

Table 1. Labor Force and Employment in the Kansas City HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																March 2014	March 2015
Labor force	984.1	985.8	989.4	1,003.5	1,012.0	1,013.6	1,014.9	1,026.8	1,026.5	1,037.0	1,082.0	1,080.4	1,077.9	1,079.7	1,101.0	1,083.5	1,108.0
Resident employment	950.5	942.0	934.5	943.1	950.1	956.5	963.7	974.5	966.1	946.8	987.8	996.1	1,007.7	1,012.2	1,039.4	1,016.7	1,047.7
Unemployment	33.6	43.8	54.9	60.4	62.0	57.0	51.2	52.3	60.4	90.2	94.2	84.3	70.2	67.6	61.7	66.8	60.2
Unemployment rate (%)	3.4	4.4	5.5	6.0	6.1	5.6	5.0	5.1	5.9	8.7	8.7	7.8	6.5	6.3	5.6	6.2	5.4
Total nonfarm payroll jobs	973.2	968.6	955.1	951.4	960.5	972.7	988.1	1,006.9	1,009.7	973.6	964.3	972.9	988.8	999.0	1,018.3	1,002.4	1,026.0
Goods-producing sectors	142.7	139.1	132.6	131.4	132.5	133.7	135.2	132.5	127.9	113.7	108.5	106.9	107.7	110.0	114.7	110.9	116.0
Mining, logging, & construction	50.6	50.2	49.6	50.5	50.6	52.4	54.0	52.6	49.9	42.8	38.4	37.3	38.7	41.1	43.2	41.6	44.1
Manufacturing	92.1	89.0	83.0	80.9	82.0	81.3	81.2	79.9	78.0	70.8	70.2	69.6	69.0	68.9	71.6	69.3	71.9
Service-providing sectors	830.6	829.5	822.5	820.0	828.0	839.0	853.0	874.4	881.8	860.0	855.7	866.0	881.1	889.1	903.6	891.5	910.0
Trade	158.6	158.1	156.5	155.2	156.2	157.6	157.2	158.7	157.3	151.0	150.0	152.1	153.7	155.2	159.3	156.2	160.1
Wholesale trade	49.3	48.8	47.8	46.8	46.5	48.9	49.2	51.0	51.5	48.8	48.1	48.8	49.8	50.6	52.6	51.1	52.8
Retail trade	109.3	109.3	108.7	108.4	109.7	108.7	108.0	107.7	105.8	102.2	101.9	103.3	103.9	104.6	106.7	105.1	107.3
Transportation & utilities	46.9	45.6	43.9	43.4	43.7	43.2	44.8	45.9	45.4	42.5	41.5	42.5	43.1	43.6	45.2	43.9	45.7
Information	55.9	53.6	50.7	47.7	45.1	42.3	41.9	42.4	41.5	37.3	31.2	28.9	29.5	29.8	29.8	29.9	29.7
Financial activities	69.8	70.5	71.0	69.4	69.2	70.9	72.9	74.0	72.7	70.8	71.2	71.5	73.8	73.8	73.4	73.3	74.3
Professional & business services	136.0	131.7	124.7	123.5	129.9	137.9	142.3	148.9	150.7	143.0	146.3	152.3	158.7	163.2	167.2	164.1	169.1
Education & health services	99.6	102.1	105.1	106.9	108.3	110.7	113.7	117.8	123.1	126.5	129.4	132.6	134.8	137.0	139.9	137.6	141.0
Leisure & hospitality	88.5	88.5	89.1	89.9	91.4	92.0	93.8	94.5	95.7	92.6	92.0	93.8	97.1	98.8	101.6	99.3	102.3
Other services	40.9	42.0	43.6	43.5	42.4	42.3	42.4	43.8	44.5	44.1	43.8	44.1	43.3	42.0	42.0	41.9	42.1
Government	134.3	137.4	138.0	140.6	141.7	142.3	144.0	148.6	150.9	152.2	150.3	148.3	147.0	145.6	145.2	145.3	145.8
Federal	27.5	27.4	27.3	27.5	27.2	26.8	26.2	26.2	26.8	27.4	28.9	28.4	27.2	26.4	26.2	26.2	26.3
State	15.4	15.6	15.5	15.5	15.7	15.6	16.0	16.2	16.3	16.4	16.2	16.1	15.8	15.5	15.2	15.4	15.2
Local	91.4	94.5	95.1	97.6	98.9	99.9	101.8	106.2	107.8	108.4	105.2	103.8	103.9	103.8	103.8	103.7	104.4

