

Quick Tips

- Clicking on the names in the legend below the chart will add/remove data from the chart.
- Hovering cursor over the data on the charts will show the details for each data point.
- The hamburger menu button in the upper right corner of each chart offers options for printing or downloading the image.
- The pdf icon in the upper right corner of the webpage, below the blue banner, will create a 2-page pdf of the report.

Economic Conditions (Bureau of Labor Statistics)

- Labor Force, Resident Employment, and Unemployment Rate are from the Bureau of Labor Statistics (BLS) Local Area Unemployment Statistics (LAUS) and are not seasonally adjusted. Data are measured where the person lives, not location of job. Data are released monthly and subject to revision.
 - The Labor Force are civilians 16 or older either employed or unemployed. The labor force excludes military, nonworking students, retirees, and other persons either not working or not seeking work.
 - Resident Employment estimates include all people employed, self-employed, receiving unemployment benefits, or who are domestic and unpaid family workers. A person is counted once, regardless of number of jobs held or the location of the job.
 - Unemployed persons refer to those people in the labor force who are not employed, but are looking for work, or have been laid off and waiting to be recalled. The Unemployment Rate is the percentage of unemployed persons in the labor force and is also referred to as the U3 unemployment rate.
- Nonfarm Payrolls use the BLS Current Employment Statistics (CES) survey and are not seasonally adjusted. Data cover state and metropolitan areas. The data estimate the number of jobs and are based on the location of the job rather than where the employee lives; also, a person working more than one job may be counted multiple times. Nonfarm payrolls exclude military, agriculture, and volunteer jobs and self-employed people. Data are released monthly and subject to revision.
- Covered Payrolls—The Quarterly Census of Employment and Wages (QCEW) counts employment from state unemployment insurance programs. Like CES, QCEW data are job based, and individuals holding more than one qualified job will be counted per job. Covered Payrolls are available for states, metropolitan areas, and counties and used in the Market-at-a-Glance when CES is unavailable, such as the county-level reports. Data are counts and are therefore more reliable but typically delayed several months. Covered Payrolls exclude military and national security employees, self-employed people, volunteers, some farm workers, and railroad workers. The monthly data are released quarterly.

Population & Households (U.S. Census Bureau)

- Decennial census—Population and household counts released every 10 years.
- U.S. Census Bureau Population Estimates—Annual population estimates and components of population change as of July 1; may be subject to revision. Net natural change is a measure of resident births minus resident deaths; net migration estimates migration patterns into and out of the area and includes residual population change. Data are released annually in the spring and subject to revision.
- American Community Survey—Household estimates from recent 1-year or 5-year American Community Survey (ACS) data sets. The 1-year ACS estimates are available only for geographies with at least 65,000 people; otherwise, the 5-year estimates are used. For a given area, the 1-year estimates have a smaller sample size than the 5-year estimates and may reflect more variation in the survey sample, but 1-year estimates are more current. Data are released annually in September (1-year estimates) or December (5-year estimates).



Housing Market Conditions (U.S. Census Bureau)

- Vacancy Rates and Housing Inventory by Tenure are from the decennial census and ACS.
- Annual Building Activity—Single-Family and Multifamily units include permits for new residential construction as reported to the U.S. Census Bureau Building Permits Survey. The current year is preliminary and subject to revisions throughout the year; some geographies may not be fully covered. Data are released monthly.

Narrative

For some geographic areas, two yellow text boxes may show an additional narrative about current economic, demographic, and sales and rental market conditions. The Rental Housing Supply box may include estimates of apartment units under way and in planning. The estimates in planning are expected to begin construction in the near future and may not include all projects in earlier planning stages. The analyst's contact information will be at the bottom of the page. No fixed schedule for updates, but many of the larger metropolitan areas are typically updated semiannually or quarterly.