

As of July 1, 2018.

Table 1. Labor Force and Employment in the Madison HMA, 2000 Through June 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			June 2017	June 2018
Labor Force	327.5	336.9	342.2	345.9	348.4	351.4	355.0	358.4	361.3	364.4	360.4	362.0	363.1	366.8	371.4	377.2	385.7	389.9	387.7	392.7
Resident Employment	319.1	326.5	329.5	332.1	336.3	339.6	342.5	345.1	347.9	341.7	337.4	341.3	344.2	348.6	356.8	364.5	374.3	380.2	377.3	384.1
Unemployment	8.5	10.4	12.7	13.8	12.1	11.8	12.4	13.3	13.3	22.7	23.0	20.7	19.0	18.2	14.6	12.7	11.4	9.7	10.5	8.6
Unemployment Rate (%)	2.6	3.1	3.7	4.0	3.5	3.4	3.5	3.7	3.7	6.2	6.4	5.7	5.2	5.0	3.9	3.4	3.0	2.5	2.7	2.2
Total Nonfarm Payroll Jobs	338.0	343.5	345.3	344.9	352.5	360.7	362.1	363.3	365.0	356.9	359.4	362.0	366.6	373.7	381.3	389.9	397.5	400.9	399.5	403.6
Goods-Producing Sectors	56.1	54.2	52.6	52.2	52.6	53.2	54.2	53.2	51.1	44.7	43.1	43.9	44.6	46.4	47.2	49.1	50.5	51.9	51.3	52.6
Mining, Logging, & Construction	16.2	16.7	16.7	16.9	17.3	17.8	18.2	17.7	16.3	13.5	12.3	12.2	13.0	14.4	14.9	15.6	16.5	17.4	17.0	17.7
Manufacturing	40.0	37.6	35.9	35.3	35.3	35.3	36.0	35.5	34.8	31.2	30.8	31.7	31.6	32.0	32.4	33.5	34.1	34.5	34.3	34.8
Service-Providing Sectors	281.9	289.3	292.6	292.7	300.0	307.5	307.9	310.1	313.9	312.2	316.3	318.1	321.9	327.3	334.1	340.8	347.0	349.0	348.2	351.0
Wholesale & Retail Trade	55.7	56.4	55.4	55.9	56.2	57.4	55.4	55.6	54.8	52.2	52.0	52.6	53.1	53.8	54.5	55.1	55.4	55.5	55.5	55.1
Wholesale Trade	12.8	12.8	12.5	12.6	13.0	13.4	13.7	13.8	13.7	13.1	13.2	13.9	14.6	14.7	14.7	14.9	15.0	14.9	14.9	14.9
Retail Trade	42.9	43.6	42.9	43.3	43.2	44.0	41.7	41.8	41.1	39.1	38.8	38.7	38.5	39.1	39.8	40.2	40.4	40.6	40.5	40.2
Transportation & Utilities	8.5	8.8	8.7	8.7	8.7	8.8	9.0	9.1	8.8	8.4	8.3	8.4	8.7	8.8	9.0	9.2	9.6	9.6	9.6	9.6
Information	8.2	7.8	7.5	8.2	9.0	9.6	9.7	10.2	10.7	10.7	11.3	12.2	13.0	13.7	14.5	16.1	17.4	17.1	17.3	17.0
Financial Activities	21.1	21.4	22.5	23.2	24.5	25.1	24.0	23.1	23.4	23.2	22.6	22.9	23.5	23.1	23.1	23.4	23.7	23.5	23.7	23.4
Professional & Business Services	33.4	35.1	36.7	35.4	36.4	38.4	40.3	42.2	42.9	40.2	41.1	43.3	45.1	46.6	48.2	49.7	51.2	51.5	51.3	51.8
Education & Health Services	31.7	32.6	34.5	34.6	35.6	36.6	36.9	37.3	38.7	41.7	43.4	42.1	42.3	43.4	44.2	45.1	46.5	47.7	47.1	48.4
Leisure & Hospitality	27.3	28.0	28.1	28.6	30.0	30.8	31.5	31.3	31.2	30.8	30.9	31.3	32.3	33.2	34.1	35.8	37.2	38.0	37.6	39.0
Other Services	14.8	15.5	16.3	16.5	17.9	18.2	18.3	18.4	18.8	18.8	19.5	18.6	18.2	18.6	19.1	19.9	20.5	20.4	20.5	20.4
Government	81.3	83.9	82.9	81.7	81.7	82.8	82.8	82.8	84.6	86.3	87.3	86.7	85.7	86.2	87.4	86.6	85.7	85.8	85.6	86.3
Federal	4.8	4.9	4.9	5.0	5.1	5.0	5.0	5.1	5.2	5.3	5.5	5.4	5.5	5.4	5.3	5.3	5.4	5.4	5.4	5.3
State	48.4	50.0	48.1	48.5	48.5	48.7	48.7	47.9	49.1	49.8	50.4	49.7	48.6	49.1	50.0	49.7	47.9	48.5	48.1	48.8
Local	28.1	29.0	29.9	28.2	28.2	29.1	29.1	29.7	30.3	31.1	31.5	31.6	31.7	31.6	32.1	31.6	32.4	32.0	32.1	32.2

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of July 1, 2018.

Table 2. Population and Household Trends in the Madison 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										
Madison HMA	535,421	605,435	660,900	680,200	7,000	1.2	6,725	1.1	6,450	1.0
Households										
Madison HMA	215,899	250,898	276,400	285,500	3,500	1.5	3,075	1.2	3,050	1.1

Notes: The current date is July 1, 2018. The forecast date is July 1, 2021.
Sources: 2000 and 2010—U.S. Census; current and forecast—estimates by analyst



As of July 1, 2018.

Table 3. Housing Inventory, Tenure, and Vacancy in the Madison HMA, 2000, 2010, and Current

	Madison HMA		
	2000	2010	Current
Total Housing Inventory	226,540	268,734	293,200
Occupied Units	215,899	250,898	276,400
Owner-Occupied	131,591	156,931	166,000
%	61.0	62.5	60.1
Renter-Occupied	84,308	93,967	110,400
%	39.0	37.5	39.9
Vacant Units	10,641	17,836	16,800
Available Units	5,416	9,963	6,800
For Sale	1,496	3,198	1,850
Rate (%)	1.1	2.0	1.1
For Rent	3,920	6,765	4,950
Rate (%)	4.4	6.7	4.3
Other Vacant	5,225	7,873	10,000

Note: The current date is July 1, 2018.

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



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Table 4. Residential Building Permit Activity in the Madison HMA, 2000 Through June 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			June 2017	June 2018
Madison HMA																				
Total	4,776	5,696	5,201	6,430	5,576	5,391	3,909	2,747	1,968	1,896	1,563	1,460	2,472	3,658	4,733	4,138	4,952	4,630	4,812	4,431
Sales	3,098	3,350	3,659	3,900	3,994	3,706	2,646	2,139	924	942	898	745	908	1,270	1,264	1,434	1,683	1,682	1,682	1,660
Rental	1,678	2,346	1,542	2,530	1,582	1,685	1,263	608	1,044	954	665	715	1,564	2,388	3,469	2,704	3,269	2,948	3,130	2,771

Sources: State of the Cities Data Systems (SOCDS), adjustments by analyst



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Table 5. Median Income in the Madison HMA, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	NA	NA	83,900	NA	NA
Median Household Income	NA	NA	68,497	NA	NA

NA = data not available

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 2016 Median household income—U.S. Census Bureau, 2009 and 2016 American Community Survey data