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Kansas City 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										
Kansas City HMA	1,811,254	2,009,342	2,087,000	2,155,000	19,800	1.0	15,550	0.8	22,650	1.1
Missouri submarket	1,095,674	1,188,988	1,222,000	1,255,000	9,325	0.8	6,600	0.5	11,000	0.9
Southern Kansas submarket	489,007	586,622	622,900	651,900	9,750	1.8	7,250	1.2	9,675	1.5
Northern Kansas submarket	226,573	233,732	241,900	247,600	720	0.3	1,625	0.7	1,900	0.8
Households										
Kansas City HMA	708,309	789,533	820,400	848,200	8,125	1.1	6,175	0.8	9,275	1.1
Missouri submarket	436,796	475,624	489,400	503,300	3,875	0.9	2,750	0.6	4,625	0.9
Southern Kansas submarket	188,742	229,063	243,650	255,500	4,025	2.0	2,925	1.2	3,950	1.6
Northern Kansas submarket	82,771	84,846	87,350	89,350	210	0.2	500	0.6	670	0.8

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, 2015. The forecast date is April 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 Kansas City HMA, 2000, 2010, and Current

	Kansas City HMA			Missouri Submarket			Southern Kansas Submarket			Northern Kansas Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	757,344	871,952	889,200	469,735	531,301	538,300	197,316	245,207	254,400	90,293	95,444	96,550
Occupied units	708,309	789,533	820,400	436,796	475,624	489,400	188,742	229,063	243,650	82,771	84,846	87,350
Owner-occupied	482,600	530,278	524,600	292,142	313,657	306,800	137,481	163,483	166,100	52,977	53,138	51,600
%	68.1	67.2	63.9	66.9	65.9	62.7	72.8	71.4	68.2	64.0	62.6	59.1
Renter-occupied	225,709	259,255	295,800	144,654	161,967	182,600	51,261	65,580	77,550	29,794	31,708	35,750
%	31.9	32.8	36.1	33.1	34.1	37.3	27.2	28.6	31.8	36.0	37.4	40.9
Vacant units	49,035	82,419	68,850	32,939	55,677	48,900	8,574	16,144	10,750	7,522	10,598	9,200
Available units	26,933	49,043	34,750	18,374	32,634	24,700	5,136	10,719	5,700	3,423	5,690	4,400
For sale	7,751	14,530	10,850	5,233	9,554	8,025	1,580	3,279	1,925	938	1,697	890
Rate (%)	1.6	2.7	2.0	1.8	3.0	2.5	1.1	2.0	1.1	1.7	3.1	1.7
For rent	19,182	34,513	23,900	13,141	23,080	16,650	3,556	7,440	3,775	2,485	3,993	3,500
Rate (%)	7.8	11.7	7.5	8.3	12.5	8.4	6.5	10.2	4.6	7.7	11.2	8.9
Other vacant	22,102	33,376	34,100	14,565	23,043	24,250	3,438	5,425	5,050	4,099	4,908	4,800

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

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

Table 4. Residential Building Permit Activity in the Kansas City 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 2014	March 2015
Kansas City HMA																	
Total	14,291	16,650	14,980	16,084	16,774	16,473	12,916	8,266	5,551	3,395	3,127	3,411	6,586	8,348	8,548	7,190	10,030
Single-family	9,265	9,763	10,802	11,785	12,427	12,006	8,629	5,946	2,556	1,824	2,125	2,338	3,274	4,201	4,169	4,185	4,260
Multifamily	5,026	6,887	4,178	4,299	4,347	4,467	4,287	2,320	2,995	1,571	1,002	1,073	3,312	4,147	4,379	3,005	5,770
Missouri submarket																	
Total	7,210	8,926	9,379	9,585	10,177	8,911	7,788	4,515	3,065	1,511	1,641	1,689	3,420	4,058	4,928	3,625	6,275
Single-family	5,041	5,268	6,197	6,789	7,299	7,023	4,859	3,088	1,167	821	958	1,234	1,719	2,096	2,183	2,125	2,275
Multifamily	2,169	3,658	3,182	2,796	2,878	1,888	2,929	1,427	1,898	690	683	455	1,701	1,962	2,745	1,500	4,000
Southern Kansas submarket																	
Total	6,325	6,976	4,484	5,611	5,459	5,785	4,026	2,828	1,757	1,564	1,114	1,489	2,350	3,606	2,907	2,875	3,075
Single-family	3,678	3,937	3,861	4,278	4,232	3,679	2,775	1,993	975	716	919	930	1,289	1,749	1,593	1,700	1,625
Multifamily	2,647	3,039	623	1,333	1,227	2,106	1,251	835	782	848	195	559	1,061	1,857	1,314	1,175	1,450
Northern Kansas submarket																	
Total	756	748	1,117	888	1,138	1,777	1,102	923	729	320	372	233	816	684	713	690	680
Single-family	546	558	744	718	896	1,304	995	865	414	287	248	174	266	356	393	360	360
Multifamily	210	190	373	170	242	473	107	58	315	33	124	59	550	328	320	330	320

Notes: Numbers may not add to totals because of rounding. Current includes data through March 2015.

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

Table 5. Median Income in the Kansas City HMA, 1999, 2009, and 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	57,700	70,400	71,200	2.0	0.3
Median household income	46,193	54,521	56,248	1.7	0.8

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 2013 median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data