

As of March 1, 2020.

Table 1. Labor Force and Employment in the York HMA, 2000 Through February 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					February 2019	February 2020
Labor Force	209.7	211.3	211.2	210.5	215.0	218.9	222.4	225.4	229.2	226.7	230.4	230.7	233.2	232.2	230.6	232.5	234.8	234.9	234.6	236.4	234.8	236.9
Resident Employment	202.8	202.2	201.0	200.2	205.3	209.7	213.5	216.9	218.5	208.3	211.1	213.4	215.9	216.5	218.2	221.4	224.0	224.7	225.6	227.3	226.0	227.6
Unemployment	6.9	9.1	10.3	10.3	9.6	9.2	8.9	8.6	10.8	18.4	19.3	17.3	17.3	15.6	12.4	11.0	10.8	10.2	9.0	9.1	8.8	9.3
Unemployment Rate (%)	3.3	4.3	4.9	4.9	4.5	4.2	4.0	3.8	4.7	8.1	8.4	7.5	7.4	6.7	5.4	4.7	4.6	4.3	3.8	3.8	3.7	3.9
Total Nonfarm Payroll Jobs	172.6	170.9	168.4	168.5	173.1	177.2	179.9	182.5	182.9	174.6	174.0	176.6	177.7	178.0	179.1	181.0	184.2	186.1	187.6	188.6	187.8	188.7
Goods-Producing Sectors	56.0	54.0	51.7	49.9	50.0	50.1	49.9	50.1	49.9	44.6	42.9	42.4	42.1	41.6	41.6	42.4	42.6	42.5	43.0	43.8	43.2	43.9
Mining, Logging, & Construction	10.2	10.2	10.3	10.5	11.2	11.8	12.2	12.7	12.1	10.5	10.4	10.5	10.4	10.5	10.6	11.1	11.8	11.8	11.9	11.9	12.0	11.8
Manufacturing	45.8	43.9	41.4	39.5	38.8	38.3	37.6	37.4	37.8	34.1	32.5	31.9	31.7	31.1	31.0	31.3	30.9	30.7	31.1	32.0	31.2	32.1
Service-Providing Sectors	116.6	116.9	116.7	118.6	123.1	127.1	130.1	132.5	133.0	129.9	131.1	134.2	135.6	136.4	137.5	138.6	141.6	143.6	144.6	144.8	144.6	144.8
Wholesale & Retail Trade	28.7	28.8	29.2	29.5	29.5	29.4	29.3	29.3	29.0	27.6	27.3	27.8	28.1	28.3	27.9	27.8	27.6	27.4	27.1	26.7	27.0	26.8
Wholesale Trade	6.3	6.4	6.7	6.9	6.9	7.0	7.0	6.8	6.7	6.3	6.1	6.3	6.6	6.9	6.6	6.6	6.5	6.5	6.7	6.7	6.7	6.7
Retail Trade	22.4	22.4	22.5	22.6	22.6	22.4	22.3	22.5	22.3	21.3	21.2	21.5	21.5	21.4	21.3	21.2	21.1	20.9	20.4	20.0	20.3	20.0
Transportation & Utilities	7.5	7.5	7.7	7.7	8.3	8.9	9.2	9.5	9.2	8.4	8.6	9.6	9.8	10.0	10.3	10.6	11.0	10.9	11.2	11.4	11.2	11.4
Information	2.6	2.4	2.0	2.0	2.0	2.1	2.0	2.1	2.1	2.0	2.0	1.9	1.8	1.8	1.7	1.6	1.6	1.6	1.6	1.5	1.6	1.5
Financial Activities	5.3	5.5	5.4	5.6	5.6	5.8	6.0	6.1	5.8	5.5	5.2	5.1	5.1	5.2	5.2	5.1	5.2	5.2	5.3	5.4	5.3	5.4
Professional & Business Services	16.2	14.8	12.8	13.1	14.9	15.9	17.0	17.3	17.3	16.0	17.0	18.6	19.3	20.0	20.6	20.6	21.7	22.8	23.6	24.3	23.8	24.3
Education & Health Services	18.7	19.6	20.6	21.3	21.8	22.1	22.8	23.6	24.7	25.4	25.7	26.1	26.5	26.4	26.7	27.1	27.9	28.8	29.2	29.3	29.2	29.3
Leisure & Hospitality	13.3	13.7	14.2	14.3	14.3	14.9	14.9	15.2	15.1	14.7	14.6	14.6	15.2	15.3	15.7	15.9	16.3	16.4	16.4	16.2	16.3	16.2
Other Services	7.6	7.6	7.7	7.6	7.9	8.4	9.0	9.0	8.9	8.8	9.0	9.2	9.2	9.0	9.3	9.9	10.2	10.4	10.3	10.2	10.2	10.2
Government	16.7	17.1	17.2	17.7	18.9	19.5	20.0	20.3	20.8	21.6	21.7	21.3	20.6	20.5	20.0	19.9	20.0	20.0	20.0	19.8	20.0	19.8
Federal	3.7	3.7	3.6	3.5	4.0	4.3	4.4	4.4	4.4	4.7	4.8	4.6	4.3	4.2	4.0	4.1	4.2	4.2	4.3	4.3	4.3	4.4
State	1.0	1.0	1.0	1.1	1.0	1.0	1.0	1.1	1.1	1.0	1.1	1.1	1.1	1.0	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1
Local	12.0	12.3	12.6	13.1	13.9	14.2	14.5	14.9	15.3	15.9	15.8	15.6	15.3	15.2	15.0	14.8	14.8	14.7	14.7	14.4	14.6	14.3

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

Source: U.S. Bureau of Labor Statistics



As of March 1, 2020.

Table 2. Population and Household Trends in the York 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										
York HMA	381,751	434,972	449,900	453,700	5,325	1.3	1,500	0.3	1,275	0.3
Households										
York HMA	148,219	168,372	175,700	177,600	2,025	1.3	740	0.4	640	0.4

Notes: The current date is March 1, 2020. The forecast date is March 1, 2023.

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



As of March 1, 2020.

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

	York HMA		
	2000	2010	Current
Total Housing Inventory	156,720	178,671	186,800
Occupied Units	148,219	168,372	175,700
Owner-Occupied	112,852	127,173	129,600
%	76.1	75.5	73.8
Renter-Occupied	35,367	41,199	46,100
%	23.9	24.5	26.2
Vacant Units	8,501	10,299	11,150
Available Units	4,605	5,554	4,550
For Sale	1,767	2,417	1,450
Rate (%)	1.5	1.9	1.1
For Rent	2,838	3,137	3,100
Rate (%)	7.4	7.1	6.3
Other Vacant	3,896	4,745	6,600

Note: The current date is March 1, 2020.

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



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Table 4. Residential Building Permit Activity in the York HMA, 2000 Through February 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					February 2019	February 2020
York HMA																						
Total	2,139	2,215	2,956	3,148	3,087	3,136	2,903	2,029	1,400	1,173	1,059	818	805	928	816	828	878	838	1,026	1,313	1,074	1,249
Sales	1,830	2,141	2,505	2,745	2,936	3,022	2,564	1,970	1,335	1,082	858	584	699	748	726	709	785	700	810	858	818	815
Rental	309	74	451	403	151	114	339	59	65	91	201	234	106	180	90	119	93	138	216	455	256	434

Sources: U.S. Census Bureau, Building Permits Survey; 2000-2019 final data and estimates by the analyst; 2020—preliminary data and estimates by the analyst



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Table 5. Median Income in the York HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	47,900	67,200	76,600	3.4	1.3
Median Household Income	45,268	57,027	69,172	2.3	1.9

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

