



City of Detroit

# Economic Outlook

2021–2026

February 2022

**M** | **LSA** RESEARCH SEMINAR IN  
QUANTITATIVE ECONOMICS  
UNIVERSITY OF MICHIGAN

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Department of Economics

## **The Detroit Economic Outlook Update for 2021–2026 Executive Summary: February 2022**

Detroit's economy continues to recover from the COVID-19 recession despite the Omicron variant-related resurgence in new caseloads. We estimate that Detroit residents have now recovered four-fifths of their job losses from the start of the pandemic. At the time this report was written, the data for employment at jobs located in the city were only available through March, 2021. Detroit had recovered more than three-fifths of the pandemic job losses at establishments within its boundaries by that time, and we estimate that the recovery has continued since then, accumulating to a gain of 5,500 jobs in 2021.

We are forecasting strong growth to continue in 2022, with 12,200 job gains at Detroit establishments. Detroit's job growth will then moderate over the rest of our forecast horizon, to 8,900 jobs in 2023, 3,500 in 2024, and an average of 1,300 per year in 2025–26. The city's job count will return to pre-pandemic levels in 2023 and then climb to a level 8,500 jobs higher than in 2019 by 2026. We expect blue-collar jobs to lead the way, with services industries returning to roughly their pre-pandemic employment levels by the end of our forecast.

Using the currently reported data, we estimate that Detroit's unemployment rate plummeted from 22.1 percent in 2020 to 10.0 percent in 2021. We expect the rate for 2021 to be revised upward, however, later this spring. For 2022, we project the city's unemployment rate to register 9.9 percent, which is likely to be substantially lower than the revised rate for 2021. In our forecast, the city's unemployment rate falls to 8.7 percent in 2023 and then remains near that level through 2026.

The average wage rate at jobs located in Detroit rose 9.4 percent in 2020. That jump reflected the changing composition of the workforce during the pandemic, when higher-wage workers were more likely to remain employed. We estimate that average wages at jobs in Detroit fell 2.2 percent in 2021 as

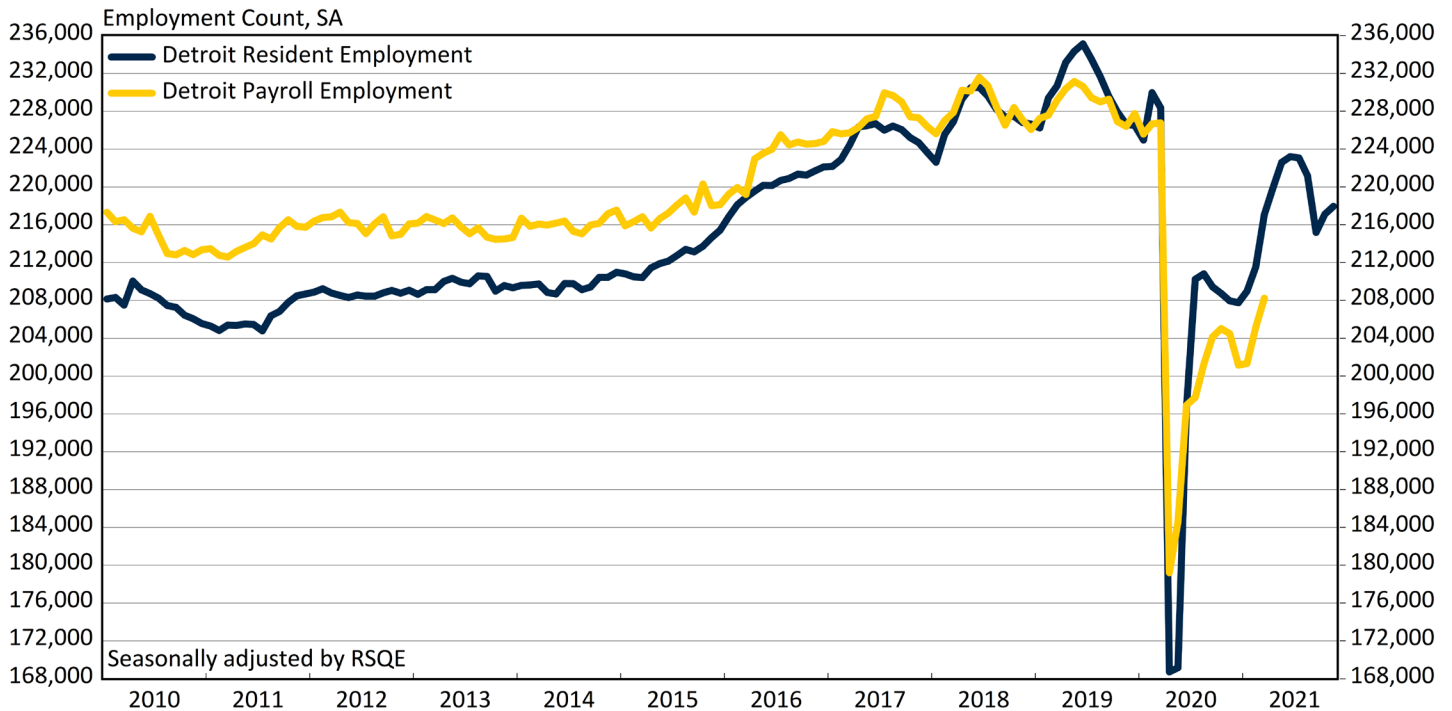
lower-wage workers returned to work in greater numbers. Still, the average wage rate of \$71,400 that we estimate for jobs located in the city in 2021 was nearly 15 percent higher than the statewide average of \$62,300. We are expecting average wages to climb by 4.1 percent in 2022 and 3.6 percent in 2023. Average wage growth will then hover around 3 percent per year from 2024 through 2026. That is slightly faster wage growth than we are projecting for the state overall.

The COVID-19 pandemic severely disrupted the collection of economic data, including statistics related to incomes for Detroit residents. Unfortunately, those data limitations prevent us from producing a reliable estimate of average wages for Detroit residents in 2020. We have produced estimates of total Detroit household income in 2020 from the Census Bureau's experimental microdata from the 2020 American Community Survey (ACS). That data suggests that household income in Detroit fell 4 percent in 2020, even while personal income statewide rose nearly 8 percent. We believe that the difference arises because the ACS questionnaire does not include a natural way to report income from the federal stimulus checks. We estimate that Detroit household income rose 3.3 percent in 2021, as the labor market recovered and the federal government enacted further stimulus. The fadeout of stimulus in 2022 leads to stagnant household incomes this year, but growth returns in the years ahead. We are projecting Detroit household incomes to grow by 6.3 percent in 2023 before moderating to an average growth pace of 4.4 percent per year from 2024–26.

The 4.3 percent rate of local price inflation that we estimate for 2021 would be the fastest since 1990. We expect inflation to begin slowing down over the course of 2022, but because we are starting from such a high rate, the local inflation rate for the year creeps up to 4.6 percent. Local inflation then falls to the 2.3–2.4 percent range from 2023–26. We caution, however, that inflation may turn out to be higher than our predictions.

