

**Table 1. Labor Force and Employment in the Anchorage-Matsu HMA,\* 2000 to Current**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																June 2014	June 2015
Labor force	169.5	171.8	175.2	178.2	180.7	185.8	190.6	190.9	193.6	196.3	200.2	202.5	202.2	202.5	204.1	203.4	204.2
Resident employment	160.2	162.5	164.2	166.2	169.2	174.8	179.6	180.3	182.2	182.5	185.9	189.0	190.0	190.8	192.4	191.6	192.5
Unemployment	9.3	9.3	11.0	12.1	11.6	11.0	11.0	10.6	11.4	13.8	14.4	13.5	12.3	11.8	11.8	11.8	11.7
Unemployment rate (%)	5.5	5.4	6.3	6.8	6.4	5.9	5.8	5.5	5.9	7.0	7.2	6.7	6.1	5.8	5.8	5.8	5.7
Total nonfarm payroll jobs	146.9	151.2	154.8	157.4	160.1	163.6	166.2	167.8	170.6	170.2	171.7	175.6	178.7	179.5	180.1	179.9	180.8
Goods-producing sectors	13.3	14.2	14.4	14.4	15.1	15.7	15.9	15.8	16.0	15.2	14.9	15.1	16.0	16.1	16.8	16.4	16.9
Mining, logging, & construction	10.9	12.3	12.4	12.4	13.1	13.7	13.8	13.7	13.8	13.2	12.8	12.8	13.5	13.8	14.2	14.0	14.3
Manufacturing	2.4	1.9	2.0	2.0	2.0	2.1	2.1	2.2	2.2	2.1	2.1	2.4	2.4	2.4	2.5	2.4	2.6
Service-providing sectors	133.6	137.0	140.4	143.0	145.0	147.9	150.3	152.0	154.6	155.0	156.7	160.5	162.7	163.3	163.3	163.5	163.9
Trade	24.3	24.2	24.5	24.7	25.0	25.5	25.8	25.9	25.9	25.6	25.2	25.4	25.5	26.0	26.5	26.4	26.8
Wholesale trade	4.7	4.8	4.7	4.7	4.8	4.9	5.1	5.1	5.0	4.8	4.7	4.7	4.8	5.1	4.9	5.0	4.8
Retail trade	19.6	19.4	19.8	20.0	20.2	20.6	20.7	20.8	20.9	20.8	20.5	20.7	20.7	20.9	21.6	21.3	22.0
Transportation & utilities	11.3	11.4	11.8	11.6	11.7	11.7	12.0	12.2	12.5	12.1	11.8	12.1	12.2	12.0	11.7	11.8	11.7
Information	5.2	5.3	5.2	5.0	5.0	5.0	5.1	5.0	5.1	4.8	4.9	4.6	4.5	4.4	4.5	4.5	4.6
Financial activities	7.9	8.1	8.1	8.5	8.7	8.8	8.8	8.8	8.4	8.3	8.3	8.3	8.3	8.2	8.3	8.2	8.2
Professional & business services	17.5	17.4	17.2	17.1	17.4	18.0	18.7	19.2	20.3	20.4	20.3	20.8	21.7	22.2	21.8	22.1	21.5
Education & health services	15.2	16.6	18.1	20.0	20.8	21.8	22.4	22.6	23.3	24.2	25.6	27.4	28.5	29.0	29.0	29.1	29.4
Leisure & hospitality	14.8	15.4	16.2	16.4	16.6	17.2	17.6	18.0	18.1	17.9	18.1	19.1	19.4	19.5	19.6	19.6	19.6
Other services	5.4	6.1	6.2	6.2	6.1	6.1	6.2	6.3	6.4	6.4	6.4	6.6	6.6	6.8	7.0	6.8	7.1
Government	32.1	32.6	33.2	33.6	33.6	33.9	33.9	34.0	34.7	35.5	36.2	36.1	35.9	35.2	35.0	35.0	35.0
Federal	10.1	9.9	9.8	9.9	9.9	9.8	9.6	9.5	9.7	9.8	10.1	9.7	9.4	8.9	8.7	8.8	8.6
State	9.6	10.0	10.4	10.6	10.5	10.7	10.9	11.1	11.3	11.5	11.7	11.8	12.0	12.2	12.3	12.3	12.3
Local	12.3	12.7	13.0	13.1	13.2	13.5	13.5	13.4	13.7	14.2	14.4	14.6	14.6	14.1	14.0	13.9	14.1

\* Anchorage-Matanuska-Susitna HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2015.

