

**Table 1. Labor Force and Employment in the Lancaster HMA, 2000 to Current**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		March 2016	March 2017
Labor force	251.5	255.4	260.3	257.9	264.4	267.6	267.1	269.6	274.6	269.6	268.0	266.0	269.2	270.5	272.7	276.2	280.5	277.7	280.0
Resident employment	244.4	246.7	250.1	247.2	254.2	257.8	257.8	260.4	262.9	250.1	247.9	247.7	251.6	254.2	260.2	264.8	268.8	266.4	268.5
Unemployment	7.0	8.8	10.3	10.6	10.2	9.8	9.3	9.2	11.7	19.4	20.1	18.3	17.5	16.2	12.5	11.4	11.7	11.3	11.4
Unemployment rate (%)	2.8	3.4	3.9	4.1	3.9	3.7	3.5	3.4	4.3	7.2	7.5	6.9	6.5	6.0	4.6	4.1	4.2	4.1	4.1
Total nonfarm payroll jobs	226.7	227.0	228.1	228.7	232.4	235.0	236.5	238.1	238.4	228.6	227.9	228.1	231.2	234.3	240.3	244.8	249.6	246.1	250.5
Goods-producing sectors	70.7	67.9	65.5	62.6	62.2	61.7	61.4	60.0	58.3	52.1	50.3	50.2	50.8	50.5	51.2	52.1	52.9	52.4	53.1
Mining, logging, & construction	14.4	14.8	15.3	15.6	16.4	17.2	17.6	17.4	17.0	15.1	14.4	14.4	14.8	14.9	15.2	15.8	16.2	15.9	16.4
Manufacturing	56.3	53.0	50.2	47.0	45.8	44.6	43.8	42.7	41.3	37.0	35.9	35.8	36.0	35.6	36.0	36.3	36.7	36.4	36.8
Service-providing sectors	156.0	159.2	162.6	166.1	170.2	173.2	175.2	178.1	180.1	176.5	177.7	177.9	180.4	183.8	189.2	192.7	196.7	193.8	197.3
Trade	41.5	41.1	41.1	41.8	41.9	42.6	43.1	43.6	43.8	42.2	42.2	41.8	41.9	42.5	44.0	45.0	45.4	45.1	45.4
Wholesale trade	11.5	11.1	11.2	12.2	12.5	12.9	13.4	13.9	14.2	13.5	13.2	12.7	12.9	13.5	14.9	15.5	15.7	15.5	15.8
Retail trade	30.0	30.0	29.9	29.6	29.4	29.7	29.7	29.7	29.6	28.7	29.0	29.1	29.0	29.0	29.1	29.5	29.7	29.5	29.7
Transportation & utilities	6.8	7.3	7.8	8.3	9.1	9.5	10.1	10.7	11.0	10.0	9.8	9.8	9.8	9.9	10.3	11.3	12.6	11.7	12.7
Information	4.3	4.2	4.1	4.0	4.0	3.9	3.7	3.9	4.0	3.8	3.4	3.2	3.1	3.1	3.1	3.1	3.2	3.1	3.2
Financial activities	10.5	11.1	10.9	10.0	9.8	9.4	9.6	9.7	9.6	9.1	8.8	8.4	8.5	8.6	8.7	8.7	8.3	8.6	8.3
Professional & business services	17.8	18.7	19.1	20.3	21.7	21.9	20.7	21.1	20.7	18.9	19.8	20.7	21.5	22.2	23.5	24.2	24.7	24.3	24.7
Education & health services	26.3	27.5	29.4	31.1	32.6	34.2	35.8	36.6	38.0	39.0	39.5	39.9	40.8	42.0	43.0	43.6	44.5	43.9	44.5
Leisure & hospitality	19.2	19.2	19.7	19.6	20.1	20.7	21.1	21.3	21.6	21.4	21.4	21.3	22.1	22.4	23.2	23.4	24.3	23.6	24.5
Other services	10.3	10.3	10.4	10.2	10.3	10.3	10.4	10.5	10.4	10.8	11.5	12.1	12.6	12.9	13.5	13.8	14.0	13.8	14.1
Government	19.3	19.8	20.3	20.7	20.8	20.8	20.7	20.7	21.0	21.4	21.3	20.7	20.1	20.1	19.9	19.6	19.9	19.6	20.0
Federal	1.7	1.6	1.6	1.6	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.3	1.2	1.2	1.2	1.2	1.2	1.2	1.2
State	3.1	3.2	3.2	3.2	3.1	3.1	3.0	2.9	3.0	3.0	3.0	3.0	3.0	3.2	3.3	3.1	3.3	3.2	3.3
Local	14.5	14.9	15.5	16.0	16.2	16.3	16.2	16.3	16.6	16.9	16.8	16.4	15.9	15.7	15.4	15.3	15.4	15.3	15.5

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

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the Lancaster 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>										
Lancaster HMA	470,658	519,445	540,600	548,500	4,875	1.0	3,025	0.6	2,625	0.5
<b>Households</b>										
Lancaster HMA	172,560	193,602	201,800	204,900	2,100	1.2	1,175	0.6	1,025	0.5

Notes: Rates of change are calculated on a compound basis. The current date is April 1, 2017. The forecast date is April 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 Lancaster HMA, 2000, 2010, and Current**

	Lancaster HMA		
	2000	2010	Current
Total housing inventory	179,990	202,952	210,600
Occupied units	172,560	193,602	201,800
Owner-occupied	122,208	132,703	134,100
%	70.8	68.5	66.5
Renter-occupied	50,352	60,899	67,700
%	29.2	31.5	33.5
Vacant units	7,430	9,350	8,800
Available units	4,271	5,364	4,550
For sale	1,688	1,953	1,350
Rate (%)	1.4	1.5	1.0
For rent	2,583	3,411	3,200
Rate (%)	4.9	5.3	4.5
Other vacant	3,159	3,986	4,250

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

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

**Table 4. Residential Building Permit Activity in the Lancaster 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	
																		March 2016	March 2017
<b>Lancaster HMA</b>																			
Total	2,311	2,778	2,548	2,808	3,368	2,228	2,359	2,332	1,490	1,311	1,402	1,343	1,202	1,273	1,190	1,190	1,154	1,160	1,270
Single-family	1,704	1,871	2,077	1,955	2,268	1,812	1,705	1,386	1,170	990	1,149	731	781	980	970	970	968	970	1,000
Multifamily	607	907	471	853	1,100	416	654	946	320	321	253	612	421	293	220	220	186	190	270

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

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2016—final data and analyst estimates; 2017—preliminary data and analyst estimates

**Table 5. Median Income in the Lancaster HMA, 1999, 2009, and 2015**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	50,046	64,937	68,260	2.6	0.8
Median household income	41,994	55,673	59,262	2.9	1.0

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 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data