Figure 1

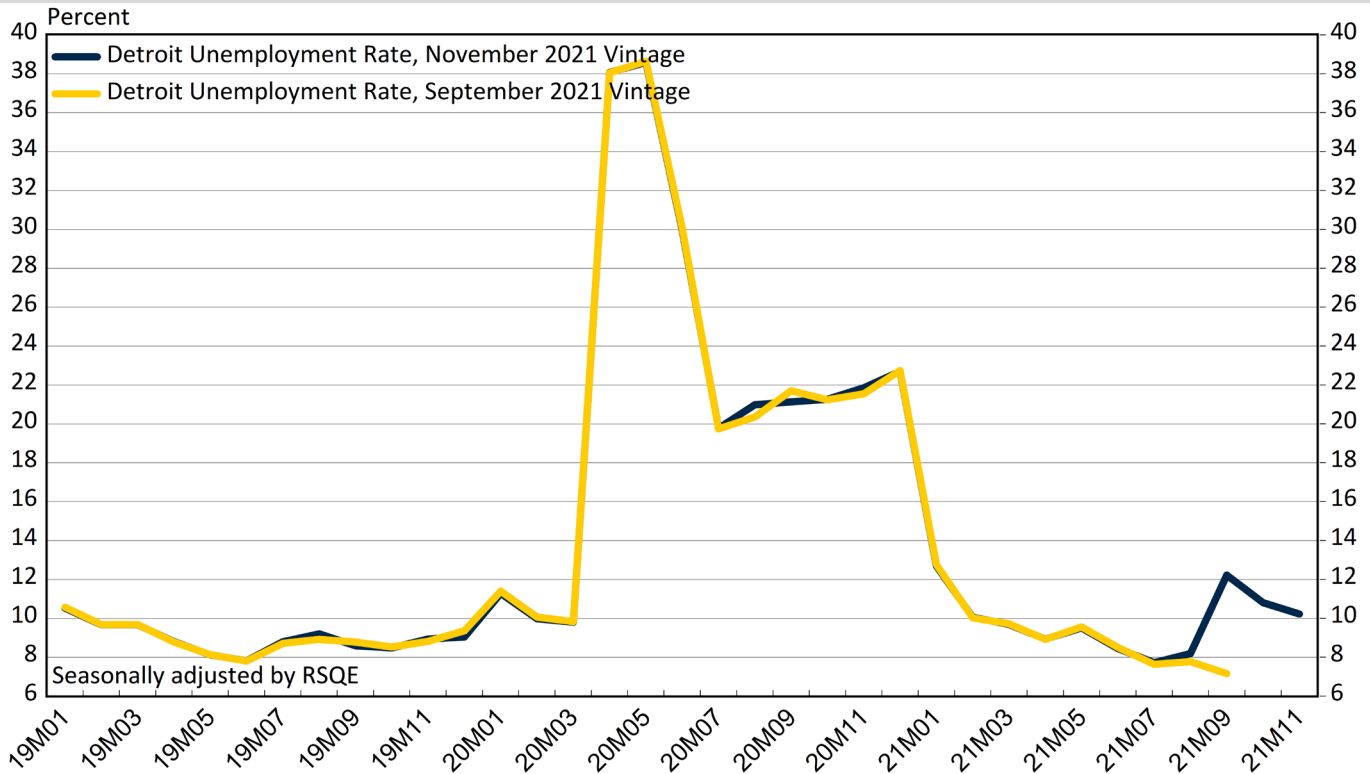
## Seasonally Adjusted Monthly Employment, Detroit Residents and Payroll Jobs



- Figure 1 illustrates two different measures of employment in Detroit's economy. The yellow line displays what we call payroll employment, which is the count of jobs at establishments physically located within the city boundaries. The blue line displays what we call resident employment, which is the count of employed Detroit residents, whether they work inside or outside the city.
- The Michigan Department of Technology, Management, and Budget's Bureau of Labor Market Information and Strategic Initiatives produces Detroit payroll employment data for the City of Detroit University Economic Analysis Partnership.
- We have seasonally adjusted both the payroll and the resident employment series ourselves.
- The payroll employment data are available with a substantial lag. At the time this forecast was produced, the data extended through the first quarter of 2021.
- Payroll employment in the city of Detroit fell by 47,400 jobs, or 20.9 percent, from February to April 2020 at the start of the pandemic. Employment among Detroit residents fell by 61,200 persons, or 26.6 percent, in that time.
- Payroll employment at Detroit establishments recovered by 29,000 jobs from April 2020 to March 2021, 61.2 percent of the initial pandemic losses.
- Resident employment among Detroiters recovered by 49,200 persons from April 2020 to November 2021, 80.4 percent of the initial losses.
- Detroit resident employment dipped by nearly 6,000 people from August to September 2021. That dip owes largely to a revision in how the Bureau of Labor Statistics (BLS) estimated local area employment and unemployment in Michigan during early-to-mid-2021.
- In April 2020, the BLS implemented an alternate methodology to deal with data problems caused by the pandemic. This new adjustment is an additional refinement of that procedure. So far, the adjustment has only been implemented for the estimates beginning in September 2021. In spring 2022, BLS will release revised estimates for all of 2021, and we expect the revised data to show a smoother recovery of Detroit resident employment throughout the year.
- We believe payroll employment in Detroit has continued to recover since March, consistent with the resident employment data and more recent payroll employment data for Wayne County.

Figure 2

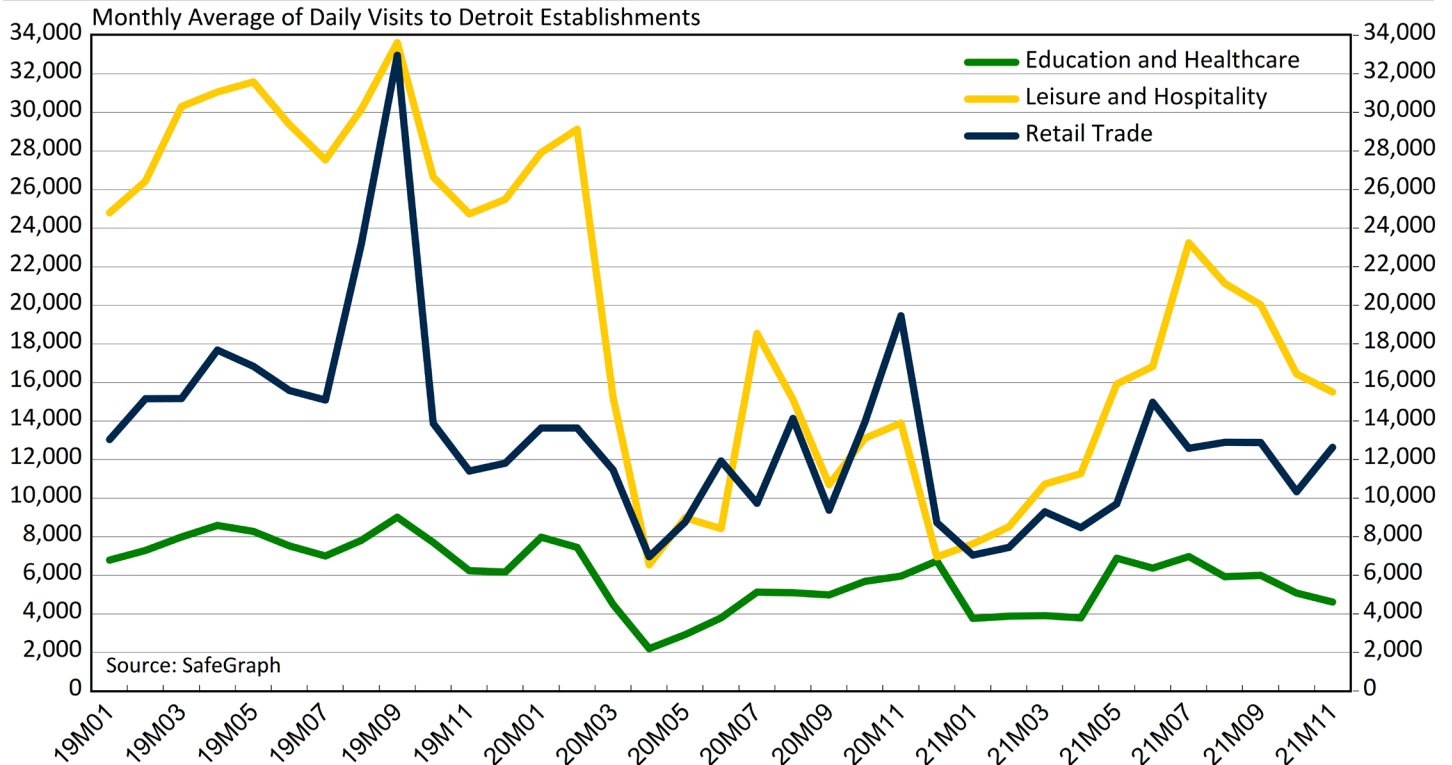
## Seasonally Adjusted Unemployment Rate in Detroit



- Figure 2 shows the seasonally adjusted unemployment rate among Detroit residents. Again, we have seasonally adjusted these data ourselves.
- Detroit’s unemployment rate jumped from approximately 10 percent in February 2020 to 38.6 percent in May 2020. It fell to just below 20 percent in July 2020 as the economy reopened, but it hovered above 20 percent for the remainder of the year.
- Detroit’s estimated unemployment rate plummeted from 22.7 percent in December 2020 to 12.7 percent in January 2021 and to 10.1 percent in February. The decline was driven by a large decrease in the city’s labor force rather than by a large increase in employment.
- We were skeptical that the plunge in Detroit’s reported unemployment rate at the start of 2021 accurately reflected local labor market conditions. Independent data sources, such as the University of Michigan’s Detroit Metro Area Communities Study, indicated a far higher unemployment rate in Detroit last year.
- As discussed previously, the BLS recently revised its methodology for estimating key labor market statistics throughout the state.
- Figure 2 shows Detroit’s unemployment rate data as reported prior to the revision in the yellow line and after the revision in the blue line.
- The data are currently only revised beginning in September 2021, but the BLS will release revised estimates for all of 2021 in the spring of 2022. We expect the revised data to show a much smoother decline in Detroit’s unemployment rate throughout 2021.
- Detroit’s seasonally adjusted unemployment rate in September was revised upward from 7.2 percent to 12.2 percent. We believe the revised rate is likely to be a more accurate measure of the city’s underlying unemployment rate.
- Detroit’s unemployment rate then fell to 10.2 percent in November. For comparison, the city’s unemployment rate averaged 9.0 percent in 2019.
- We have been very encouraged by the sharp decline in Detroit’s unemployment rate during the pandemic. Although the narrative is clouded by the difficulties of gathering data during the pandemic, there is no question that the city’s economy has shown resilience in the face of an unprecedented downturn.

