

**Table 1. Labor Force and Employment in the Salem HMA, 2000 to Current**

|                                  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008  | 2009  | 2010  | 2011  | 2012  | 2013  | 2014  | 2015  | 12 Months Ending |           |
|----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|-----------|
|                                  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       | July 2015        | July 2016 |
| Labor force                      | 178.6 | 178.3 | 180.3 | 182.8 | 182.9 | 183.4 | 186.9 | 190.2 | 195.1 | 198.3 | 191.7 | 190.9 | 185.9 | 181.9 | 184.9 | 188.8 | 186.9            | 193.3     |
| Resident employment              | 169.0 | 167.1 | 167.5 | 168.6 | 169.4 | 171.8 | 176.6 | 180.2 | 182.5 | 176.9 | 170.9 | 171.3 | 167.7 | 166.1 | 171.4 | 177.4 | 174.9            | 182.9     |
| Unemployment                     | 9.6   | 11.2  | 12.7  | 14.2  | 13.5  | 11.6  | 10.3  | 10.1  | 12.5  | 21.4  | 20.9  | 19.6  | 18.2  | 15.8  | 13.5  | 11.4  | 12.0             | 10.5      |
| Unemployment rate (%)            | 5.3   | 6.3   | 7.1   | 7.7   | 7.4   | 6.3   | 5.5   | 5.3   | 6.4   | 10.8  | 10.9  | 10.3  | 9.8   | 8.7   | 7.3   | 6.0   | 6.4              | 5.4       |
| Total nonfarm payroll jobs       | 140.7 | 139.3 | 139.3 | 139.9 | 143.2 | 146.7 | 149.8 | 152.3 | 152.6 | 145.9 | 143.7 | 141.7 | 141.9 | 145.1 | 150.5 | 155.6 | 153.7            | 158.5     |
| Goods-producing sectors          | 25.1  | 23.2  | 22.3  | 21.9  | 23.3  | 24.4  | 26.2  | 26.3  | 24.4  | 20.4  | 19.4  | 19.1  | 19.0  | 19.8  | 21.2  | 22.9  | 22.3             | 23.3      |
| Mining, logging, & construction  | 9.0   | 8.2   | 8.0   | 7.9   | 8.7   | 9.5   | 10.8  | 11.5  | 10.5  | 8.1   | 7.6   | 7.5   | 7.5   | 8.1   | 9.0   | 9.9   | 9.6              | 10.2      |
| Manufacturing                    | 16.2  | 15.1  | 14.3  | 14.0  | 14.6  | 14.9  | 15.5  | 14.8  | 14.0  | 12.3  | 11.8  | 11.6  | 11.5  | 11.8  | 12.2  | 13.0  | 12.7             | 13.1      |
| Service-providing sectors        | 115.6 | 116.1 | 117.0 | 118.0 | 119.9 | 122.3 | 123.6 | 126.0 | 128.1 | 125.5 | 124.3 | 122.6 | 123.0 | 125.3 | 129.3 | 132.7 | 131.4            | 135.2     |
| Trade                            | 19.6  | 19.1  | 19.3  | 20.2  | 20.6  | 21.4  | 22.0  | 22.2  | 21.8  | 20.2  | 19.9  | 19.9  | 20.0  | 20.4  | 21.2  | 22.0  | 21.7             | 22.2      |
| Wholesale trade                  | 3.5   | 3.5   | 3.5   | 3.9   | 3.8   | 4.0   | 4.1   | 4.1   | 4.1   | 3.7   | 3.6   | 3.7   | 3.6   | 3.6   | 3.8   | 3.9   | 3.9              | 3.9       |
| Retail trade                     | 16.1  | 15.6  | 15.8  | 16.3  | 16.8  | 17.4  | 17.9  | 18.1  | 17.7  | 16.5  | 16.3  | 16.2  | 16.4  | 16.8  | 17.4  | 18.1  | 17.8             | 18.3      |
| Transportation & utilities       | 3.2   | 3.2   | 3.2   | 3.3   | 3.4   | 3.5   | 3.6   | 3.7   | 3.8   | 3.6   | 3.4   | 3.6   | 3.7   | 3.8   | 3.9   | 4.0   | 3.9              | 3.9       |
| Information                      | 1.9   | 1.9   | 1.7   | 1.6   | 1.6   | 1.5   | 1.5   | 1.5   | 1.4   | 1.3   | 1.2   | 1.1   | 1.1   | 1.0   | 1.0   | 1.0   | 1.0              | 1.0       |
| Financial activities             | 6.8   | 7.0   | 6.7   | 6.9   | 7.1   | 7.3   | 7.4   | 7.5   | 7.6   | 7.2   | 7.1   | 7.2   | 7.1   | 7.1   | 7.1   | 6.8   | 6.9              | 6.9       |
| Professional & business services | 10.5  | 10.1  | 11.2  | 11.6  | 12.2  | 12.9  | 12.8  | 13.4  | 13.1  | 12.1  | 11.4  | 11.0  | 11.6  | 12.2  | 12.8  | 13.2  | 13.0             | 14.2      |
| Education & health services      | 16.8  | 17.3  | 17.6  | 17.9  | 18.3  | 18.6  | 19.0  | 19.5  | 20.3  | 21.0  | 21.4  | 21.9  | 22.3  | 22.8  | 23.8  | 24.7  | 24.3             | 25.2      |
| Leisure & hospitality            | 11.4  | 11.8  | 11.8  | 12.0  | 12.0  | 12.1  | 12.3  | 12.5  | 12.7  | 12.2  | 11.9  | 12.1  | 12.4  | 13.0  | 13.6  | 14.4  | 14.0             | 14.6      |
| Other services                   | 5.2   | 5.2   | 5.3   | 5.2   | 5.1   | 5.1   | 5.3   | 5.3   | 5.4   | 5.3   | 5.3   | 5.1   | 5.1   | 5.0   | 5.1   | 5.2   | 5.2              | 5.3       |
| Government                       | 40.2  | 40.5  | 40.2  | 39.3  | 39.7  | 40.0  | 39.8  | 40.5  | 42.2  | 42.6  | 42.7  | 40.9  | 39.8  | 39.8  | 40.8  | 41.5  | 41.4             | 42.0      |
| Federal                          | 1.7   | 1.5   | 1.6   | 1.6   | 1.5   | 1.6   | 1.6   | 1.6   | 1.6   | 1.6   | 1.8   | 1.5   | 1.5   | 1.4   | 1.3   | 1.3   | 1.3              | 1.3       |
| State                            | 20.6  | 20.7  | 20.6  | 20.0  | 20.2  | 20.1  | 19.9  | 20.2  | 20.9  | 21.3  | 21.5  | 21.3  | 20.6  | 21.0  | 21.8  | 22.4  | 22.3             | 22.5      |
| Local                            | 17.8  | 18.2  | 18.1  | 17.7  | 17.9  | 18.4  | 18.3  | 18.7  | 19.6  | 19.7  | 19.3  | 18.2  | 17.7  | 17.4  | 17.7  | 17.8  | 17.8             | 18.1      |

