

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	August 2015	August 2016
Labor force	801.4	802.1	797.9	798.2	790.1	782.8	793.6	805.6	806.1	803.1	817.5	818.1	816.7	822.1	824.1	822.9	823.2	828.9
Resident employment	771.3	764.0	751.2	748.8	747.3	744.0	754.7	764.7	765.8	732.9	744.4	751.6	755.8	762.9	775.8	781.9	780.5	789.6
Unemployment	30.1	38.1	46.6	49.5	42.9	38.8	38.9	40.9	40.3	70.3	73.1	66.5	60.9	59.2	48.3	41.1	42.6	39.3
Unemployment rate (%)	3.8	4.7	5.8	6.2	5.4	5.0	4.9	5.1	5.0	8.8	8.9	8.1	7.5	7.2	5.9	5.0	5.2	4.7
Total nonfarm payroll jobs	874.7	862.8	844.5	835.0	836.3	844.7	854.6	861.2	856.8	815.8	808.4	813.8	821.0	833.2	844.8	854.2	851.8	858.9
Goods-producing sectors	199.5	189.5	177.4	170.4	168.1	167.9	168.5	169.2	165.1	145.0	138.8	142.0	143.7	145.6	147.9	150.2	149.6	150.9
Mining, logging, & construction	34.6	34.9	34.1	33.9	34.0	34.4	35.2	36.0	34.2	29.4	26.1	24.9	24.1	25.8	27.7	29.2	28.8	29.9
Manufacturing	164.9	154.6	143.4	136.5	134.1	133.5	133.2	133.2	130.8	115.7	112.8	117.0	119.6	119.8	120.2	121.0	120.8	121.0
Service-providing sectors	675.2	673.3	667.1	664.6	668.2	676.7	686.2	692.0	691.7	670.8	669.6	671.9	677.2	687.6	696.9	704.0	702.2	708.0
Trade	130.8	130.3	127.3	124.9	124.7	125.9	126.3	125.5	123.1	116.5	113.6	114.5	115.5	116.7	117.5	117.8	117.4	120.7
Wholesale trade	45.2	44.5	42.7	41.9	41.4	42.7	43.3	43.5	42.7	39.5	37.6	38.1	38.6	38.3	38.2	38.7	38.4	39.7
Retail trade	85.6	85.8	84.6	83.0	83.3	83.2	83.0	82.0	80.4	77.0	76.0	76.4	76.9	78.4	79.3	79.1	79.1	81.0
Transportation & utilities	33.5	32.9	30.2	30.4	30.3	30.4	30.6	30.6	30.0	28.4	27.6	27.7	27.2	26.7	26.6	26.7	26.7	26.9
Information	20.7	20.1	19.3	18.5	18.5	18.3	17.9	17.6	17.5	16.7	15.8	15.5	15.0	14.8	14.5	14.1	14.3	13.9
Financial activities	57.0	57.3	56.7	56.9	56.6	56.0	56.4	56.8	56.8	55.6	54.0	52.8	52.0	52.0	51.7	51.9	52.1	50.3
Professional & business services	113.7	107.6	106.2	105.4	106.8	110.2	113.2	116.6	116.5	105.3	109.1	114.4	118.6	122.5	124.1	124.6	124.5	125.0
Education & health services	123.0	125.0	126.8	128.6	131.4	133.5	137.5	140.0	142.6	145.6	147.2	145.2	148.0	152.6	157.7	161.7	160.6	163.7
Leisure & hospitality	63.9	65.3	64.5	65.9	66.6	69.1	71.2	72.1	70.2	68.4	67.9	69.0	70.9	73.3	74.5	75.3	75.3	75.3
Other services	40.2	41.2	41.3	41.0	41.7	41.6	41.4	41.9	42.6	42.6	44.4	43.3	42.2	42.4	43.5	45.5	45.0	46.1
Government	92.3	93.6	94.9	93.1	91.5	91.9	91.8	91.0	92.5	92.0	90.1	89.4	88.0	86.6	86.8	86.4	86.4	86.2
Federal	NA	11.3	11.3	11.3	11.1	11.0	11.0	11.0	11.1	11.2	11.1	10.6	10.5	10.4	10.4	10.5	10.4	10.4
State	NA	11.4	11.7	11.7	11.8	11.5	11.9	12.3	12.1	10.7	10.3	10.2	10.6	10.6	10.9	10.8	10.8	10.2
Local	69.8	70.9	71.9	70.1	68.7	69.4	68.9	67.8	69.3	70.1	68.7	68.7	67.0	65.6	65.5	65.2	65.1	65.5

* Milwaukee-Waukesha-West Allis HMA.

NA = data not available.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through August 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Milwaukee 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										
Milwaukee HMA*	1,500,741	1,555,908	1,577,000	1,589,000	5,525	0.4	3,275	0.2	4,000	0.3
Households										
Milwaukee HMA*	587,657	622,087	637,700	646,100	3,450	0.6	2,425	0.4	2,800	0.4

* Milwaukee-Waukesha-West Allis HMA.

Notes: Rates of change are calculated on a compound basis. The current date is September 1, 2016. The forecast date is September 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 Milwaukee HMA,* 2000, 2010, and Current

	Milwaukee HMA		
	2000	2010	Current
Total housing inventory	618,244	669,879	680,500
Occupied units	587,657	622,087	637,700
Owner-occupied	358,985	380,813	371,400
%	61.1	61.2	58.2
Renter-occupied	228,672	241,274	266,300
%	38.9	38.8	41.8
Vacant units	30,587	47,792	42,850
Available units	16,754	27,908	24,550
For sale	3,495	7,546	6,050
Rate (%)	1.0	1.9	1.6
For rent	13,259	20,362	18,500
Rate (%)	5.5	7.8	6.5
Other vacant	13,833	19,884	18,300

* Milwaukee-Waukesha-West Allis HMA.

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2016.

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

Table 4. Residential Building Permit Activity in the Milwaukee 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	
																	August 2015	August 2016
Milwaukee HMA*																		
Total	6,290	7,633	5,936	6,467	7,000	8,129	4,450	3,634	4,132	2,371	2,554	3,117	2,879	3,118	4,148	3,278	3,381	3,802
Single-family	3,581	3,564	3,456	3,939	3,840	3,361	2,624	2,082	1,234	891	967	915	1,064	1,326	1,318	1,416	1,277	1,598
Multifamily	2,709	4,069	2,480	2,528	3,160	4,768	1,826	1,552	2,898	1,480	1,587	2,202	1,815	1,792	2,830	1,862	2,104	2,204

* Milwaukee-Waukesha-West Allis HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through August 2016.

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

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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	50,046	67,014	73,345	3.0	1.5
Median household income	41,994	52,024	56,247	2.2	1.3

* Milwaukee-Waukesha-West Allis HMA.

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