Figure 3

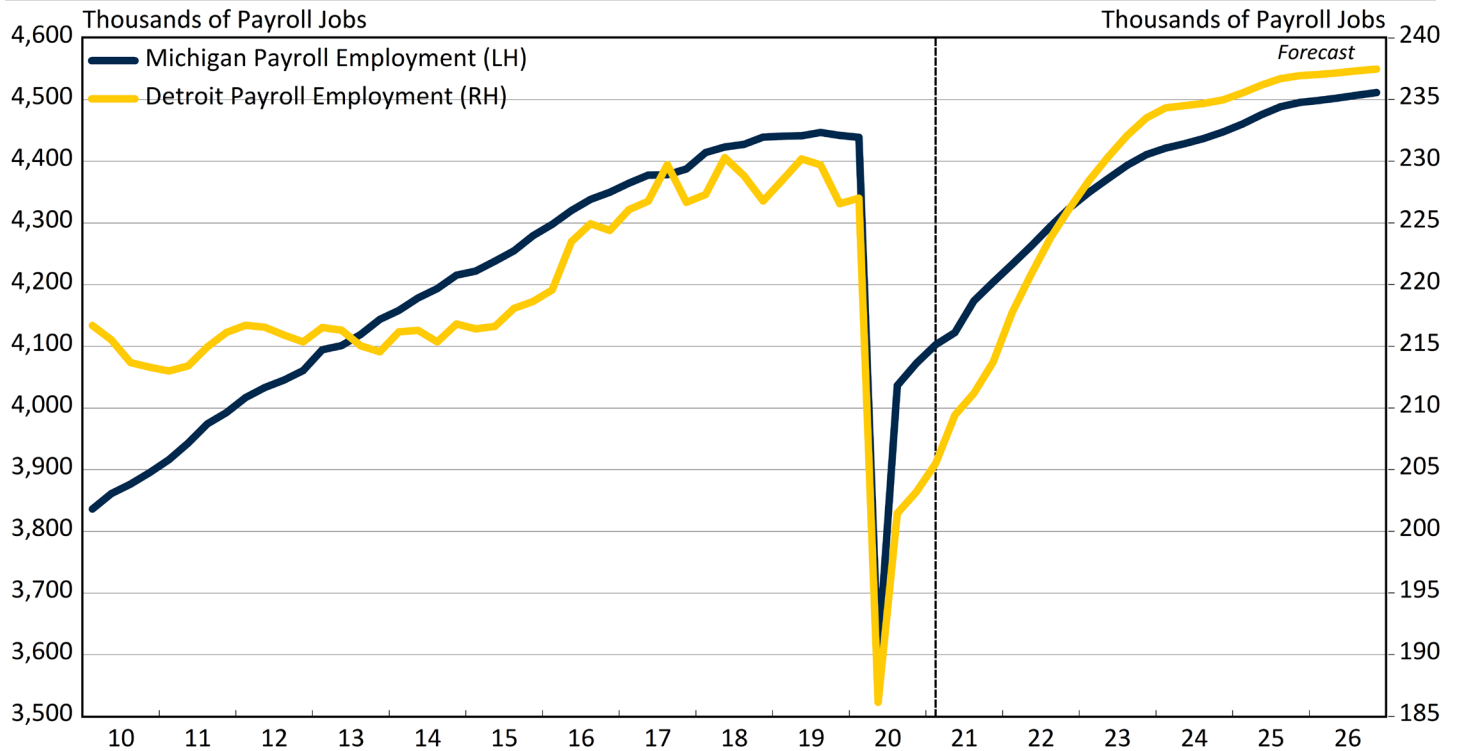
## Monthly Visits to Detroit Establishments by Industry



- Figure 3 shows monthly averages of the daily number of visits to different types of establishments in Detroit. The data come from the company SafeGraph, which tracks visits to over 7,000 locations in Detroit using anonymous cellphone location data. Establishments are categorized by industry, and visits are aggregated across all establishments within an industry.
- The figure displays results for three industry groups. The education and healthcare group in the green line includes public and private K-12 schools, universities, and hospitals. The leisure and hospitality group in the yellow line includes restaurants, hotels, and music and sports venues. The retail trade group in the blue line primarily includes retail stores.
- Visits to establishments in all three industry groups are likely highly seasonal and display significant volatility, but important trends are visible in the data.
- Foot-traffic visits to establishments in all three groups dropped off sharply at the beginning of the pandemic, falling by more than 50 percent relative to the 2019 average in April 2020.
- Visits to establishments in the education and healthcare and retail trade groups both averaged approximately 30 percent lower than their 2019 levels in 2020. Visits to Detroit’s leisure and hospitality establishments fell by nearly 50 percent from 2019 to 2020.
- Foot traffic to all three groups of establishments remained depressed through early 2021 before showing signs of recovery that spring. On an annual average basis, though, none of the three industry groups saw a significant improvement in visits from 2020 to 2021, and visits to retail establishments actually declined.
- Comparing July–November of 2021 to the same period in 2020, visits to Detroit’s leisure and hospitality establishments increased by 35 percent. Visits to education and healthcare and to retail trade establishments, however, did not change much between those periods.
- The figure shows that foot traffic to establishments in these industry groups tailed off a bit late in 2021. Because of the short time span of these data series, we are unable to assess whether that trend is a normal seasonal pattern associated with the cooling weather or reflects caution related to rising new caseloads of COVID-19.

Figure 4

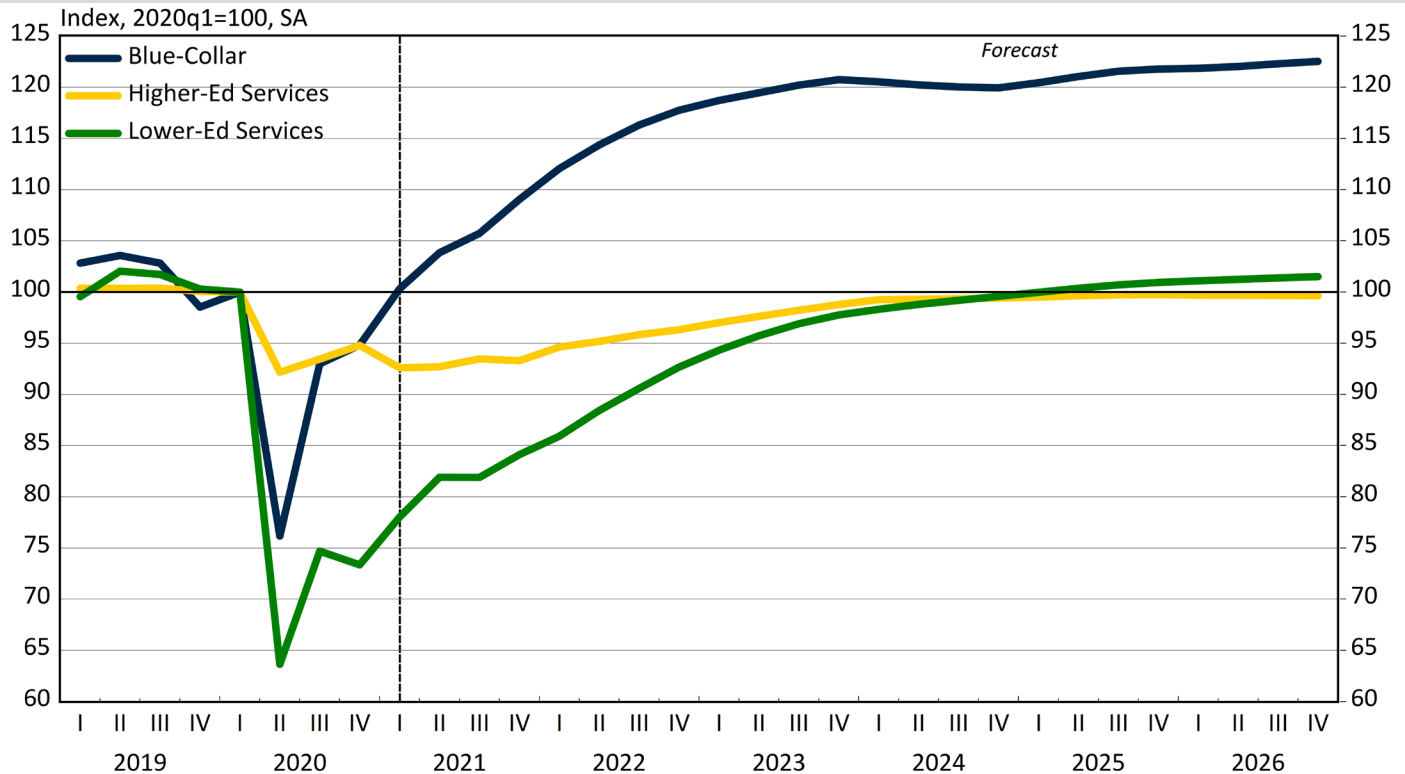
## Quarterly Average Payroll Employment, City of Detroit and Michigan