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

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the Salem 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 (%) |
| <b>Population</b> |         |         |         |          |                       |          |                 |          |                     |          |
| Salem HMA         | 347,214 | 390,738 | 413,500 | 426,900  | 4,350                 | 1.2      | 3,600           | 0.9      | 4,475               | 1.1      |
| <b>Households</b> |         |         |         |          |                       |          |                 |          |                     |          |
| Salem HMA         | 124,699 | 141,245 | 147,700 | 152,300  | 1,650                 | 1.3      | 1,025           | 0.7      | 1,525               | 1.0      |

Notes: Rates of change are calculated on a compound basis. The current date is August 1, 2016. The forecast date is August 1, 2019.

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

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

|                         | Salem HMA |         |         |
|-------------------------|-----------|---------|---------|
|                         | 2000      | 2010    | Current |
| Total housing inventory | 132,635   | 151,250 | 156,400 |
| Occupied units          | 124,699   | 141,245 | 147,700 |
| Owner-occupied          | 79,746    | 87,643  | 87,450  |
| %                       | 64.0      | 62.1    | 59.2    |
| Renter-occupied         | 44,953    | 53,602  | 60,250  |
| %                       | 36.0      | 37.9    | 40.8    |
| Vacant units            | 7,936     | 10,005  | 8,625   |
| Available units         | 5,274     | 6,177   | 4,625   |
| For sale                | 2,011     | 2,153   | 1,775   |
| Rate (%)                | 2.5       | 2.4     | 2.0     |
| For rent                | 3,263     | 4,024   | 2,850   |
| Rate (%)                | 6.8       | 7.0     | 4.5     |
| Other vacant            | 2,662     | 3,828   | 4,000   |

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

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

**Table 4. Residential Building Permit Activity in the Salem 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 |           |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|------|------|------|------|------|-------|------------------|-----------|
|                         |       |       |       |       |       |       |       |       |       |      |      |      |      |      |      |       | July 2015        | July 2016 |
| <b>Salem HMA</b>        |       |       |       |       |       |       |       |       |       |      |      |      |      |      |      |       |                  |           |
| Total                   | 1,684 | 1,790 | 1,960 | 1,979 | 2,560 | 2,438 | 2,353 | 1,791 | 1,055 | 835  | 699  | 431  | 721  | 950  | 944  | 1,297 | 534              | 691       |
| Single-family           | 1,360 | 1,241 | 1,552 | 1,566 | 1,963 | 2,083 | 1,729 | 1,342 | 645   | 510  | 468  | 319  | 395  | 646  | 712  | 807   | 423              | 400       |
| Multifamily             | 324   | 549   | 408   | 413   | 597   | 355   | 624   | 449   | 410   | 325  | 231  | 112  | 326  | 304  | 232  | 490   | 111              | 291       |

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

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

**Table 5.** Median Income in the Salem HMA, 1999, 2009, and 2015

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1999               | 2009   | 2015   | 1999 to 2009              | 2009 to 2015 |
| Median Family Income    | 43,200             | 58,200 | 57,200 | 3.0                       | - 0.3        |
| Median household income | 47,009             | 44,915 | 52,448 | - 0.5                     | 2.6          |

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 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data