

As of August 1, 2018.

Table 1. Labor Force and Employment in the Newark HMA, 2000 Through July 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			July 2017	July 2018
Labor Force	1,224.6	1,227.7	1,246.5	1,247.2	1,241.0	1,247.2	1,263.7	1,263.4	1,280.4	1,286.7	1,276.2	1,279.0	1,285.3	1,272.0	1,262.1	1,258.8	1,252.0	1,245.5	1,248.4	1,234.5
Resident Employment	1,181.8	1,176.5	1,174.6	1,175.2	1,182.0	1,192.5	1,206.3	1,211.5	1,214.9	1,175.8	1,160.0	1,164.4	1,170.5	1,171.4	1,180.0	1,187.8	1,190.3	1,188.2	1,190.3	1,179.0
Unemployment	42.8	51.3	71.9	72.1	59.1	54.6	57.4	52.0	65.4	111.0	116.2	114.6	114.8	100.6	82.1	70.9	61.7	57.3	58.1	55.5
Unemployment Rate (%)	3.5	4.2	5.8	5.8	4.8	4.4	4.5	4.1	5.1	8.6	9.1	9.0	8.9	7.9	6.5	5.6	4.9	4.6	4.7	4.5
Total Nonfarm Payroll Jobs	1,203.0	1,212.3	1,207.1	1,213.1	1,209.5	1,209.8	1,220.4	1,225.1	1,216.7	1,163.8	1,147.5	1,146.9	1,158.2	1,168.9	1,174.0	1,184.5	1,195.8	1,209.3	1,204.6	1,212.5
Goods-Producing Sectors	176.4	173.0	164.9	160.8	157.7	156.0	155.3	150.6	143.5	126.4	119.8	117.5	116.8	118.1	118.5	117.5	119.5	121.1	120.6	121.3
Mining, Logging, & Construction	43.3	45.5	48.7	48.1	49.0	49.4	51.4	51.3	48.8	41.7	38.3	38.5	38.7	39.8	41.3	42.6	45.1	46.2	46.1	44.9
Manufacturing	133.1	127.5	116.2	112.8	108.8	106.6	104.0	99.3	94.8	84.7	81.5	79.0	78.1	78.3	77.2	74.9	74.4	74.9	74.5	76.4
Service-Providing Sectors	1,026.6	1,039.4	1,042.2	1,052.2	1,051.8	1,053.8	1,065.1	1,074.5	1,073.1	1,037.4	1,027.7	1,029.4	1,041.4	1,050.8	1,055.5	1,067.0	1,076.2	1,088.2	1,084.0	1,091.2
Wholesale & Retail Trade	191.7	193.3	194.7	193.7	192.4	191.6	191.5	191.3	187.9	178.2	176.0	177.5	178.7	180.7	183.4	185.8	185.2	184.3	184.6	183.4
Wholesale Trade	71.9	72.4	72.2	70.6	69.0	68.0	67.6	67.1	66.8	62.8	60.2	61.5	62.3	63.0	64.1	66.0	65.8	64.5	64.8	64.5
Retail Trade	119.8	120.9	122.5	123.1	123.4	123.6	123.9	124.2	121.1	115.4	115.8	116.0	116.4	117.7	119.3	119.8	119.4	119.8	119.8	118.9
Transportation & Utilities	65.8	66.4	64.2	63.0	62.3	60.9	61.6	62.4	61.6	58.1	56.4	57.1	56.6	55.1	56.5	58.8	61.9	64.6	63.4	67.3
Information	41.1	42.2	38.2	35.1	33.1	30.5	30.3	29.2	28.4	27.2	25.7	25.1	24.8	24.6	22.8	21.7	21.2	20.5	20.9	20.4
Financial Activities	93.4	92.4	91.3	93.2	92.8	92.4	92.9	91.9	89.6	83.4	82.2	80.1	80.4	79.1	78.3	76.8	76.2	76.8	76.5	76.0
Professional & Business Services	211.7	211.8	208.9	209.9	205.9	204.2	209.9	213.1	215.2	205.3	206.6	208.5	212.0	213.8	215.4	219.1	221.7	225.9	224.8	226.9
Education & Health Services	145.9	149.4	154.3	155.8	157.5	159.1	162.1	166.3	169.0	168.5	168.5	168.5	171.6	174.7	175.4	180.2	182.9	186.9	185.6	188.9
Leisure & Hospitality	69.7	70.6	71.9	74.8	76.4	77.5	79.0	81.4	82.3	80.2	80.3	83.2	86.3	89.2	91.4	94.4	97.6	98.7	98.6	97.5
Other Services	48.2	49.5	50.9	51.6	53.3	55.2	53.8	54.0	53.3	50.9	51.0	52.1	54.7	54.5	54.8	54.6	54.9	55.3	55.2	55.3
Government	159.1	163.7	167.9	175.2	178.2	182.5	184.1	185.1	186.0	185.6	181.0	177.4	176.4	179.2	177.6	175.5	174.7	175.3	174.5	175.6
Federal	20.5	20.2	19.4	19.7	19.6	19.6	19.9	20.4	19.6	19.9	20.4	19.1	18.8	18.6	18.4	18.5	18.7	18.6	18.7	18.5
State	30.0	31.0	31.3	33.6	34.7	36.4	36.8	37.0	37.2	36.4	35.7	34.7	35.6	34.4	33.6	33.4	32.5	32.6	32.6	32.1
Local	108.6	112.5	117.2	121.9	123.8	126.6	127.5	127.9	129.3	128.4	124.2	122.6	123.0	125.0	124.8	123.4	122.6	124.2	123.3	125.0

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

Source: U.S. Bureau of Labor Statistics



As of August 1, 2018.