- Complete quarterly employment data for the state of Michigan were available through 2021q3 when this forecast was completed. In contrast, the most recent data for the city of Detroit extended only through 2021q1. We use timelier data for Wayne County and the Detroit metro area to guide our near-term outlook for employment in the city of Detroit.
- The collapse of employment at the start of the pandemic in the second quarter of 2020 was very similar in Detroit to the statewide experience. Both city and state lost almost one-fifth of their payroll jobs that quarter.
- Detroit had recovered almost half of its initial pandemic payroll job losses through the first quarter of 2021, whereas the state had recovered almost 60 percent of its job losses.
- We forecast that average payroll employment growth in Detroit slightly outpaced that of Michigan in 2021q2–q3, averaging 1.4 percent per quarter compared to Michigan’s 0.9 percent per quarter.
- Detroit’s faster rebound in the second and third quarters of 2021 was partly due to the lifting of pandemic restrictions on the service economy, which plays a more prominent role in the city’s economy than in the state overall.
- A series of long-planned projects will continue to support the rapid ongoing recovery of payroll jobs in Detroit in 2022 and 2023. We forecast that Detroit’s payroll employment count will recover to its pre-pandemic level early in 2023 and grow to 2.9 percent above that level by the end of the year.
- We project job gains to moderate throughout the remainder of the forecast, slowing from 8,900 jobs in 2023 to 3,500 jobs in 2024, 1,700 in 2025, and 920 in 2026. The job gains we are forecasting will put the city’s 2026 average payroll job count 8,500 jobs higher than 2019’s level.
- We are forecasting a much faster recovery for Detroit than we project for the state of Michigan overall.
- We predict that Michigan’s payroll job count in 2026 will exceed its 2019 level by 1.4 percent, whereas Detroit’s payroll job count will grow to 3.7 percent higher than its 2019 level.

Figure 5

## City of Detroit Employment by Industry Group

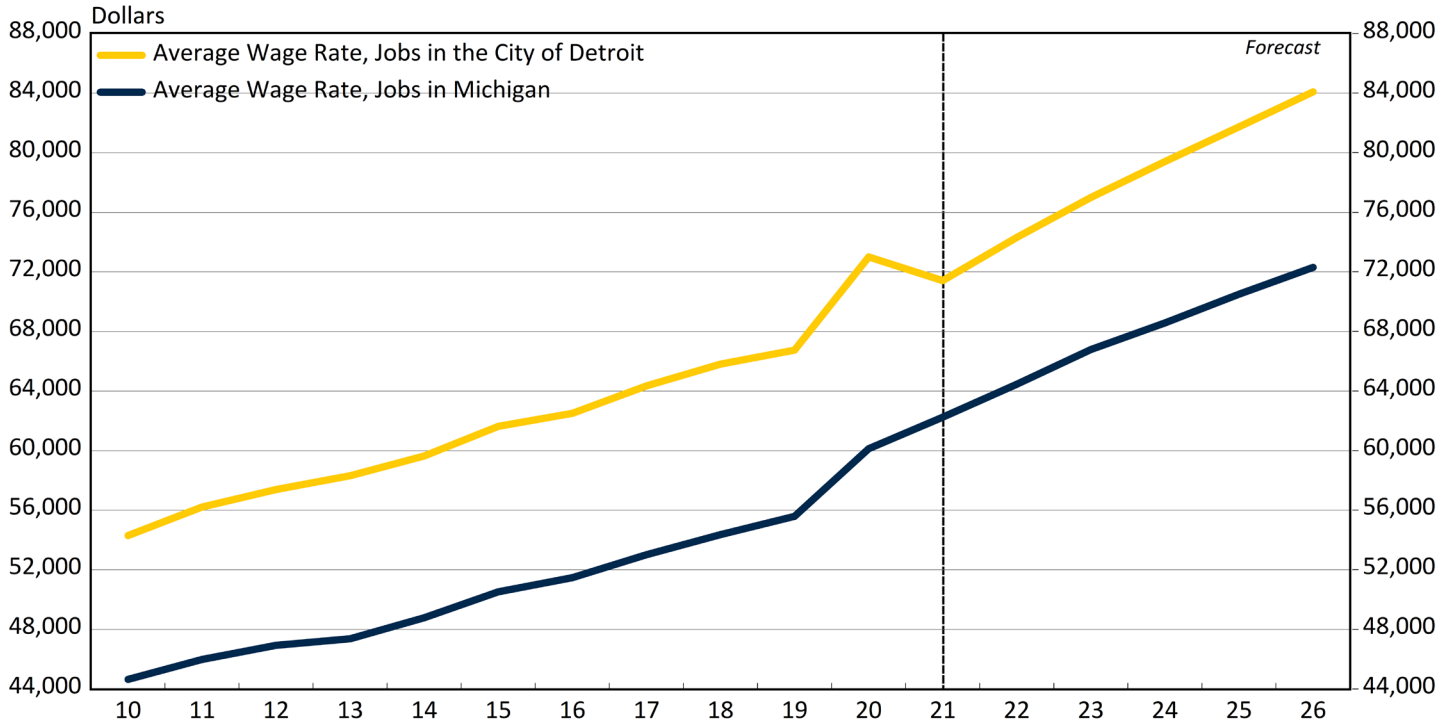


- On the chart above, we categorize each of Detroit’s industries into three groups. The graph displays our forecast for each group’s total employment level, with values indexed to 100 in 2020q1.
- The **blue-collar** industry group comprises mining, construction, and manufacturing, as well as wholesale trade, transportation, warehousing, and utilities. The blue-collar industries’ job count exceeded its pre-pandemic level by 140 jobs in 2021q1. We estimate that job gains in these industries continued throughout last year, driven by high-profile projects such as the Gordie Howe International Bridge, Stellantis’ Mack Assembly complex, General Motors’ Factory Zero, and Amazon’s new distribution center.
- We estimate that the blue-collar industries’ job count exceeded the pre-pandemic level by 9 percent by the end of 2021. We expect further growth, to almost 21 percent higher than the pre-pandemic level, by the end of 2023. Growth in these industries levels off in 2024, as bridge construction concludes, but by the end of 2026 blue-collar employment is expected to exceed pre-pandemic levels by 22.5 percent.
- The **higher-educational** attainment services category includes public and private education and healthcare, finance, information, most business services, and public administration.
- The job count in higher-educational attainment services declined by 2,800 jobs in 2021q1 due to a loss of 4,100 jobs in management of companies and enterprises. We are unaware of any economic developments that could have accounted for that loss, which we consider to be an anomaly in the data. We forecast half of those job losses to be recovered from 2022q1 to 2024q1, consistent with the partial resolution of this anomaly.
- We forecast a middling recovery for higher-educational attainment services overall. This industry group hovers near its pre-pandemic employment level from 2024 to 2026.
- The **lower-educational** attainment services industries include retail trade, leisure and hospitality, administrative and business support services, and other services. These industries suffered the worst of the pandemic’s impact, shrinking by 36.4 percent in 2020q2. The rebound in jobs so far has been muted as well, with employment remaining 22 percent below pre-pandemic levels in 2021q1. We expect persistent damage, due in part to many permanent business closures. We remain optimistic, though, that the city will regain these jobs in time. We project that by the end of our forecast, these industries will exceed their pre-pandemic employment level by 1.5 percent, or 840 jobs.



