

Table 1. Labor Force and Employment in the Durham-Chapel Hill HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		February 2016	February 2017
Labor force	232.7	240.7	239.9	239.6	240.4	244.5	253.2	255.8	263.8	267.2	262.7	265.1	270.8	272.2	275.2	281.2	288.7	282.1	289.9
Resident employment	226.0	230.6	226.7	227.0	229.9	234.0	243.3	245.9	251.4	246.7	241.4	244.1	250.9	255.1	261.1	267.1	275.8	268.1	277.0
Unemployment	6.7	10.2	13.2	12.7	10.5	10.5	9.9	9.9	12.5	20.6	21.4	21.1	19.9	17.1	14.1	14.1	12.9	14.0	12.9
Unemployment rate (%)	2.9	4.2	5.5	5.3	4.4	4.3	3.9	3.9	4.7	7.7	8.1	8.0	7.4	6.3	5.1	5.0	4.5	5.0	4.5
Total nonfarm payroll jobs	255.2	259.4	259.3	253.5	257.5	262.0	271.6	279.2	282.4	274.3	270.7	273.1	278.9	283.6	289.7	295.8	303.0	296.5	304.2
Goods-producing sectors	53.0	51.8	49.0	46.9	46.7	47.1	48.5	49.5	48.5	41.5	38.2	36.9	36.1	36.6	36.5	36.8	36.4	36.7	36.4
Mining, logging, & construction	9.6	9.4	8.3	8.4	8.7	8.8	9.4	9.8	9.8	8.2	7.1	7.1	6.7	6.6	6.9	7.4	7.8	7.4	7.8
Manufacturing	43.4	42.4	40.7	38.5	38.0	38.4	39.1	39.6	38.7	33.3	31.1	29.9	29.4	30.0	29.6	29.5	28.6	29.3	28.5
Service-providing sectors	202.2	207.6	210.3	206.6	210.8	214.9	223.1	229.7	234.0	232.8	232.5	236.2	242.8	247.0	253.2	259.0	266.6	259.8	267.9
Trade	30.8	30.6	30.7	30.0	30.7	31.4	32.0	31.9	31.5	29.7	29.8	30.4	31.8	32.0	32.1	32.2	31.9	32.1	31.9
Wholesale trade	6.6	7.2	7.5	7.9	8.4	8.8	8.5	8.3	8.4	7.8	7.7	7.8	8.7	8.7	8.2	7.7	7.3	7.6	7.3
Retail trade	24.2	23.4	23.2	22.1	22.3	22.6	23.5	23.6	23.1	21.9	22.1	22.6	23.1	23.3	23.9	24.5	24.6	24.6	24.6
Transportation & utilities	3.7	3.6	3.7	3.2	3.3	3.5	3.6	3.5	3.4	3.3	3.2	3.3	3.7	4.1	4.2	4.2	4.3	4.2	4.3
Information	5.7	6.1	5.2	4.1	3.4	3.6	3.8	3.9	4.0	3.7	3.4	3.3	3.5	3.8	4.1	4.5	4.7	4.5	4.7
Financial activities	9.1	9.7	10.4	9.0	9.2	9.8	11.0	12.2	13.1	12.8	12.4	12.6	12.7	12.9	13.5	14.0	14.8	14.1	14.8
Professional & business services	33.2	35.0	34.5	32.8	34.3	34.1	35.3	35.8	35.6	35.0	35.3	35.7	36.6	36.2	37.1	39.1	41.5	39.5	41.9
Education & health services	35.5	36.9	39.1	41.7	43.0	44.8	48.5	50.4	50.8	51.6	52.9	56.3	58.4	59.8	61.1	62.5	64.8	62.6	65.3
Leisure & hospitality	18.6	18.8	19.4	19.2	19.8	19.9	20.4	21.5	22.1	21.6	21.9	22.6	23.1	24.3	25.6	26.4	27.0	26.5	27.1
Other services	10.9	10.8	10.3	8.9	8.9	9.0	9.1	9.2	9.7	9.6	9.4	9.6	10.0	10.2	10.4	10.9	11.4	10.9	11.6
Government	54.9	55.9	57.0	57.8	58.4	58.8	59.5	61.3	63.8	65.4	64.3	62.3	63.0	63.9	65.0	65.3	66.2	65.3	66.3
Federal	5.0	5.3	5.3	5.3	5.4	5.4	5.4	5.5	5.7	5.7	5.9	5.8	5.9	6.1	6.2	6.4	6.4	6.4	6.4
State	32.0	32.2	32.8	33.3	33.8	34.1	34.4	35.9	37.6	39.3	38.5	36.9	37.3	37.9	38.8	38.9	39.4	38.8	39.5
Local	17.8	18.4	19.0	19.2	19.2	19.3	19.7	19.9	20.5	20.4	19.8	19.6	19.7	19.9	20.0	20.1	20.4	20.1	20.4

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through February 2017.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Durham-Chapel Hill 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 (%)
Population										
Durham-Chapel Hill HMA	426,493	504,357	565,400	593,200	7,775	1.7	8,825	1.7	9,275	1.6
Households										
Durham-Chapel Hill HMA	168,704	202,476	227,750	239,700	3,375	1.8	3,650	1.7	3,975	1.7

Notes: Rates of change are calculated on a compound basis. The current date is March 1, 2017. The forecast date is March 1, 2020.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Durham-Chapel Hill HMA, 2000, 2010, and Current

	Durham-Chapel Hill HMA		
	2000	2010	Current
Total housing inventory	181,603	222,760	242,700
Occupied units	168,704	202,476	227,750
Owner-occupied	100,459	121,650	131,200
%	59.5	60.1	57.6
Renter-occupied	68,245	80,826	96,550
%	40.5	39.9	42.4
Vacant units	12,899	20,284	14,900
Available units	6,988	11,767	7,625
For sale	1,905	3,250	2,000
Rate (%)	1.9	2.6	1.5
For rent	5,083	8,517	5,625
Rate (%)	6.9	9.5	5.5
Other vacant	5,911	8,517	7,300

Notes: Numbers may not add to totals because of rounding. The current date is March 1, 2017.

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

Table 4. Residential Building Permit Activity in the Durham-Chapel Hill HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		February 2016	February 2017
Durham-Chapel Hill HMA																			
Total	4,531	5,776	4,840	5,343	4,977	4,393	4,373	3,254	2,498	2,657	1,913	1,924	3,314	4,694	2,587	2,587	4,658	5,182	3,991
Single-family	3,156	3,550	3,544	3,961	4,075	4,177	3,460	2,845	2,111	1,324	1,530	1,526	1,595	1,969	2,167	2,167	2,957	2,758	3,010
Multifamily	1,375	2,226	1,296	1,382	902	216	913	409	387	1,333	383	398	1,719	2,725	420	420	1,701	2,424	981

Notes: Numbers may not add to totals because of rounding. Current includes data through February 2017.

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

Table 5. Median Income in the Durham-Chapel Hill HMA, 2009, and 2015

	Median Income (\$)		Average Annual Change (%)
	2009	2015	2009 to 2015
Median Family Income	65,500	67,400	0.5
Median household income	49,902	54,160	1.4

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