

Table 1. Labor Force and Employment in the Westchester HMA, 2000 Through December 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													December 2011	December 2012
Labor force	464.0	467.5	470.9	471.8	479.1	482.9	486.3	490.0	494.0	485.9	475.6	472.7	472.7	477.2
Resident employment	448.3	449.8	449.4	450.4	457.8	463.4	467.4	471.5	470.4	451.0	440.8	440.6	440.6	442.9
Unemployment	15.6	17.8	21.5	21.4	21.4	19.6	18.9	18.5	23.7	34.9	34.8	32.1	32.1	34.3
Unemployment rate (%)	3.4	3.8	4.6	4.5	4.5	4.1	3.9	3.8	4.8	7.2	7.3	6.8	6.8	7.2
Total nonfarm payroll jobs	548.9	552.7	552.4	555.2	563.7	566.2	569.5	579.4	579.9	557.9	554.8	562.1	562.1	563.8
Goods-producing sectors	68.5	68.0	65.8	65.2	64.9	65.3	66.4	68.5	67.4	59.1	55.2	55.1	55.1	53.9
Mining, logging, & construction	32.0	33.1	32.4	33.3	33.3	33.7	35.4	37.9	37.4	31.5	28.8	30.0	30.0	29.1
Manufacturing	36.5	34.9	33.5	32.0	31.6	31.5	31.0	30.6	30.0	27.7	26.4	25.2	25.2	24.8
Service-providing sectors	480.4	484.8	486.6	490.0	498.8	500.9	503.1	510.9	512.4	498.8	499.7	507.0	507.0	509.9
Trade	92.3	91.1	90.4	89.5	90.4	91.2	91.6	92.4	90.5	85.1	85.4	87.5	87.5	88.7
Wholesale trade	24.9	25.4	25.0	24.7	24.7	24.9	24.8	24.9	24.2	22.2	21.3	21.7	21.7	21.8
Retail trade	67.4	65.7	65.4	64.8	65.7	66.3	66.8	67.5	66.3	62.9	64.1	65.8	65.8	66.9
Transportation & utilities	16.6	17.2	17.2	17.9	18.1	18.7	18.7	18.1	18.2	17.5	17.6	18.2	18.2	17.6
Information	20.2	20.8	19.5	18.4	18.1	17.2	16.8	16.3	15.7	14.6	14.0	13.6	13.6	13.6
Financial activities	35.0	34.2	33.8	33.9	35.7	38.0	37.4	36.9	36.0	33.5	32.6	33.3	33.3	33.2
Professional & business services	65.6	69.2	68.0	69.4	72.0	71.0	71.5	73.2	73.3	69.0	68.8	71.8	71.8	73.2
Education & health services	101.0	101.2	101.2	102.7	104.5	105.7	107.9	110.7	112.5	114.0	116.2	117.7	117.7	118.9
Leisure & hospitality	37.2	39.0	40.7	40.8	41.5	40.5	40.4	42.5	43.7	43.6	45.1	47.6	47.6	48.5
Other services	22.4	22.0	22.4	22.7	23.2	23.5	23.9	24.4	24.7	24.1	24.3	25.0	25.0	25.6
Government	90.2	90.2	93.5	94.8	95.3	95.2	94.9	96.5	97.8	97.3	95.7	92.4	92.4	90.6
Federal	6.8	6.4	6.4	6.3	6.1	5.9	5.9	5.6	5.6	5.5	5.8	5.2	5.2	5.1
State	14.7	14.2	14.2	14.1	14.3	14.2	14.4	14.4	14.4	14.3	14.1	13.8	13.8	13.7
Local	68.7	69.6	73.0	74.4	75.0	75.0	74.6	76.4	77.8	77.6	75.9	73.5	73.5	71.8

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Nonfarm payroll data are for the Putnam-Rockland-Westchester area as defined by the Bureau of Labor Statistics.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Westchester HMA, 2000 to January 1, 2016

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Westchester HMA	923,459	949,113	957,700	965,000	2,575	0.3	3,125	0.3	2,425	0.3
Households										
Westchester HMA	337,142	347,232	350,500	353,500	1,000	0.3	1,200	0.3	1,000	0.3

Notes: Current date: January 1, 2013. Forecast date: January 1, 2016. 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 Westchester HMA, 2000, 2010, and Current

	Westchester HMA		
	2000	2010	Current
Total housing inventory	349,445	370,821	372,800
Occupied units	337,142	347,232	350,500
Owners	202,673	213,888	214,900
%	60.1	61.6	61.3
Renters	134,469	133,344	135,600
%	39.9	38.4	38.7
Vacant units	12,303	23,589	22,350
Available units	6,069	11,570	10,350
For sale	1,861	3,757	3,725
Rate (%)	0.9	1.7	1.7
For rent	4,208	7,813	6,600
Rate (%)	3.0	5.5	4.6
Other vacant	6,234	12,019	12,000

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2013.

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

Table 4. Residential Building Permit Activity in the Westchester HMA, 2000 Through December 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													December 2011	December 2012
Westchester HMA														
Total	2,400	2,847	3,137	2,777	1,943	2,019	1,855	1,991	893	571	735	796	739	525
Single-family	1,287	1,090	1,049	826	898	780	434	464	321	177	175	192	182	182
Multifamily	1,113	1,757	2,088	1,951	1,045	1,239	1,421	1,527	572	394	560	604	557	343

Note: Numbers may not add to totals because of rounding.

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

Table 5. Median Income in the Westchester HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	79,900	105,300	106,500	2.8	0.6
Median household income	63,307	77,189	77,006	2.0	- 0.1

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 2011 American Community Survey 1-year data