Figure 6

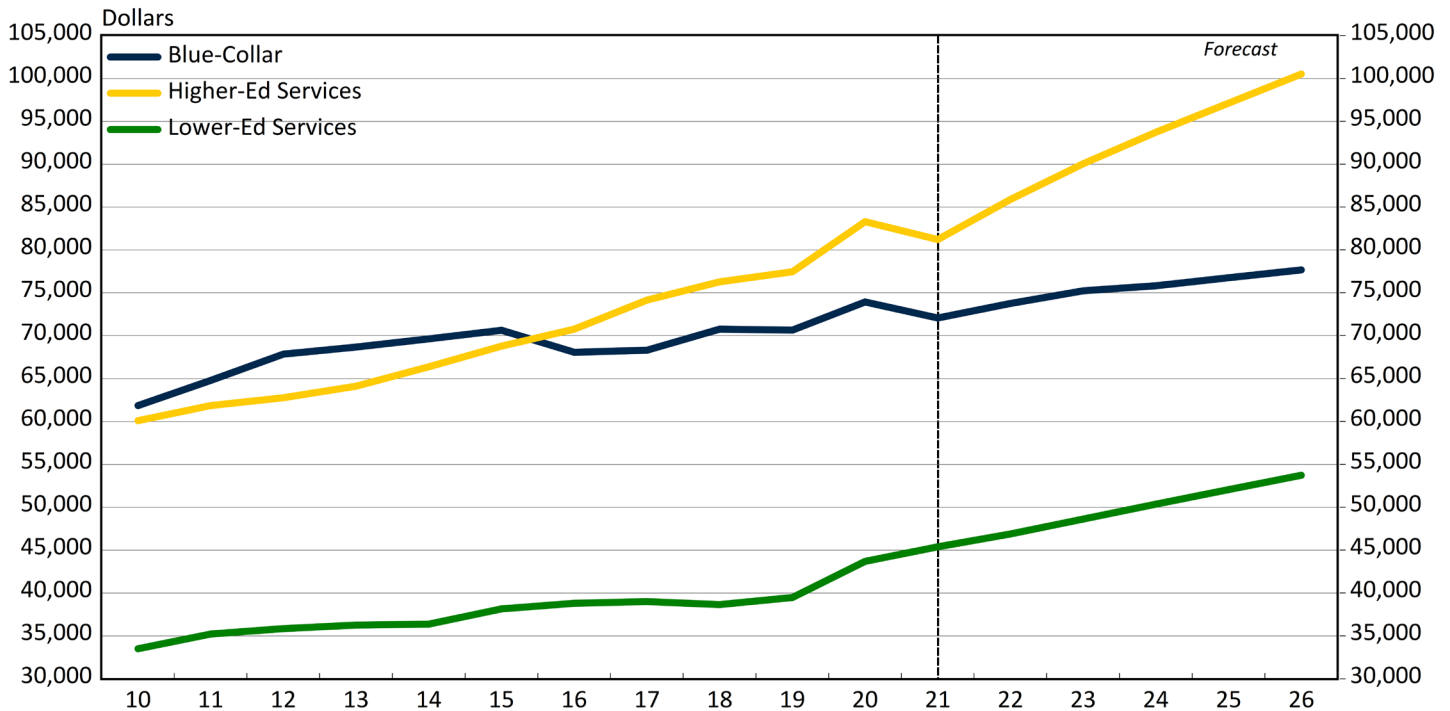
## Annual Wage and Salary Income per Worker, City of Detroit and Michigan



- Figure 6 shows the average wage and salary income earned by workers at establishments in Detroit and Michigan.
- Average annual wage income at establishments in the city of Detroit in 2020 was roughly 21 percent higher than in the state overall (\$73,000 compared to \$60,100).
- Average wages increased sharply in 2020 in both the city and the state because of the pandemic's disproportionate impact on lower-wage jobs. Citywide average wages increased by 9.4 percent, outstripping the 8.2 percent increase statewide.
- We estimate that Detroit gave up some of its extraordinarily strong wage gains in 2021, with average wages retreating 2.2 percent.
- In contrast, we estimate statewide average wages per payroll job increased by 3.5 percent in 2021. These different patterns arise because Detroit's lower-education services recovery lagged behind the state's in 2020, but we anticipate that pattern to have reversed in 2021.
- We project that average wages at establishments in Detroit will grow by 4.1 percent in 2022 and 3.6 percent in 2023. The state is forecast to see slightly slower wage growth in 2022 (3.5 percent), and the same rate of wage growth in 2023 (3.6 percent).
- Between 2024 and 2026, the average wage in Detroit is forecast to grow by 3.0 percent per year, a bit faster than the average increase of 2.7 percent per year in the state overall.
- We project that by 2026, the average annual wage of Detroit payroll employees will reach \$84,100 per year. That level would be approximately 16 percent higher than the statewide average annual wage of \$72,300.

Figure 7

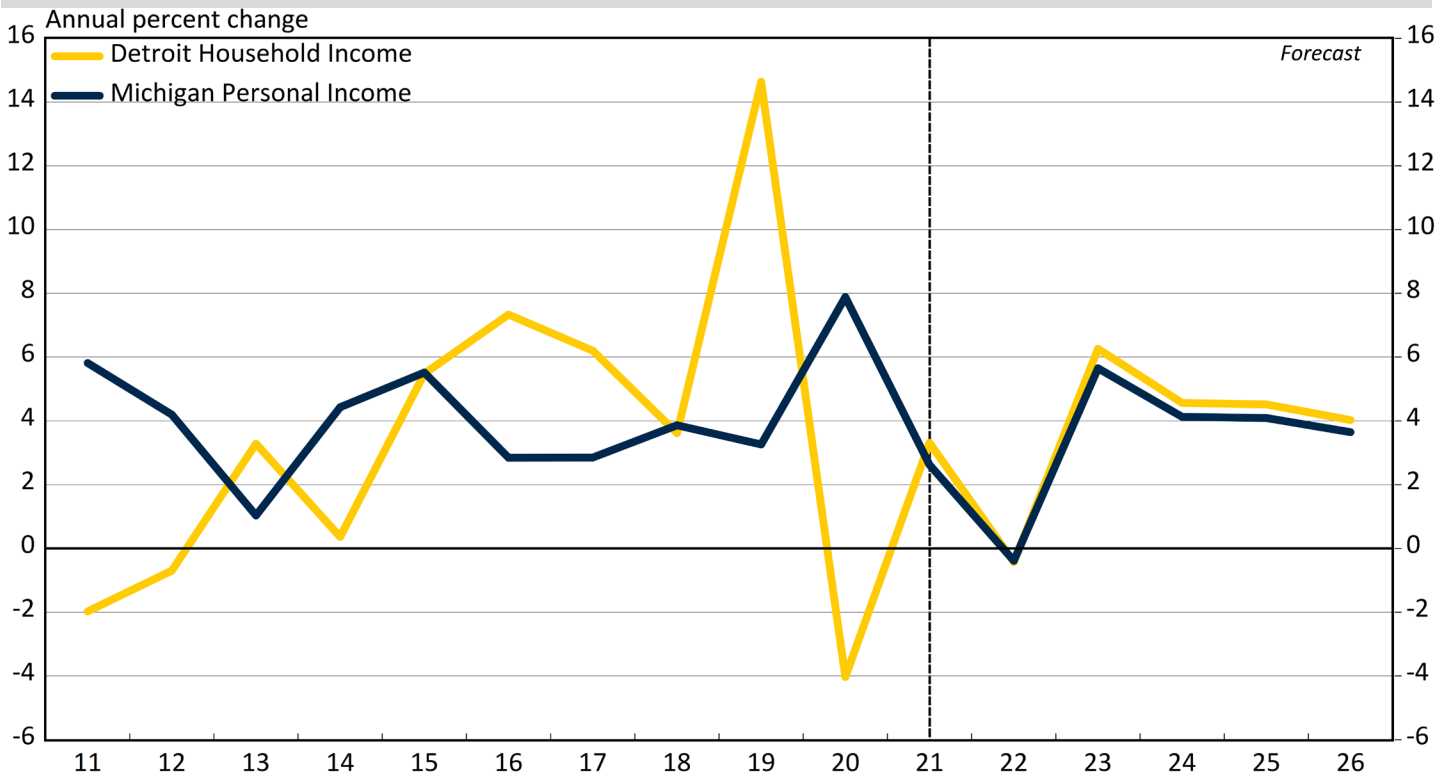
## Annual Wage and Salary per Payroll Job by Industry Groupings, City of Detroit



- Figure 7 illustrates average annual wages in establishments located in the city of Detroit categorized by the three major industry groups shown in Figure 5: blue-collar, higher-education services, and lower-education services.
- Before 2016, the average wage in Detroit's **blue-collar industries** exceeded the average in the higher-education services industries. That difference reversed in 2016, and the higher-ed vs. blue-collar wage gap has grown since then. We expect the gap to widen even further during 2022–26.
- In 2020, the city's blue-collar industries had an average wage of \$73,900, 4.6 percent higher than in 2019. We anticipate that as lower-paid employees return to work in 2021, the average wage will fall to \$72,100. The average wage in blue-collar industries will then rebound by 2.4 percent in 2022 and 2.0 percent in 2023. Between 2024 and 2026 we expect the average wage in the blue-collar industries will increase by 1.1 percent per year.
- Detroit's **higher-education services industries** saw average wages increase by 7.5 percent in 2020. Like the blue-collar industries, higher-education services probably saw a decline in wages in 2021 (2.5 percent).
- Average wage growth for higher-education services industries then rebounds strongly in 2022 and 2023, by 5.8 and 4.9 percent, respectively. Between 2024 and 2026, the annual wage in Detroit's higher-education services industries will grow by 3.7 percent per year on average.
- Average wages in Detroit's **lower-education services** industries rose from \$39,500 in 2019 to \$43,700 in 2020, an increase of 10.7 percent. We estimate that the average wage in these industries grew by an additional 3.9 percent in 2021.
- The compositional effects that we believe led to slow wage growth in the other industry groups last year were less pronounced in the lower-education services industries, owing to the pressure on employers to raise wages to attract workers to these jobs.
- We anticipate more moderate wage growth of 3.3 percent for these sectors in 2022. Average wage growth in Detroit's lower-education service industries then picks up to 3.7 percent in 2023, before slowing to 3.4 percent per year between 2024 and 2026.

