

**Table 1. Labor Force and Employment in the York-Hanover HMA, 2000 Through September 2011**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												September 2010	September 2011
Labor Force	208.9	210.9	211.2	209.6	214.4	219.6	222.9	225.0	228.8	226.1	223.8	223.6	223.8
Resident Employment	202.0	201.9	201.0	199.3	204.7	210.3	214.1	216.5	218.0	207.7	204.1	203.9	206.1
Unemployment	7.0	9.0	10.2	10.3	9.7	9.3	8.8	8.5	10.8	18.4	19.7	19.7	17.7
Unemployment Rate (%)	3.3	4.3	4.8	4.9	4.5	4.2	4.0	3.8	4.7	8.1	8.8	8.8	7.9
Total Nonfarm Payroll Jobs	172.6	170.9	168.4	168.5	173.1	177.2	180.0	182.6	182.9	174.6	174.2	173.4	176.3
Goods Producing	56.0	54.0	51.7	49.9	50.0	50.1	49.9	50.1	49.9	44.6	43.1	43.1	43.3
Mining, Logging, & Construction	10.2	10.2	10.3	10.4	11.2	11.8	12.2	12.7	12.1	10.5	10.5	10.3	10.9
Manufacturing	45.8	43.9	41.4	39.4	38.8	38.3	37.6	37.4	37.8	34.1	32.7	32.8	32.5
Service Providing	116.6	116.9	116.7	118.5	123.1	127.1	130.1	132.5	133.0	129.9	131.0	130.3	133.0
Trade	28.8	28.9	29.3	29.4	29.6	29.6	29.4	29.4	29.1	27.7	27.4	27.3	27.7
Transportation & Utilities	7.4	7.4	7.6	7.6	8.2	8.7	9.0	9.4	9.1	8.4	8.5	8.4	8.9
Information	2.6	2.4	2.0	1.9	2.0	2.1	2.0	2.1	2.1	2.0	2.1	2.1	2.1
Financial Activities	5.3	5.5	5.4	5.5	5.6	5.8	6.0	6.1	5.8	5.5	5.2	5.2	5.1
Professional & Business Services	16.2	14.8	12.8	13.0	14.9	15.9	17.0	17.3	17.3	15.9	16.8	16.4	17.5
Education & Health Services	18.7	19.6	20.6	21.2	21.8	22.1	22.8	23.6	24.7	25.4	25.7	25.7	26.1
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	14.8
Other Services	7.6	7.6	7.7	7.5	7.9	8.4	9.0	9.0	8.9	8.8	9.1	9.0	9.2
Government	16.7	17.1	17.2	17.6	18.9	19.5	20.0	20.3	20.8	21.6	21.8	21.8	21.5
Federal	3.7	3.7	3.6	3.4	4.0	4.3	4.4	4.4	4.4	4.7	4.8	4.8	4.6
State	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.1	1.1	1.0	1.1	1.1	1.0
Local	12.0	12.3	12.6	13.1	13.9	14.2	14.5	14.9	15.3	15.9	15.9	15.9	15.9

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

Source: U.S. Bureau of Labor Statistics

**Table 2.** Population and Household Trends in the York-Hanover HMA, 2000 to October 1, 2014

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
<b>Population</b>										
York-Hanover HMA	381,751	434,972	437,400	446,000	5,325	1.3	1,625	0.4	2,875	0.7
<b>Households</b>										
York-Hanover HMA	148,219	168,372	169,400	172,700	2,025	1.3	690	0.4	1,100	0.6

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2011. Forecast date: October 1, 2014. 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 York-Hanover HMA, 2000, 2010, and Current

	York-Hanover HMA		
	2000	2010	Current
Total Housing Inventory	156,720	178,671	179,200
Occupied Units	148,219	168,372	169,400
Owners	112,852	127,173	127,600
%	76.1	75.5	75.3
Renters	35,367	41,199	41,800
%	23.9	24.5	24.7
Vacant Units	8,501	10,299	9,875
Available Units	4,605	5,554	5,150
For Sale	1,767	2,417	1,950
Rate (%)	1.5	1.9	1.5
For Rent	2,838	3,137	3,200
Rate (%)	7.4	7.1	7.1
Other Vacant	3,896	4,745	4,750

*Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2011.*

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

**Table 4.** Residential Building Permit Activity in the York-Hanover HMA, 2000 Through September 2011

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												September 2010	September 2011
York-Hanover HMA													
Total	2,205	2,253	3,001	3,061	3,183	3,241	3,262	2,456	1,730	1,184	1,059	558	638
Single-family	1,844	2,047	2,444	2,692	2,985	3,017	2,784	2,046	1,663	1,124	858	512	484
Multifamily	361	206	557	369	198	224	478	410	67	60	201	46	154

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

**Table 5.** Median Income in the York-Hanover HMA, 1999, 2009, and 2010

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2010	1999 to 2009	2009 to 2010
Median Family Income	52,278	66,347	66,964	2.4	0.9
Median Household Income	45,268	57,027	56,368	2.3	- 1.2

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 2010 median household income—U.S. Census Bureau, American Community Survey, 2009 and 2010