,056	1,928	1,769	2,639	1,830	2,576	2,252	2,501	2,470
Sales	2,985	3,154	3,657	3,887	4,231	4,665	2,918	2,251	1,007	1,131	1,367	823	1,283	1,286	1,284	1,160	1,331	1,306	1,321	2,067	1,309	1,232	1,193	1,240	934
Rental	424	821	965	359	384	402	222	573	472	529	1,044	190	760	607	436	398	725	622	448	572	521	1,344	1,059	1,260	1,536

Sources: U.S. Census Bureau, Building Permits Survey; 2000–22—final data and estimates by the analyst; past 12 months of data—preliminary data and estimates by the analyst



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Table 5. Median Income in the Worcester HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	52,600	79,700	98,800	4.2	1.8
Median Household Income	47,850	63,350	83,200	2.8	2.3

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

