

**Table 1. Labor Force and Employment in the Boston Metropolitan NECTA, 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	2,131.7	2,164.7	2,182.7	2,163.4	2,139.4	2,132.3	2,153.4	2,169.6	2,192.5	2,204.2	2,232.4	2,231.2	2,247.3	2,269.4	2,302.4	2,316.2	2,317.1	2,324.8
Resident employment	2,078.6	2,087.2	2,068.7	2,041.8	2,033.6	2,034.4	2,054.3	2,076.9	2,080.1	2,036.8	2,060.9	2,083.6	2,111.1	2,131.3	2,182.4	2,211.2	2,206.4	2,230.9
Unemployment	53.1	77.4	114.0	121.5	105.8	97.8	99.0	92.6	112.5	167.3	171.5	147.6	136.2	138.1	120.1	104.9	110.6	93.9
Unemployment rate (%)	2.5	3.6	5.2	5.6	4.9	4.6	4.6	4.3	5.1	7.6	7.7	6.6	6.1	6.1	5.2	4.5	4.8	4.0
Total nonfarm payroll jobs	2,522.7	2,525.5	2,457.7	2,404.7	2,401.5	2,421.2	2,450.4	2,486.7	2,500.8	2,422.0	2,433.9	2,464.5	2,507.6	2,552.3	2,599.4	2,648.0	2,631.2	2,673.9
Goods-producing sectors	395.2	390.7	360.0	339.4	332.4	328.8	325.8	321.6	312.7	279.0	271.9	273.9	276.7	282.0	286.9	295.1	291.7	299.1
Mining, logging, & construction	97.9	104.5	106.0	102.2	102.4	103.0	103.2	100.8	97.0	81.4	77.6	79.9	83.8	89.3	94.6	103.2	99.2	108.9
Manufacturing	297.4	286.2	254.0	237.2	230.0	225.8	222.6	220.9	215.7	197.6	194.3	194.0	192.9	192.6	192.3	191.9	192.5	190.2
Service-providing sectors	2,127.5	2,134.8	2,097.8	2,065.3	2,069.0	2,092.4	2,124.6	2,165.1	2,188.2	2,143.0	2,161.9	2,190.6	2,230.9	2,270.4	2,312.6	2,352.9	2,339.4	2,374.8
Nonreporting sectors	444.4	441.1	431.9	423.1	419.7	417.2	416.1	415.5	414.4	394.9	395.3	400.0	402.5	407.2	411.8	417.1	415.1	419.3
Information	93.2	93.7	84.0	77.2	73.6	73.9	73.9	74.4	75.2	72.8	72.8	73.1	75.0	74.5	75.4	77.2	76.6	77.4
Financial activities	193.5	197.8	194.6	189.9	186.8	190.0	192.7	193.9	190.8	183.7	179.3	178.3	178.2	178.5	179.2	181.9	180.3	185.2
Professional & business services	413.8	407.1	380.9	367.6	376.4	386.3	396.9	409.5	415.1	391.2	395.2	405.4	418.5	432.4	442.2	455.1	450.2	459.6
Education & health services	401.9	409.0	419.7	422.7	430.2	437.1	450.3	466.7	479.3	491.0	501.0	509.1	519.4	529.4	542.0	555.3	550.9	564.3
Leisure & hospitality	196.4	198.6	202.1	203.3	205.6	208.0	211.2	216.4	219.6	214.3	220.9	227.8	236.8	244.4	250.9	254.9	254.1	256.3
Other services	84.6	86.3	86.7	86.7	86.3	87.1	88.2	90.2	90.9	90.8	92.6	95.8	97.7	98.8	100.0	101.3	100.6	102.9
Government	299.7	301.2	297.9	294.8	290.4	292.8	295.3	298.5	302.9	304.3	304.8	301.1	302.8	305.2	311.1	310.1	311.6	309.4
Federal	44.1	42.5	41.5	40.7	39.3	38.4	38.0	38.2	38.6	38.8	40.1	38.5	37.5	36.7	36.0	36.2	36.0	36.4
State	78.0	79.0	73.8	72.3	70.4	71.4	73.0	73.8	74.7	75.8	77.7	78.3	79.0	79.5	83.5	82.5	83.6	81.8
Local	177.7	179.7	182.5	181.8	180.7	182.9	184.4	186.5	189.6	189.7	187.0	184.4	186.3	189.0	191.6	191.5	191.9	191.3

NECTA = New England City and Town Area.

