

**Table 1. Labor Force and Employment in the Baltimore 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	1,326.9	1,341.8	1,348.1	1,349.7	1,350.0	1,366.4	1,388.3	1,393.0	1,408.0	1,421.2	1,425.2	1,437.7	1,455.4	1,461.3	1,461.7	1,472.2	1,465.0	1,475.0
Resident employment	1,276.2	1,284.7	1,284.6	1,285.4	1,288.0	1,306.2	1,331.6	1,342.4	1,345.5	1,316.2	1,309.2	1,328.8	1,350.3	1,361.2	1,373.6	1,392.7	1,378.9	1,398.5
Unemployment	50.8	57.1	63.5	64.4	62.0	60.2	56.7	50.6	62.5	105.0	116.1	108.9	105.1	100.0	88.2	79.5	86.1	76.5
Unemployment rate (%)	3.8	4.3	4.7	4.8	4.6	4.4	4.1	3.6	4.4	7.4	8.1	7.6	7.2	6.8	6.0	5.4	5.9	5.2
Total nonfarm payroll jobs	1,250.3	1,257.0	1,250.8	1,248.5	1,263.3	1,284.9	13,05.9	1,317.0	1,313.6	1,272.9	1,272.6	1,292.6	1,314.7	1,331.7	1,345.0	1,364.9	1,350.5	1,371.5
Goods-producing sectors	168.5	166.3	158.8	154.2	155.7	158.9	159.4	156.8	151.2	135.5	129.9	130.1	127.8	126.7	126.6	128.9	126.9	130.7
Mining, logging, & construction	73.3	74.5	73.9	74.7	79.4	83.6	86.4	85.6	82.2	71.9	67.9	68.3	68.5	70.2	72.3	74.7	72.7	76.0
Manufacturing	95.2	91.8	85.0	79.5	76.3	75.3	73.1	71.2	69.1	63.6	62.0	61.8	59.3	56.5	54.4	54.1	54.2	54.7
Service-providing sectors	1,081.8	1,090.8	1,092.0	1,094.3	1,107.6	1,126.0	1,146.4	1,160.3	1,162.4	1,137.5	1,142.7	1,162.5	1,186.9	1,205.0	1,218.4	1,236.1	1,223.6	1,240.9
Trade	201.1	199.5	196.2	196.4	198.0	198.3	200.7	201.1	196.5	185.6	182.9	186.1	187.8	189.9	189.9	191.8	190.6	191.8
Wholesale trade	54.7	56.0	54.4	53.3	53.6	55.4	56.6	56.1	55.3	52.2	50.9	51.6	52.2	52.2	51.8	53.0	52.2	53.2
Retail trade	146.4	143.5	141.8	143.1	144.4	142.9	144.1	145.0	141.2	133.4	132.0	134.5	135.6	137.7	138.1	138.7	138.4	138.6
Transportation & utilities	43.5	42.9	41.7	41.8	43.3	44.3	45.2	45.7	44.4	42.1	42.4	44.2	45.4	45.8	46.8	50.7	47.5	51.5
Information	24.8	24.7	21.8	21.0	21.1	21.7	22.2	23.4	22.9	20.4	19.9	17.5	17.1	16.9	16.4	16.4	16.3	16.4
Financial activities	78.3	79.5	80.2	82.3	82.0	82.8	82.7	81.4	78.8	75.1	73.9	74.4	74.7	76.4	77.3	78.6	77.6	78.7
Professional & business services	172.5	178.2	175.2	173.8	178.5	185.6	189.3	191.9	193.4	183.3	185.1	195.7	207.6	215.4	220.6	224.4	221.6	226.4
Education & health services	188.2	190.7	195.6	197.8	204.1	209.0	215.8	221.7	228.2	233.7	237.6	241.5	246.1	250.9	254.8	259.2	255.9	260.2
Leisure & hospitality	103.3	102.2	105.2	107.4	110.1	111.8	113.9	116.2	116.5	113.2	112.6	114.3	120.8	125.4	129.9	134.5	131.4	135.8
Other services	51.5	53.5	54.5	54.4	54.6	54.9	56.1	56.6	56.5	55.6	55.4	55.3	54.6	53.7	53.4	53.9	53.7	54.2
Government	218.7	219.7	221.6	219.4	216.0	217.6	220.6	222.5	225.2	228.5	232.9	233.7	232.8	230.8	229.3	226.7	229.0	225.9
Federal	44.8	42.5	42.2	42.1	41.3	41.4	41.1	40.7	41.4	44.2	48.1	51.5	52.9	51.8	50.7	50.7	50.7	50.7
State	69.8	71.6	72.6	71.0	69.7	70.2	70.6	70.8	71.3	71.6	72.4	71.0	69.0	68.2	68.5	66.9	68.4	66.5
Local	104.0	105.6	106.8	106.3	104.9	106.0	108.9	111.0	112.5	112.7	112.5	111.2	110.8	110.8	110.1	109.1	109.9	108.7

\* Baltimore-Columbia-Towson HMA.