Figure 8

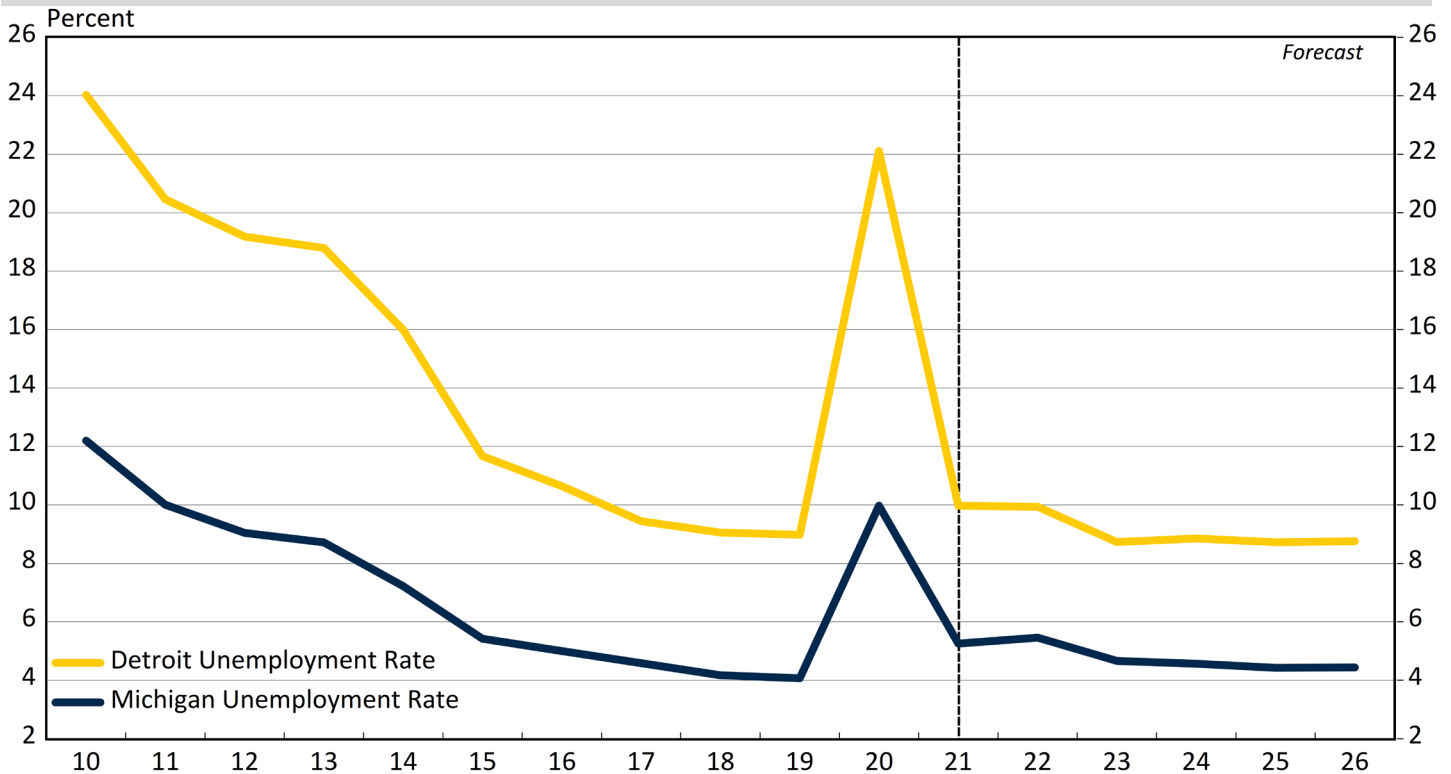
## Household Income, Detroit and Michigan



- This figure shows the annual growth of household income for the city of Detroit in the yellow line and personal income for the state of Michigan in the blue line. Detroit household income data come from the American Community Survey (ACS), while the Michigan personal income data come from the Bureau of Economic Analysis (BEA).
- Due to the impact of the COVID-19 pandemic, the Census Bureau altered the standard ACS release to account for nonresponse bias, which resulted in fewer published estimates for the 2020 ACS. Therefore, the Detroit household income data we show for 2020 are calculated from the experimental microdata released by the Census Bureau rather than from published estimates.
- Michigan personal income increased almost 8 percent in 2020 amid unprecedented fiscal stimulus. In contrast, we estimate that Detroit's household income declined 4 percent that year. We believe an important reason for the large difference between those growth rates is that the ACS questionnaire asks its respondents to omit lump sum payments from household income. Therefore, it is likely that the ACS did not capture the economic impact payments paid to Detroit residents last year.
- We believe that the acceleration of job growth led to a resumption of income growth in Detroit in 2021. We estimate that household income grew by 3.3 percent last year in Detroit, similar to the statewide pace.
- In 2022, however, job growth no longer offsets the phase-out of federal support, which leads to a slight dip in household income for the year.
- Total household income growth in Detroit slightly outpaces Michigan's income growth throughout the remainder of the forecast, although the two series track each other closely. Detroit's household income grows by 6.3 percent in 2023, and growth then hovers between 4.0 and 4.6 percent per year in 2024–26.
- The recovery we are forecasting for Detroit's household income is not unusual when put into historical context. Between 2015 and 2018, Detroit household income growth averaged 5.7 percent per year, while personal income growth in the state was slightly lower, averaging 3.8 percent per year.

Figure 9

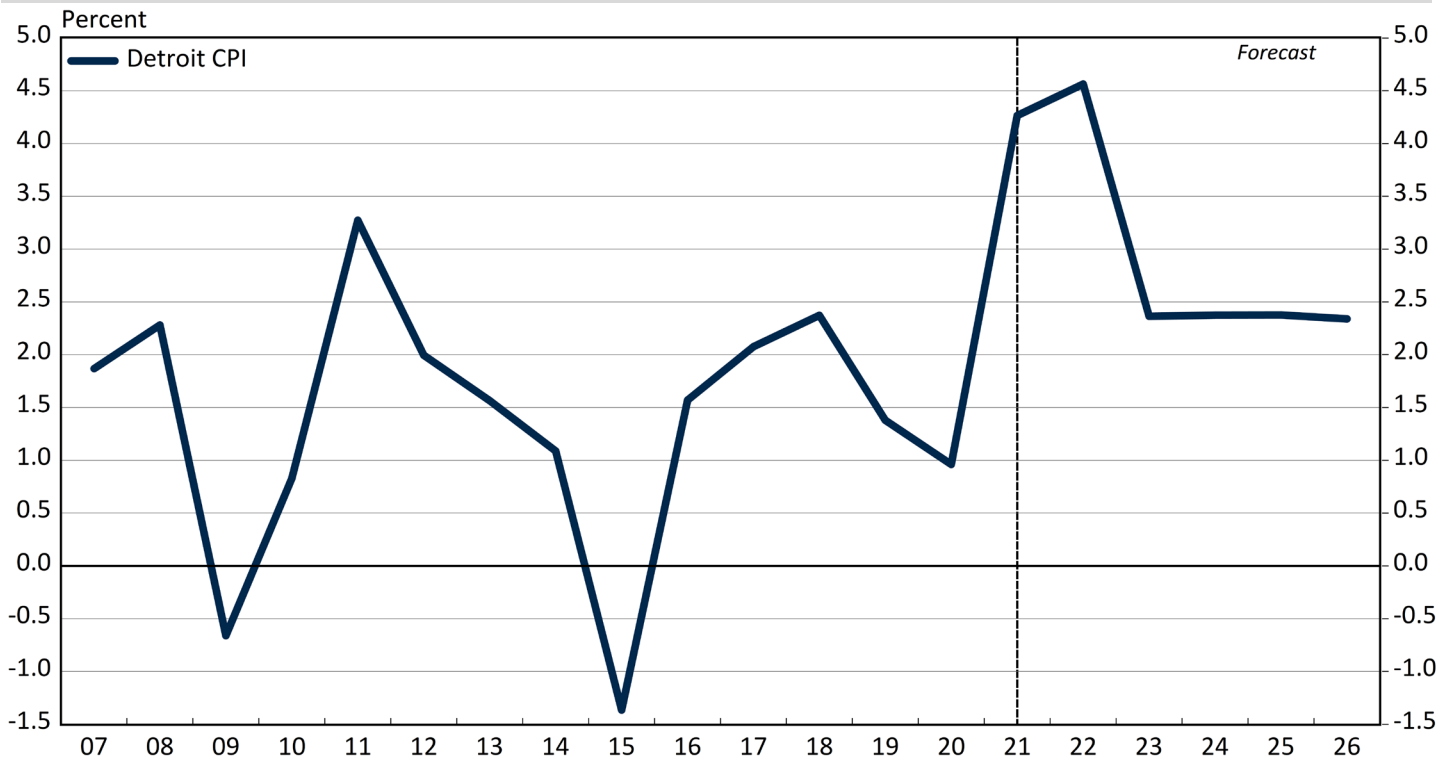
## Unemployment Rate, City of Detroit and Michigan