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the Anchorage-Matsu 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>										
Anchorage-Matsu HMA*	319,605	380,821	400,700	407,500	6,125	1.8	3,775	1.0	2,275	0.6
Anchorage Municipality submarket	260,283	291,826	300,800	302,400	3,150	1.2	1,700	0.6	530	0.2
Matsu Borough submarket	59,322	88,995	99,900	105,100	2,975	4.1	2,075	2.2	1,725	1.7
<b>Households</b>										
Anchorage-Matsu HMA*	115,378	139,156	144,700	147,000	2,375	1.9	1,050	0.7	770	0.5
Anchorage Municipality submarket	94,822	107,332	109,450	110,200	1,250	1.2	400	0.4	250	0.2
Matsu Borough submarket	20,556	31,824	35,275	36,850	1,125	4.5	660	2.0	530	1.5

\* Anchorage-Matanuska-Susitna HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is July 1, 2015. The forecast date is July 1, 2018.

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

**Table 3. Housing Inventory, Tenure, and Vacancy in the Anchorage-Matsu HMA,\* 2000, 2010, and Current**

	Anchorage-Matsu HMA*			Anchorage Municipality Submarket			Matsu Borough Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	127,697	154,361	160,800	100,368	113,032	115,500	27,329	41,329	45,350
Occupied units	115,378	139,156	144,700	94,822	107,332	109,450	20,556	31,824	35,275
Owner-occupied	73,171	88,466	91,400	56,953	64,285	65,150	16,218	24,181	26,250
%	63.4	63.6	63.2	60.1	59.9	59.5	78.9	76.0	74.4
Renter-occupied	42,207	50,690	53,300	37,869	43,047	44,300	4,338	7,643	9,025
%	36.6	36.4	36.8	39.9	40.1	40.5	21.1	24.0	25.6
Vacant units	12,319	15,205	16,150	5,546	5,700	6,050	6,773	9,505	10,100
Available units	3,559	3,677	3,975	2,916	2,558	2,850	643	1,119	1,125
For sale	1,124	1,376	1,525	810	847	860	314	529	670
Rate (%)	1.5	1.5	1.6	1.4	1.3	1.3	1.9	2.1	2.5
For rent	2,435	2,301	2,450	2,106	1,711	2,000	329	590	460
Rate (%)	5.5	4.3	4.4	5.3	3.8	4.3	7.0	7.2	4.8
Other vacant	8,760	11,528	12,150	2,630	3,142	3,200	6,130	8,386	8,950

\* Anchorage-Matanuska-Susitna HMA.

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2015.

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

**Table 4. Residential Building Activity in the Anchorage-Matsu HMA,\* 2000 to Current**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																June 2014	June 2015
<b>Anchorage-Matsu HMA*</b>																	
Total	2,074	2,514	3,384	3,468	3,144	3,387	3,045	1,823	1,377	1,071	1,172	1,263	1,062	1,249	1,535	654	769
Single-family	1,673	1,195	2,189	2,141	2,139	2,153	1,970	1,148	993	920	991	937	886	926	966	275	284
Multifamily	401	1,319	1,195	1,327	1,005	1,234	1,075	675	384	151	181	326	176	323	569	379	485
<b>Anchorage Municipality submarket</b>																	
Total	1,084	1,346	1,944	2,041	1,305	1,351	1,284	862	576	368	423	486	333	471	766	750	769
Single-family	794	251	938	931	805	559	531	328	224	238	264	217	246	273	291	275	284
Multifamily	290	1,095	1,006	1,110	500	792	753	534	352	130	159	269	87	198	475	475	485
<b>Matsu Borough submarket</b>																	
Total	990	1,168	1,440	1,427	1,839	2,036	1,761	961	801	703	749	777	729	778	769	NA	NA
Single-family	879	944	1,251	1,210	1,334	1,594	1,439	820	769	682	727	720	640	653	675	NA	NA
Multifamily	111	224	189	217	505	442	322	141	32	21	22	57	89	125	94	NA	NA

\* Anchorage-Matanuska-Susitna HMA.

NA = data not available.

Notes: Numbers may not add to totals because of rounding. No permit data are available for the Matsu Borough submarket. Current includes data through June 2015.

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

**Table 5. Median Income in the Anchorage-Matsu HMA,\* 1999, 2009, and 2014**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income: Anchorage Municipality submarket	59,200	80,800	84,900	3.2	1.0
Median household income: Anchorage Municipality submarket	55,546	70,151	76,337	2.4	1.7
Median Family Income: Matsu Borough submarket	55,600	72,900	78,500	2.7	1.5
Median household income: Matsu Borough submarket	51,221	66,052	73,831	2.6	2.3

\* Anchorage-Matanuska-Susitna HMA.

Note: Household income is available only for the Anchorage Municipality and Matsu Borough submarkets separately.

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 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data