

Table 1. Labor Force and Employment in the Ogden-Clearfield 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	244.2	247.8	253.4	259.0	265.3	270.3	277.2	284.8	287.1	286.8	288.1	286.5	289.2	295.4	299.4	307.1	315.1	308.9	318.1
Resident employment	235.4	236.4	239.3	244.3	252.0	258.9	268.6	277.0	276.3	265.5	265.6	266.8	273.2	281.4	287.7	295.8	304.3	297.5	307.7
Unemployment	8.9	11.3	14.1	14.7	13.3	11.4	8.6	7.8	10.8	21.3	22.5	19.7	16.0	14.0	11.7	11.3	10.8	11.4	10.5
Unemployment rate (%)	3.6	4.6	5.6	5.7	5.0	4.2	3.1	2.7	3.8	7.4	7.8	6.9	5.5	4.7	3.9	3.7	3.4	3.7	3.3
Total nonfarm payroll jobs	192.2	194.5	196.1	197.8	202.6	206.8	214.5	222.1	221.3	211.6	210.4	213.5	218.7	224.4	230.7	239.9	247.0	241.6	249.2
Goods-producing sectors	47.5	44.6	42.6	42.8	43.9	45.6	48.0	50.4	47.4	41.1	39.1	39.7	41.1	42.4	44.9	48.0	50.1	48.6	50.6
Mining, logging, & construction	14.7	13.3	12.6	13.3	14.5	16.0	18.1	19.7	17.4	14.0	12.7	12.6	13.3	14.1	15.5	16.8	17.9	17.1	18.1
Manufacturing	32.8	31.2	30.0	29.5	29.4	29.6	29.9	30.7	30.0	27.1	26.4	27.1	27.8	28.3	29.5	31.1	32.2	31.5	32.5
Service-providing sectors	144.7	150.0	153.5	155.0	158.6	161.2	166.5	171.7	173.8	170.5	171.4	173.8	177.6	182.0	185.7	192.0	196.9	193.0	198.5
Trade	30.8	31.4	31.2	31.0	31.6	31.2	32.0	33.9	34.4	32.6	31.9	32.2	32.7	33.2	34.0	35.1	35.8	35.3	36.0
Wholesale trade	5.9	6.0	6.0	6.0	5.9	5.9	6.3	6.8	6.8	6.4	6.4	6.4	6.4	6.7	6.7	6.9	6.6	6.9	6.5
Retail trade	24.9	25.4	25.2	25.0	25.7	25.3	25.7	27.1	27.6	26.2	25.5	25.8	26.3	26.5	27.3	28.2	29.2	28.5	29.4
Transportation & utilities	7.2	7.9	7.8	7.9	8.3	8.0	8.1	8.5	8.3	8.1	7.8	7.5	7.6	7.5	7.8	8.2	8.5	8.2	8.5
Information	2.9	2.9	3.0	2.7	2.7	2.6	2.4	2.1	2.2	2.3	2.2	2.2	2.3	2.2	2.2	2.1	2.0	2.1	2.0
Financial activities	7.2	7.5	7.6	8.1	8.5	8.6	9.1	9.2	9.1	8.8	8.4	8.2	8.2	8.6	8.9	9.4	9.6	9.4	9.8
Professional & business services	15.8	15.9	16.9	17.5	18.9	20.1	21.8	23.0	23.1	21.2	21.5	22.5	23.9	26.2	27.1	28.2	28.9	28.5	29.1
Education & health services	16.5	17.7	18.1	18.9	19.6	20.2	21.3	22.0	23.1	24.1	25.0	25.8	26.8	27.7	28.6	30.0	31.4	30.3	31.8
Leisure & hospitality	16.4	16.8	16.7	17.1	17.4	17.7	18.3	19.2	19.5	19.2	19.1	19.4	20.3	20.9	21.4	22.6	23.1	22.7	23.3
Other services	5.1	5.3	5.7	5.7	5.8	5.9	6.2	6.4	6.4	6.1	5.9	6.0	6.0	6.1	6.3	6.5	6.7	6.6	6.6
Government	42.8	44.8	46.6	46.1	46.0	46.8	47.3	47.5	47.8	48.3	49.7	50.1	49.9	49.6	49.5	49.9	50.9	49.9	51.4
Federal	17.8	19.1	20.4	19.6	19.1	19.4	19.7	19.4	19.1	19.4	20.1	19.8	19.2	18.8	18.6	18.6	19.4	18.6	19.7
State	5.6	5.6	5.7	6.0	6.1	6.2	6.2	6.2	6.2	6.1	6.0	6.1	6.3	6.4	6.4	6.5	6.6	6.5	6.6
Local	19.5	20.1	20.5	20.5	20.7	21.2	21.4	22.0	22.6	22.9	23.6	24.2	24.4	24.5	24.6	24.9	25.0	24.8	25.1

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 Ogden-Clearfield 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										
Ogden-Clearfield HMA	485,401	597,159	663,500	697,000	11,200	2.1	9,475	1.5	11,150	1.7
Households										
Ogden-Clearfield HMA	152,089	191,171	211,300	221,500	3,900	2.3	2,875	1.4	3,400	1.6

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 Ogden-Clearfield HMA, 2000, 2010, and Current

	Ogden-Clearfield HMA		
	2000	2010	Current
Total housing inventory	160,935	204,089	223,200
Occupied units	152,089	191,171	211,300
Owner-occupied	116,735	145,316	157,900
%	76.8	76.0	74.7
Renter-occupied	35,354	45,855	53,400
%	23.2	24.0	25.3
Vacant units	8,846	12,918	11,900
Available units	5,344	6,281	5,000
For sale	2,614	2,743	2,250
Rate (%)	2.2	1.9	1.4
For rent	2,730	3,538	2,750
Rate (%)	7.2	7.2	4.9
Other vacant	3,502	6,637	6,900

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 Ogden-Clearfield 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
Ogden-Clearfield HMA																			
Total	4,189	4,507	4,594	5,029	4,972	6,005	5,574	4,199	2,252	2,572	2,111	2,469	3,468	2,874	2,719	2,719	3,120	3,175	3,559
Single-family	3,453	3,659	3,924	4,576	4,440	5,078	4,947	3,325	1,676	1,622	1,556	1,368	2,037	2,308	1,990	1,990	2,319	2,159	2,151
Multifamily	736	848	670	453	532	927	627	874	576	950	555	1,101	1,431	566	729	729	801	1,016	1,408

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

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

Table 5. Median Income in the Ogden-Clearfield HMA, 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	53,944	66,661	72,882	2.1	1.5
Median household income	48,693	59,171	65,538	2.0	1.7

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