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 Boston 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>										
Boston HMA	4,001,752	4,134,036	4,382,000	4,476,000	13,250	0.3	39,150	0.9	31,350	0.7
Boston-Suffolk County submarket	689,807	722,023	788,600	815,600	3,225	0.5	10,500	1.4	9,000	1.1
North Shore submarket	2,188,815	2,246,244	2,380,000	2,429,000	5,750	0.3	21,100	0.9	16,350	0.7
South Shore submarket	1,123,130	1,165,769	1,213,000	1,231,000	4,275	0.4	7,450	0.6	6,000	0.5
<b>Households</b>										
Boston HMA	1,532,549	1,598,451	1,679,600	1,714,000	6,600	0.4	12,800	0.8	11,450	0.7
Boston-Suffolk County submarket	278,722	292,767	316,100	327,100	1,400	0.5	3,675	1.2	3,675	1.1
North Shore submarket	836,639	866,644	908,200	925,100	3,000	0.4	6,550	0.7	5,625	0.6
South Shore submarket	417,188	439,040	455,400	462,100	2,175	0.5	2,575	0.6	2,225	0.5

Notes: Numbers may not add to totals because of rounding. 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 Boston HMA, 2000, 2010, and Current**

	Boston HMA			Boston-Suffolk County Submarket			North Shore Submarket			South Shore Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,593,023	1,704,800	1,766,000	292,520	315,522	333,900	863,825	918,758	949,100	436,678	470,520	483,300
Occupied units	1,532,549	1,598,451	1,679,600	278,722	292,767	316,100	836,639	866,644	908,200	417,188	439,040	455,400
Owner-occupied	916,659	963,081	998,000	94,558	103,220	114,200	521,493	543,661	561,500	300,608	316,200	322,300
%	59.8	60.3	59.4	33.9	35.3	36.1	62.3	62.7	61.8	72.1	72.0	70.8
Renter-occupied	615,890	635,370	681,600	184,164	189,547	201,900	315,146	322,983	346,700	116,580	122,840	133,100
%	40.2	39.7	40.6	66.1	64.7	63.9	37.7	37.3	38.2	27.9	28.0	29.2
Vacant units	60,474	106,349	86,650	13,798	22,755	17,850	27,186	52,114	40,850	19,490	31,480	27,950
Available units	21,907	52,990	36,950	6,334	12,856	8,450	10,709	27,852	19,350	4,864	12,282	9,150
For sale	5,025	13,856	6,225	881	2,276	470	2,592	7,430	3,100	1,552	4,150	2,650
Rate (%)	0.5	1.4	0.6	0.9	2.2	0.4	0.5	1.3	0.5	0.5	1.3	0.8
For rent	16,882	39,134	30,700	5,453	10,580	7,975	8,117	20,422	16,250	3,312	8,132	6,500
Rate (%)	2.7	5.8	4.3	2.9	5.3	3.8	2.5	5.9	4.5	2.8	6.2	4.7
Other vacant	38,567	53,359	49,700	7,464	9,899	9,400	16,477	24,262	21,500	14,626	19,198	18,800

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 Boston 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>Boston HMA</b>																		
Total	11,232	10,802	12,018	12,999	16,447	17,796	15,228	13,873	7,589	4,975	7,627	8,724	11,063	13,716	14,605	17,482	16,095	18,150
Single-family	6,376	5,604	5,531	5,290	6,222	6,552	4,910	4,139	2,682	2,507	3,057	2,773	3,461	4,083	4,107	3,857	3,795	4,275
Multifamily	4,856	5,198	6,487	7,709	10,225	11,244	10,318	9,734	4,907	2,468	4,570	5,951	7,602	9,633	10,498	13,625	12,300	13,875
<b>Boston-Suffolk County submarket</b>																		
Total	1,662	1,789	1,706	2,446	3,627	2,245	3,612	2,424	1,024	638	1,028	2,145	3,569	3,948	4,609	6,326	4,995	5,450
Single-family	110	96	82	115	125	111	105	62	37	39	27	35	54	38	54	54	70	50
Multifamily	1,552	1,693	1,624	2,331	3,502	2,134	3,507	2,362	987	599	1,001	2,110	3,515	3,910	4,555	6,272	4,925	5,400
<b>North Shore submarket</b>																		
Total	5,974	5,132	5,653	5,966	7,835	10,592	7,607	7,332	3,814	2,242	3,746	4,714	5,485	7,389	5,984	7,421	7,325	8,325
Single-family	3,606	2,953	2,933	2,891	3,387	3,591	2,889	2,323	1,597	1,478	1,889	1,621	2,061	2,305	2,346	2,232	2,225	2,425
Multifamily	2,368	2,179	2,720	3,075	4,448	7,001	4,718	5,009	2,217	764	1,857	3,093	3,424	5,084	3,638	5,189	5,100	5,900
<b>South Shore submarket</b>																		
Total	3,596	3,881	4,659	4,587	4,985	4,959	4,009	4,117	2,751	2,095	2,853	1,865	2,009	2,379	4,012	3,735	3,775	4,375
Single-family	2,660	2,555	2,516	2,284	2,710	2,850	1,916	1,754	1,048	990	1,141	1,117	1,346	1,740	1,707	1,571	1,500	1,800
Multifamily	936	1,326	2,143	2,303	2,275	2,109	2,093	2,363	1,703	1,105	1,712	748	663	639	2,305	2,164	2,275	2,575

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 Boston HMA, 2009 and 2015**

Median Family Income	88,100	98,500	1.9
Median household income	68,020	78,800	2.5

*Note: Income data are based on the Boston-Cambridge-Quincy Metropolitan New England City and Town Area, which is slightly smaller than the HMA but the closest approximation to the HMA definition 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 2015 American Community Survey 1-year data*