Table 2. Population and Household Trends in the Newark 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										
Newark HMA	2,396,333	2,471,171	2,537,000	2,555,000	7,475	0.3	7,900	0.3	5,900	0.2
Central Submarket	1,316,174	1,320,468	1,380,000	1,399,000	430	0.0	7,100	0.5	6,550	0.5
Suburban Submarket	1,080,159	1,150,703	1,157,000	1,155,000	7,050	0.6	790	0.1	- 660	- 0.1
Households										
Newark HMA	860,497	893,969	927,700	938,300	3,350	0.4	4,050	0.4	3,525	0.4
Central Submarket	469,860	471,830	499,300	508,300	200	0.0	3,300	0.7	2,975	0.6
Suburban Submarket	390,637	422,139	428,400	430,100	3,150	0.8	750	0.2	550	0.1

Notes: Numbers may not add to totals because of rounding. The current date is August 1, 2018. The forecast date is August 1, 2021. Rates of change are calculated on a compound basis.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst



As of August 1, 2018.

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

	Newark HMA			Central Submarket			Suburban Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	916,599	975,306	1,017,000	493,956	512,443	531,700	422,643	462,863	484,900
Occupied Units	860,497	893,969	927,800	469,860	471,830	499,300	390,637	422,139	428,400
Owner-Occupied	550,638	571,482	570,400	244,085	241,189	242,200	306,553	330,293	328,100
%	64.0	63.9	61.5	51.9	51.1	48.5	78.5	78.2	76.6
Renter-Occupied	309,859	322,487	357,400	225,775	230,641	257,100	84,084	91,846	100,300
%	36.0	36.1	38.5	48.1	48.9	51.5	21.5	21.8	23.4
Vacant Units	56,102	81,337	88,850	24,096	40,613	32,350	32,006	40,724	56,450
Available Units	18,365	38,459	39,850	12,752	26,850	20,400	5,613	11,609	19,450
For Sale	5,282	10,292	11,700	2,538	5,313	2,950	2,744	4,979	8,750
Rate (%)	1.0	1.8	2.0	1.0	2.2	1.2	0.9	1.5	2.6
For Rent	13,083	28,167	28,150	10,214	21,537	17,450	2,869	6,630	10,700
Rate (%)	4.1	8.0	7.3	4.3	8.5	6.4	3.3	6.7	9.7
Other Vacant	37,737	42,878	49,000	11,344	13,763	12,000	26,393	29,115	37,000

Notes: Numbers may not add to totals because of rounding. The current date is August 1, 2018.
Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst



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Table 4. Residential Building Permit Activity in the Newark HMA, 2000 Through July 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	
																			July 2017	July 2018
Newark HMA																				
Total	10,406	7,364	8,127	9,256	9,260	10,484	9,862	6,545	4,553	3,211	3,459	6,170	5,350	6,086	8,381	10,042	7,773	6,978	6,251	7,100
Single-Family	6,429	4,928	4,859	5,542	5,238	6,325	5,594	4,398	2,756	2,308	2,260	1,736	1,898	2,511	2,421	2,467	2,070	2,078	1,853	2,073
Multifamily	3,977	2,436	3,268	3,714	4,022	4,159	4,268	2,147	1,797	903	1,199	4,434	3,452	3,575	5,960	7,575	5,703	4,900	4,398	5,027
Central Submarket																				
Total	2,267	2,257	2,510	4,080	4,072	4,654	5,101	3,086	1,987	1,480	1,424	3,792	2,483	2,666	4,785	5,512	4,290	3,829	3,479	3,885
Single-Family	1,274	919	837	1,463	1,276	1,792	1,866	1,340	1,093	732	566	409	537	861	750	938	815	743	691	722
Multifamily	993	1,338	1,673	2,617	2,796	2,862	3,235	1,746	894	748	858	3,383	1,946	1,805	4,035	4,574	3,475	3,086	2,788	3,163
Suburban Submarket																				
Total	8,139	5,107	5,617	5,176	5,188	5,830	4,761	3,459	2,566	1,731	2,035	2,378	2,867	3,420	3,596	4,530	3,483	3,149	2,772	3,215
Single-Family	5,155	4,009	4,022	4,079	3,962	4,533	3,728	3,058	1,663	1,576	1,694	1,327	1,361	1,650	1,671	1,529	1,255	1,335	1,162	1,351
Multifamily	2,984	1,098	1,595	1,097	1,226	1,297	1,033	401	903	155	341	1,051	1,506	1,770	1,925	3,001	2,228	1,814	1,610	1,864

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



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Table 5. Median Income in the Newark HMA, 1999, 2009, and 2017

	Median Income (\$)		
	1999	2009	2017
Median Family Income	NA	NA	103,399
Median Household Income	NA	NA	84,310

NA = data not available.

Source: American Community Survey 1-year data