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 Baltimore 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>										
Baltimore HMA*	2,552,994	2,710,489	2,805,000	2,839,000	15,750	0.6	15,750	0.6	11,350	0.4
Baltimore City submarket	651,154	620,961	621,000	619,400	-3,025	-0.5	5	0.0	-530	-0.1
Northern Suburbs submarket	1,123,779	1,216,989	1,251,000	1,259,000	9,325	0.8	5,675	0.5	2,675	0.2
Southern Suburbs submarket	778,061	872,539	933,000	960,700	9,450	1.2	10,100	1.1	9,225	1.0
<b>Households</b>										
Baltimore HMA*	974,071	1,038,765	1,072,400	1,084,000	6,475	0.6	5,600	0.5	3,875	0.4
Baltimore City submarket	257,996	249,903	251,600	252,000	-810	-0.3	280	0.1	130	0.1
Northern Suburbs submarket	432,047	466,719	477,100	478,400	3,475	0.8	1,725	0.4	430	0.1
Southern Suburbs submarket	284,028	322,143	343,750	353,400	3,800	1.3	3,600	1.1	3,225	0.9

\* Baltimore-Columbia-Towson HMA.

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 analyst

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

	Baltimore HMA*			Baltimore City Submarket			Northern Suburbs Submarket			Southern Suburbs Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,048,046	1,132,251	1,162,000	300,477	296,685	295,100	451,140	493,582	500,300	296,429	341,984	366,700
Occupied units	974,071	1,038,765	1,072,400	257,996	249,903	251,600	432,047	466,719	477,100	284,028	322,143	343,750
Owner-occupied	651,816	691,720	700,600	129,869	119,163	114,400	307,775	332,430	334,000	214,172	240,127	252,200
%	66.9	66.6	65.3	50.3	47.7	45.5	71.2	71.2	70.0	75.4	74.5	73.4
Renter-occupied	322,255	347,045	371,800	128,127	130,740	137,200	124,272	134,289	143,100	69,856	82,016	91,550
%	33.1	33.4	34.7	49.7	52.3	54.5	28.8	28.8	30.0	24.6	25.5	26.6
Vacant units	73,975	93,486	89,550	42,481	46,782	43,450	19,093	26,863	23,200	12,401	19,841	22,900
Available units	31,841	46,900	41,850	15,328	20,975	18,950	11,266	16,232	11,600	5,247	9,693	11,350
For sale	10,866	15,162	13,800	4,823	5,211	4,900	3,882	5,828	5,075	2,161	4,123	3,850
Rate (%)	1.6	2.1	1.9	3.6	4.2	4.1	1.2	1.7	1.5	1.0	1.7	1.5
For rent	20,975	31,738	28,050	10,505	15,764	14,050	7,384	10,404	6,500	3,086	5,570	7,475
Rate (%)	6.1	8.4	7.0	7.6	10.8	9.3	5.6	7.2	4.3	4.2	6.4	7.5
Other vacant	42,134	46,586	47,700	27,153	25,807	24,500	7,827	10,631	11,600	7,154	10,148	11,600

\* Baltimore-Columbia-Towson HMA.

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 analyst

**Table 4. Residential Building Permit Activity in the Baltimore 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	
																March 2015	March 2016
<b>Baltimore HMA*</b>																	
Total	12,476	11,569	11,710	12,043	11,048	11,783	9,140	7,272	5,744	5,792	6,222	6,721	6,362	9,157	7,200	7,356	7,491
Single-family	9,700	8,935	9,351	8,314	7,501	8,386	6,339	4,775	3,131	3,099	3,554	3,277	3,895	4,617	4,662	4,602	4,709
Multifamily	2,776	2,634	2,359	3,729	3,547	3,397	2,801	2,497	2,613	2,693	2,668	3,444	2,467	4,540	2,538	2,754	2,782
<b>Baltimore City submarket</b>																	
Total	724	553	545	1,448	1,286	1,329	1,444	1,132	1,280	705	729	1,269	830	1,595	921	816	888
Single-family	219	115	181	206	433	643	332	204	153	137	118	75	164	220	241	232	216
Multifamily	505	438	364	1,242	853	686	1,112	928	1,127	568	611	1,194	666	1,375	680	584	672
<b>Northern Suburbs submarket</b>																	
Total	6,073	6,551	6,632	5,640	5,099	5,787	4,072	2,548	2,360	2,181	2,196	1,517	1,940	2,909	2,219	2,277	2,300
Single-family	4,961	4,973	5,254	4,618	3,659	4,453	3,428	2,196	1,290	1,118	1,491	1,226	1,666	1,555	1,644	1,628	1,543
Multifamily	1,112	1,578	1,378	1,022	1,440	1,334	644	352	1,070	1,063	705	291	274	1,354	575	649	757
<b>Southern Suburbs submarket</b>																	
Total	5,679	4,465	4,533	4,955	4,663	4,667	3,624	3,592	2,104	2,906	3,297	3,935	3,592	4,653	4,060	4,263	4,303
Single-family	4,520	3,847	3,916	3,490	3,409	3,290	2,579	2,375	1,688	1,844	1,945	1,976	2,065	2,842	2,777	2,742	2,950
Multifamily	1,159	618	617	1,465	1,254	1,377	1,045	1,217	416	1,062	1,352	1,959	1,527	1,811	1,283	1,521	1,353

\* Baltimore-Columbia-Towson HMA.

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 analyst

**Table 5.** Median Income in the Baltimore HMA,\* 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	60,600	82,100	83,500	3.1	0.3
Median household income	49,938	65,392	70,501	2.7	1.5

\* Baltimore-Columbia-Towson HMA.

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