

Table 1. Labor Force and Employment in the Buffalo-Niagara Falls HMA, 2000 Through September 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Labor Force	578.5	573.5	581.0	581.2	585.1	584.6	582.2	577.3	585.4	582.3	577.6	570.5	572.3	570.7
Resident Employment	553.8	545.6	548.3	546.6	551.2	553.5	552.5	549.0	550.9	533.2	528.7	525.0	526.1	522.4
Unemployment	24.7	27.9	32.6	34.6	33.9	31.1	29.8	28.3	34.6	49.1	48.9	45.5	46.2	48.2
Unemployment Rate (%)	4.3	4.9	5.6	5.9	5.8	5.3	5.1	4.9	5.9	8.4	8.5	8.0	8.1	8.4
Total Nonfarm Payroll Jobs	559.1	550.0	547.8	545.5	548.1	546.9	546.2	547.6	552.1	538.2	538.2	542.7	542.6	544.3
Goods Producing	103.8	98.4	92.1	87.6	86.2	83.3	82.0	79.9	78.2	70.0	68.5	71.6	70.7	74.1
Mining, Logging, & Construction	20.8	20.8	20.5	19.9	20.5	20.0	20.1	20.0	20.7	19.3	18.9	20.1	19.8	21.2
Manufacturing	83.0	77.5	71.6	67.7	65.7	63.4	61.9	59.9	57.5	50.7	49.6	51.5	50.9	52.9
Service Providing	455.3	451.7	455.7	457.9	461.9	463.6	464.3	467.7	473.9	468.2	469.7	471.1	471.9	470.2
Trade	89.7	87.8	85.7	84.4	85.0	85.9	85.1	85.3	85.0	81.8	81.9	82.4	82.5	82.5
Wholesale Trade	23.9	23.8	23.2	22.8	23.2	23.5	23.3	23.7	23.0	21.4	21.1	21.4	21.4	21.7
Retail Trade	65.8	64.0	62.5	61.6	61.8	62.4	61.8	61.6	62.0	60.4	60.8	61.0	61.1	60.7
Transportation & Utilities	19.6	19.7	19.0	18.3	17.5	17.4	17.7	18.3	18.1	16.4	15.9	15.8	15.9	16.0
Information	9.9	10.9	10.6	9.9	9.8	9.6	9.1	8.5	8.5	8.3	7.8	7.6	7.6	7.4
Financial Activities	29.9	31.2	33.2	33.9	34.2	34.4	34.8	33.4	32.8	31.3	30.5	31.4	31.1	31.6
Professional & Business Services	62.2	61.6	62.5	63.4	65.1	66.6	68.4	70.0	72.6	70.8	71.6	72.0	72.1	69.7
Education & Health Services	83.5	80.3	81.6	83.1	84.7	85.1	85.3	85.6	87.7	89.5	91.2	91.6	91.7	93.8
Leisure & Hospitality	46.7	45.5	47.2	47.0	47.4	47.7	47.6	49.1	50.2	50.8	52.5	52.7	53.2	51.7
Other Services	23.1	23.5	23.1	23.1	23.1	22.9	22.9	23.3	23.9	23.8	23.4	23.2	23.2	23.3
Government	90.7	91.3	92.7	94.8	95.1	93.8	93.4	94.3	95.4	95.6	95.0	94.4	94.5	94.3
Federal	10.8	10.4	10.6	10.5	10.6	10.4	10.0	9.9	10.1	10.2	10.5	9.9	10.0	9.6
State	20.6	21.4	22.3	22.3	22.2	22.0	21.7	22.2	22.1	22.4	22.8	23.2	23.1	23.4
Local	59.2	59.5	59.8	61.9	62.4	61.4	61.6	62.2	63.2	63.1	61.7	61.3	61.4	61.2

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Buffalo-Niagara Falls HMA, 2000 to October 1, 2015