- As described earlier in the report, the BLS has recently revised its estimates of Michigan's and Detroit's unemployment rates to adjust for distortions that have arisen during the pandemic. Revised estimates are currently available for only part of 2021.
- We believe that the underlying unemployment rate in Detroit declined significantly during 2021, but the decline was not as sharp early in the year as the current estimates indicate. When the full year's data is ultimately revised, we expect it to show a higher unemployment rate prior to September, resulting in a smoother decline over the course of 2021.
- As we enter the largely post-COVID economy, the unemployment rate in the city of Detroit falls to 9.9 percent in 2022, or just 1 percentage point higher than its pre-pandemic level. The state's jobless rate, however, does not recover as quickly as Detroit's and remains 1.4 percentage points higher than its pre-pandemic level in 2022.
- As the economic disruptions from the pandemic fade largely into the background, we expect that the unemployment rate in Detroit will decline to 8.7 percent in 2023. We expect the unemployment rate in Detroit to hover near that level throughout the remainder of the forecast, averaging 8.8 percent in 2026.
- We are upbeat about our forecast for Detroit's unemployment rate for two main reasons. First, we forecast Detroit's household employment (i.e., employment among city residents) to exceed its pre-pandemic level by 3.8 percent in 2026. Second, we project Detroit's labor force to continue growing throughout the forecast horizon, with the city's labor force exceeding its pre-pandemic level in 2024.
- Therefore, our forecast envisions more Detroit residents working, and more Detroit residents who are willing and able to work in 2026 than there were before the pandemic.

Figure 10

## Inflation Rate, Detroit CPI



- The fly in the ointment of the strong income growth we have seen during the pandemic has been a sharp uptick in inflation. Figure 10 displays history and our forecast for local inflation, as measured by the growth rate of the Detroit Consumer Price index (CPI).
- When inflation first jumped last spring, we thought it owed to the unusual dynamics of the exit from the pandemic recession and that inflation would moderate to a slower pace. However, ongoing supply chain disruptions and higher input costs have pushed local inflation to 7.0 percent year-over-year in December, its highest level since September 1981.
- Local annual inflation averaged 4.3 percent in 2021. In the fourth quarter of 2021, however, local inflation was running substantially faster, 6.4 percent year-over-year.
- We expect inflation to pick up slightly in the first quarter of 2022 before moderating over the remainder of the year. Because we are starting from such a fast pace, though, our forecast for the calendar year translates into an inflation rate of 4.6 percent in 2022, slightly higher than in 2021.
- Inflation moderates to the mid-2 percent range in 2023, as the supply constraints that have held back the recovery ease and monetary policy continues to tighten. We expect local inflation to remain in the mid-2 percent range in 2024–25 and to edge down to 2.3 percent in 2026.
- We believe the Federal Reserve will allow inflation to run a bit higher than we have become accustomed to recently. Even so, we do not expect the Fed to allow an inflationary spiral to take hold.
- In the years following Detroit’s bankruptcy (2014–2020), local inflation averaged just 1.2 percent per year. If our forecast comes to fruition, then local inflation will run substantially ahead of that average even after the 2021–22 spike subsides.
- The higher inflation we project reflects lingering price pressures as the economy adjusts to the post-pandemic world and supply chains repair and diversify.

**Table 1**  
**Employment in the City of Detroit**  
**Number of Jobs**  
**Calendar Years**

	Actual			Forecast					
	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>TOTAL JOBS* (Number of jobs)</b>	228,312	228,745	204,458	209,962	222,178	231,109	234,640	236,351	237,270
(Annual percentage change)	(0.4)	(0.2)	(-10.6)	(2.7)	(5.8)	(4.0)	(1.5)	(0.7)	(0.4)
<b>GOODS-PRODUCING</b>	28,835	27,395	22,890	28,561	31,748	33,225	33,078	33,176	33,277
Natural resources, and mining	578	614	601	590	601	601	603	605	607
Construction	6,893	6,354	5,753	6,529	7,020	7,374	7,053	6,871	6,970
Manufacturing	21,364	20,427	16,537	21,442	24,127	25,250	25,422	25,700	25,700
<b>SERVICE-PROVIDING</b>	199,478	201,350	181,568	181,401	190,430	197,884	201,562	203,176	203,993
Trade, transportation, and utilities	29,959	30,786	29,487	30,767	32,033	32,602	32,906	33,195	33,439
Retail trade	12,594	12,760	11,857	12,617	12,439	12,413	12,397	12,329	12,246
Trade, transportation, warehousing, and utilities	17,365	18,027	17,630	18,150	19,594	20,190	20,509	20,866	21,193
Information	3,585	3,251	2,521	2,273	2,231	2,176	2,107	2,035	1,963
Financial activities	6,465	8,891	6,793	7,077	7,398	7,771	7,883	7,991	8,100
Professional and business services	34,162	34,422	34,024	31,391	33,368	35,562	37,314	37,587	37,723
Professional, scientific, and technical	13,491	12,952	12,815	12,808	13,046	13,672	14,192	14,217	14,192
Management of companies and enterprises	11,251	11,532	11,237	7,313	8,666	9,869	10,793	10,860	10,902
Administrative support and waste management	9,419	9,938	9,971	11,270	11,656	12,022	12,329	12,511	12,629
Education and health services	71,182	70,371	67,244	68,244	69,213	69,836	69,952	70,060	69,915
Leisure and hospitality	27,393	26,733	15,996	15,582	19,457	22,700	24,000	24,772	25,256
Other services	7,346	6,918	5,692	6,036	6,376	6,577	6,546	6,506	6,444
Public Administration	19,165	19,726	19,560	19,817	20,113	20,401	20,589	20,758	20,877
Unallocated services	221	252	250	216	242	257	266	271	273
<b>ADDENDA:</b>									
Household Employment (BLS)**	227,627	230,400	206,092	217,996	224,332	232,170	235,635	237,461	239,231
(Annual percentage change)	(1.1)	(1.2)	(-10.6)	(5.8)	(2.9)	(3.5)	(1.5)	(0.8)	(0.7)
Unemployment Rate**	9.1	9.0	22.1	10.0	9.9	8.7	8.9	8.7	8.8

