

Table 1. Labor Force and Employment in the Cleveland-Elyria HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	March 2015	March 2016
Labor force	1,090.5	1,099.7	1,093.3	1,093.5	1,082.2	1,078.5	1,086.7	1,094.8	1,085.1	1,063.6	1,052.0	1,040.6	1,035.1	1,036.0	1,035.4	1,025.5	1,033.5	1,025.2
Resident employment	1,060.9	1,060.6	1,038.9	1,033.6	1,024.8	1,023.4	1,033.5	1,035.1	1,020.2	972.5	964.1	964.2	967.4	965.5	973.4	975.9	975.2	976.5
Unemployment	29.6	39.1	54.3	59.9	57.4	55.1	53.1	59.7	64.9	91.2	87.9	76.4	67.6	70.4	62.0	49.6	58.3	48.6
Unemployment rate (%)	2.7	3.6	5.0	5.5	5.3	5.1	4.9	5.5	6.0	8.6	8.4	7.3	6.5	6.8	6.0	4.8	5.6	4.7
Total nonfarm payroll jobs	1,136.0	1,117.5	1,082.3	1,074.2	1,072.1	1,072.2	1,075.0	1,072.3	1,058.5	1,000.8	990.9	1,001.1	1,019.5	1,029.6	1,036.6	1,045.2	1,038.7	1,047.8
Goods-producing sectors	241.3	223.7	204.1	197.0	194.4	192.1	189.1	183.8	177.2	151.7	148.1	152.9	157.1	158.3	159.8	160.5	160.4	159.0
Mining, logging, & construction	45.6	43.8	42.5	43.3	43.9	42.9	41.6	41.0	38.4	33.2	31.6	32.8	33.6	34.4	35.5	35.8	35.8	35.1
Manufacturing	195.7	179.9	161.6	153.7	150.5	149.3	147.5	142.8	138.7	118.5	116.5	120.1	123.5	123.9	124.3	124.7	124.6	123.9
Service-providing sectors	894.7	893.8	878.2	877.2	877.7	880.0	885.9	888.4	881.4	849.1	842.9	848.2	862.4	871.4	876.8	884.7	878.3	888.8
Trade	181.9	177.2	169.0	169.5	167.4	165.8	165.8	164.2	160.7	150.2	146.8	148.1	150.8	151.3	151.9	152.7	152.1	153.2
Wholesale trade	57.8	57.7	54.4	54.8	54.6	55.3	56.1	54.8	53.1	48.3	46.6	47.9	49.3	49.5	50.4	51.1	50.6	51.4
Retail trade	124.1	119.5	114.6	114.7	112.8	110.5	109.7	109.4	107.6	101.9	100.2	100.2	101.5	101.8	101.5	101.6	101.5	101.8
Transportation & utilities	38.3	36.2	34.1	32.4	32.4	32.9	33.8	34.3	33.6	30.6	29.3	29.2	30.0	30.4	30.7	30.9	30.7	30.6
Information	24.2	24.0	21.9	20.7	19.9	19.4	18.9	18.5	17.7	16.5	15.8	15.4	15.3	15.1	14.6	14.3	14.5	14.2
Financial activities	75.0	76.3	75.5	76.8	76.9	74.9	73.8	72.2	68.8	65.8	64.6	63.4	62.5	63.8	64.6	65.0	64.7	65.2
Professional & business services	146.0	143.2	134.4	134.8	137.1	140.7	144.0	144.3	143.9	131.7	132.1	139.5	143.5	146.1	148.6	148.4	148.7	148.6
Education & health services	149.7	155.5	162.9	163.6	165.0	167.5	170.8	174.8	179.5	184.3	187.7	189.0	193.9	196.0	196.2	199.3	196.7	200.8
Leisure & hospitality	93.1	92.0	90.5	92.0	92.3	93.7	94.2	93.0	90.9	87.3	86.9	87.6	91.6	95.6	97.0	99.9	97.5	101.2
Other services	45.3	45.9	45.9	44.3	44.5	44.3	44.0	44.1	43.4	42.2	41.3	40.7	40.1	39.6	39.6	39.7	39.6	40.1
Government	141.1	143.4	144.2	143.1	142.2	140.9	140.6	143.0	142.8	140.6	138.5	135.2	134.8	133.5	133.8	134.6	133.8	135.0
Federal	19.8	19.1	18.7	18.6	18.4	18.1	18.1	18.5	18.9	19.0	20.1	19.0	18.5	18.3	18.2	18.6	18.3	18.8
State	8.9	8.7	8.6	8.2	8.2	8.3	8.2	8.0	7.8	7.5	7.3	7.1	7.3	7.3	7.3	7.2	7.2	7.2
Local	112.5	115.6	116.9	116.3	115.6	114.5	114.4	116.5	116.2	114.1	111.1	109.1	109.0	107.9	108.3	108.8	108.3	109.1