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Buffalo-Niagara Falls HMA	1,170,111	1,135,509	1,132,000	1,125,000	- 3,450	- 0.3	- 1,400	- 0.1	- 2,325	- 0.2
Erie County Submarket	950,265	919,040	916,400	910,500	- 3,125	- 0.3	- 1,050	- 0.1	- 1,975	- 0.2
Niagara County Submarket	219,846	216,469	215,600	214,500	- 340	- 0.2	- 350	- 0.2	- 370	- 0.2
Households										
Buffalo-Niagara Falls HMA	468,719	473,720	474,700	475,700	500	0.1	390	0.1	330	0.1
Erie County Submarket	380,873	383,164	383,700	384,300	230	0.1	210	0.1	200	0.1
Niagara County Submarket	87,846	90,556	91,000	91,400	270	0.3	180	0.2	130	0.1

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2012. Forecast date: October 1, 2015. Rates of change are calculated on a compound basis.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Buffalo-Niagara Falls HMA, 2000, 2010, and Current

	Buffalo-Niagara Falls HMA			Erie County Submarket			Niagara County Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	511,583	519,094	518,400	415,868	419,974	419,100	95,715	99,120	99,350
Occupied Units	468,719	473,720	474,700	380,873	383,164	383,700	87,846	90,556	91,000
Owners	310,164	310,915	308,900	248,767	248,299	246,400	61,397	62,616	62,500
%	66.2	65.6	65.1	65.3	64.8	64.2	69.9	69.1	68.7
Renters	158,555	162,805	165,800	132,106	134,865	137,300	26,449	27,940	28,500
%	33.8	34.4	34.9	34.7	35.2	35.8	30.1	30.9	31.3
Vacant Units	42,864	45,374	43,700	34,995	36,810	35,350	7,869	8,564	8,350
Available Units	21,616	19,365	16,500	17,162	15,667	13,350	4,454	3,698	3,150
For Sale	5,596	3,996	3,850	4,489	3,071	3,000	1,107	925	860
Rate (%)	1.8	1.3	1.2	1.8	1.2	1.2	1.8	1.5	1.4
For Rent	16,020	15,369	12,650	12,673	12,596	10,350	3,347	2,773	2,300
Rate (%)	9.2	8.6	7.1	8.8	8.5	7.0	11.2	9.0	7.5
Other Vacant	21,248	26,009	27,200	17,833	21,143	22,000	3,415	4,866	5,200

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2012.

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

Table 4. Residential Building Permit Activity in the Buffalo-Niagara Falls HMA, 2000 Through September 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Buffalo-Niagara Falls HMA														
Total	3,041	2,803	3,885	3,260	2,615	2,452	2,691	2,131	1,576	1,583	1,623	2,065	1,000	790
Single-family	1,903	2,116	2,481	2,395	1,856	1,690	1,473	1,388	1,017	993	1,037	790	600	630
Multifamily	1,138	687	1,404	865	759	762	1,218	743	559	590	586	1,275	400	160
Erie County Submarket														
Total	2,552	2,248	3,312	2,647	2,037	1,927	2,067	1,560	1,197	1,189	1,386	1,836	910	700
Single-family	1,446	1,593	2,017	1,876	1,413	1,304	969	1,067	780	762	824	643	520	540
Multifamily	1,106	655	1,295	771	624	623	1,098	493	417	427	562	1,193	390	160
Niagara County Submarket														
Total	489	555	573	613	578	525	624	571	379	394	237	229	90	90
Single-family	457	523	464	519	443	386	504	321	237	231	213	147	80	90
Multifamily	32	32	109	94	135	139	120	250	142	163	24	82	10	0

Note: Numbers may not add to totals because of rounding.

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

Table 5. Median Income in the Buffalo-Niagara Falls HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	45,800	63,500	65,300	3.3	1.4
Median Household Income	NA	45,811	47,081	NA	1.4

NA = data not available.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 2009 and 2011 median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data