\*Actual data through calendar 2021q1

\*\*Actual data through calendar 2021q3

**Table 2**  
Employment in the City of Detroit  
Number of Jobs  
Fiscal Years (July 1–June 30)

	Actual			Forecast					
	2018	2019	2020	2021	2022	2023	2024	2025	2026
TOTAL JOBS* (Number of jobs)	228,506	228,579	217,363	204,904	215,894	227,215	233,624	235,357	236,977
(Annual percentage change)	(1.3)	(0.0)	(-4.9)	(-5.7)	(5.4)	(5.2)	(2.8)	(0.7)	(0.7)
GOODS-PRODUCING	28,406	28,494	24,155	25,896	30,291	32,690	33,335	32,993	33,267
Natural resources, and mining	569	589	627	581	601	600	602	604	606
Construction	6,866	6,603	5,946	6,127	6,817	7,218	7,333	6,857	6,931
Manufacturing	20,971	21,302	17,582	19,187	22,873	24,871	25,400	25,533	25,731
SERVICE-PROVIDING	200,100	200,086	193,208	179,008	185,603	194,525	200,288	202,364	203,710
Trade, transportation, and utilities	29,890	30,311	30,061	30,170	31,428	32,358	32,780	33,036	33,332
Retail trade	12,624	12,660	12,205	12,375	12,528	12,397	12,415	12,363	12,293
Trade, transportation, warehousing, and utilities	17,266	17,650	17,857	17,794	18,900	19,961	20,364	20,674	21,039
Information	3,893	3,263	2,977	2,333	2,253	2,205	2,144	2,070	1,999
Financial activities	6,394	7,642	7,910	6,861	7,207	7,636	7,828	7,937	8,046
Professional and business services	33,856	34,322	34,427	32,434	32,355	34,280	36,750	37,450	37,680
Professional, scientific, and technical	13,520	13,288	12,894	12,692	12,975	13,268	14,040	14,202	14,215
Management of companies and enterprises	11,068	11,463	11,316	9,292	7,899	9,177	10,507	10,825	10,887
Administrative support and waste management	9,267	9,570	10,217	10,450	11,480	11,836	12,202	12,423	12,578
Education and health services	71,785	70,769	69,171	67,232	68,652	69,640	69,938	69,997	70,024
Leisure and hospitality	27,428	27,101	22,321	14,325	17,379	21,337	23,511	24,409	25,049
Other services	7,490	7,045	6,307	5,847	6,132	6,550	6,568	6,525	6,479
Public Administration	19,130	19,412	19,755	19,591	19,968	20,268	20,508	20,670	20,828
Unallocated services	235	221	277	216	230	251	262	269	272
ADDENDA:									
Household Employment (BLS)**	226,452	229,592	216,135	213,178	220,264	228,720	234,588	236,406	238,453
(Annual percentage change)	(1.5)	(1.4)	(-5.9)	(-1.4)	(3.3)	(3.8)	(2.6)	(0.8)	(0.9)
Unemployment Rate**	9.4	9.1	15.9	15.6	10.3	9.1	8.7	8.9	8.7

\*Actual data through calendar 2021q1

\*\*Actual data through calendar 2021q3

**Table 3**  
Average Wage by Industry in the City of Detroit  
Dollars  
Calendar Years

	Actual			Forecast					
	2018	2019	2020	2021	2022	2023	2024	2025	2026
Average Wage* (Dollars)	65,817	66,748	73,003	71,412	74,314	77,000	79,412	81,744	84,090
(Annual percentage change)	(2.3)	(1.4)	(9.4)	(-2.2)	(4.1)	(3.6)	(3.1)	(2.9)	(2.9)
<b>GOODS-PRODUCING</b>	69,188	69,259	72,897	69,449	70,675	71,745	71,565	71,966	72,413
Natural resources, and mining	79,040	83,858	81,964	87,151	90,741	94,017	97,409	100,924	104,565
Construction	80,649	83,629	85,078	83,323	86,332	89,583	91,971	94,589	96,997
Manufacturing	65,224	64,350	68,331	64,738	65,619	66,006	65,291	65,237	64,986
<b>SERVICE-PROVIDING</b>	65,329	66,407	73,016	71,721	74,921	77,882	80,700	83,341	85,995
Trade, transportation, and utilities	54,811	54,893	58,292	58,548	61,022	62,837	64,277	65,799	67,239
Retail trade	28,449	28,824	32,200	32,481	32,287	32,494	33,001	33,563	34,118
Trade, transportation, warehousing, and utilities	73,931	73,345	75,841	76,670	79,263	81,492	83,181	84,846	86,377
Information	85,364	85,401	108,267	103,833	103,610	105,850	106,689	108,729	110,601
Financial activities	84,878	80,446	93,214	90,262	96,656	101,088	103,747	107,543	110,780
Professional and business services	104,655	107,586	117,111	106,835	114,978	122,467	128,498	134,333	139,948
Professional, scientific, and technical	99,953	101,224	107,962	110,425	115,387	119,883	123,118	126,851	130,283
Management of companies and enterprises	153,073	160,667	176,144	168,781	179,935	190,505	199,290	211,142	222,328
Administrative support and waste management	53,555	54,286	62,346	62,561	66,227	69,550	72,719	76,165	79,694
Education and health services	59,592	61,277	64,387	67,126	69,750	71,779	74,029	76,500	79,176
Leisure and hospitality	37,665	37,905	37,805	42,766	44,439	46,346	47,987	49,403	50,741
Other services	40,802	43,983	51,498	47,148	47,595	48,773	49,869	50,903	51,910
Public Administration	72,018	68,290	72,174	72,731	75,838	78,249	79,954	81,536	83,158
Unallocated services	27,533	31,904	34,051	34,084	36,057	38,379	40,742	43,144	45,621
<b>ADDENDA:</b>									
Total Resident Income (Millions of Dollars)**	11,615	13,315	12,777 <sup>1</sup>	13,201	13,145	13,968	14,605	15,265	15,880
(Annual percentage change)	(3.6)	(14.6)	(-4.0)	(3.3)	(-0.4)	(6.3)	(4.6)	(4.5)	(4.0)
CPI, Detroit (1982–84=100)***	232.3	235.5	237.7	247.9	259.2	265.3	271.6	278.1	284.6
(Annual percentage change)	(2.4)	(1.4)	(1.0)	(4.3)	(4.6)	(2.4)	(2.4)	(2.4)	(2.3)

\*Actual data through calendar 2021q1

\*\*\*Actual data through calendar 2021q3

\*\*Published data through calendar 2019

<sup>1</sup> Calculated from the 2020 ACS Microdata



**Table 4**  
Average Wage by Industry in the City of Detroit  
Dollars  
Fiscal Years (July 1–June 30)

	Actual			Forecast					
	2018	2019	2020	2021	2022	2023	2024	2025	2026
Average Wage* (Dollars)	64,976	66,127	69,537	72,240	72,952	75,537	78,344	80,562	82,890
(Annual percentage change)	(1.1)	(1.8)	(5.2)	(3.9)	(1.0)	(3.5)	(3.7)	(2.8)	(2.9)
<b>GOODS-PRODUCING</b>	68,143	68,283	71,668	71,007	69,878	71,190	71,834	71,717	72,159
Natural resources, and mining	76,637	83,101	80,820	85,695	89,149	92,365	95,698	99,151	102,728
Construction	79,785	82,773	82,489	85,628	84,515	87,939	90,933	93,266	95,781
Manufacturing	64,101	63,383	67,682	65,894	65,010	65,819	65,754	65,282	65,076
<b>SERVICE-PROVIDING</b>	63,817	64,526	65,820	69,270	72,419	73,454	76,267	79,427	82,004
Trade, transportation, and utilities	53,779	54,871	55,725	58,940	59,848	61,965	63,606	65,031	66,518
Retail trade	28,385	28,416	29,809	32,960	32,479	32,295	32,750	33,276	33,841
Trade, transportation, warehousing, and utilities	72,346	73,847	73,438	77,009	77,989	80,393	82,417	84,021	85,612
Information	84,087	84,685	100,158	102,945	102,270	104,636	106,535	107,624	109,607
Financial activities	82,653	81,843	84,264	92,317	93,523	98,824	102,622	105,702	109,094
Professional and business services	105,460	106,660	112,162	111,554	110,611	118,461	125,901	131,400	137,077
Professional, scientific, and technical	97,736	100,655	104,754	108,885	112,689	117,630	121,663	125,000	128,542
Management of companies and enterprises	157,890	157,439	171,479	168,613	174,289	184,917	195,140	205,187	216,587
Administrative support and waste management	54,106	54,176	55,812	64,058	64,446	67,865	71,159	74,425	77,902
Education and health services	58,150	60,156	62,753	65,553	68,794	70,739	72,875	75,239	77,812
Leisure and hospitality	38,309	37,911	37,140	41,097	43,516	45,401	47,224	48,698	50,082
Other services	39,717	42,656	47,394	49,591	47,155	48,159	49,363	50,376	51,410
Public Administration	70,516	69,686	71,047	71,500	74,764	77,208	79,151	80,719	82,343
Unallocated services	27,766	27,603	36,241	32,217	34,974	37,208	39,557	41,936	44,371
<b>ADDENDA:</b>									
Total Resident Income (Millions of Dollars)**	11,347	12,524	13,126	12,959	13,148	13,513	14,297	14,936	15,578
(Annual percentage change)	(4.1)	(10.4)	(4.8)	(-1.3)	(1.5)	(2.8)	(5.8)	(4.5)	(4.3)
CPI, Detroit (1982–84=100)***	229.8	233.2	236.6	241.7	254.8	262.3	268.4	274.8	281.3
(Annual percentage change)	(2.3)	(1.5)	(1.4)	(2.2)	(5.4)	(2.9)	(2.3)	(2.4)	(2.4)

\*Actual data through calendar 2021q1

\*\*\*Actual data through calendar 2021q3

\*\*Interpolated fiscal years