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through March 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Cleveland-Elyria 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										
Cleveland-Elyria HMA	2,148,143	2,077,240	2,058,000	2,053,000	– 7,100	– 0.3	– 3,200	– 0.2	– 1,675	– 0.1
Cuyahoga County submarket	1,393,978	1,280,122	1,252,000	1,241,000	– 11,400	– 0.8	– 4,675	– 0.4	– 3,675	– 0.3
Suburban submarket	754,165	797,118	806,300	811,700	4,300	0.6	1,525	0.2	1,800	0.2
Households										
Cleveland-Elyria HMA	853,165	854,893	854,600	857,400	170	0.0	– 50	0.0	930	0.1
Cuyahoga County submarket	571,457	545,056	539,300	538,600	– 2,650	– 0.5	– 960	– 0.2	– 230	0.0
Suburban submarket	281,708	309,837	315,350	318,700	2,825	1.0	920	0.3	1,125	0.4

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is April 1, 2016. The forecast date is April 1, 2019.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Cleveland-Elyria HMA, 2000, 2010, and Current

	Cleveland-Elyria HMA			Cuyahoga County Submarket			Suburban Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	911,356	955,756	946,800	616,903	621,763	608,000	294,453	333,993	338,900
Occupied units	853,165	854,893	854,600	571,457	545,056	539,300	281,708	309,837	315,350
Owner-occupied	580,872	569,864	541,000	360,980	331,876	308,500	219,892	237,988	232,600
%	68.1	66.7	63.3	63.2	60.9	57.2	78.1	76.8	73.8
Renter-occupied	272,293	285,029	313,600	210,477	213,180	230,800	61,816	71,849	82,750
%	31.9	33.3	36.7	36.8	39.1	42.8	21.9	23.2	26.2
Vacant units	58,191	100,863	92,200	45,446	76,707	68,650	12,745	24,156	23,550
Available units	34,195	55,819	42,450	27,012	42,201	32,400	7,183	13,618	10,050
For sale	7,931	14,782	12,400	5,218	9,679	8,050	2,713	5,103	4,350
Rate (%)	1.3	2.5	2.2	1.4	2.8	2.5	1.2	2.1	1.8
For rent	26,264	41,037	30,050	21,794	32,522	24,350	4,470	8,515	5,700
Rate (%)	8.8	12.6	8.7	9.4	13.2	9.5	6.7	10.6	6.4
Other vacant	23,996	45,044	49,800	18,434	34,506	36,300	5,562	10,538	13,500

Notes: Numbers may not add to totals because of rounding. The current date is April 1, 2016.

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

Table 4. Residential Building Permit Activity in the Cleveland-Elyria HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	March 2015	March 2016
Cleveland-Elyria HMA																		
Total	8,746	7,987	7,822	8,581	8,768	7,830	6,218	5,801	4,181	3,229	2,306	2,778	3,030	4,195	3,611	5,148	4,025	4,965
Single-family	5,739	6,085	6,169	6,601	6,711	5,875	4,542	3,574	2,259	1,809	1,853	1,585	1,925	2,280	2,282	2,366	2,320	2,590
Multifamily	3,007	1,902	1,653	1,980	2,057	1,955	1,676	2,227	1,922	1,420	453	1,193	1,105	1,915	1,329	2,782	1,705	2,375
Cuyahoga County submarket																		
Total	2,497	3,040	3,014	3,627	3,128	2,614	2,016	1,896	1,371	1,319	833	1,334	1,324	2,493	1,391	2,488	1,720	2,140
Single-family	1,777	1,810	1,805	1,865	2,010	1,748	1,246	922	542	462	490	401	488	678	592	692	670	640
Multifamily	720	1,230	1,209	1,762	1,118	866	770	974	829	857	343	933	836	1,815	799	1,796	1,050	1,500
Suburban submarket																		
Total	6,249	4,947	4,808	4,954	5,640	5,216	4,202	3,905	2,810	1,910	1,473	1,444	1,706	1,702	2,220	2,660	2,280	2,800
Single-family	3,962	4,275	4,364	4,736	4,701	4,127	3,296	2,652	1,717	1,347	1,363	1,184	1,437	1,602	1,690	1,674	1,650	1,950
Multifamily	2,287	672	444	218	939	1,089	906	1,253	1,093	563	110	260	269	100	530	986	630	850

Notes: Numbers may not add to totals because of rounding. Current includes data through March 2016.

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

Table 5. Median Income in the Cleveland-Elyria HMA, 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	52,600	64,800	62,600	2.1	– 0.7
Median household income	NA	45,395	49,889	NA	1.9

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data