

Table 1: Economic Indicators

INDICATOR	ANALYSIS	DATA SOURCE	CONTACT INFORMATION
Labor force/ unemployment trends	Increases in unemployment or a decrease in the labor force size leads to weakness in local housing market and foreclosures.	Monthly and quarterly reports from Labor and Workforce Development	Massachusetts Labor and Workforce Data
Cost of living as a proportion of income	Increases in the cost of living without a comparable increase in income leads to overburdened renters/homeowners.	American Community Survey, rolling data from the U.S. Census Bureau ¹	U.S. Census Bureau, American Communities Survey
Tenure (Owner Occupancy Rates)	Changes in owner-occupancy rate.	American Community Survey data from the U.S. Bureau's American Fact Finder	U.S. Census Bureau, American Fact Finder
Tenure by age of householder; age of householder by selected monthly owner costs as a percentage of household income (These two measures can be used to identify "hidden" problems of older homeowners who may need assistance to maintain a home.)	Level of housing cost "stress" for renters and owners.	American Community Survey data from the U.S. Bureau's American Fact Finder	U.S. Census Bureau, American Fact Finder
Number of building permits indicates whether there is new investment in existing and new housing, rental or ownership	Number of building permits.	U.S. Census Bureau, Building Permit Data	U.S. Census Bureau

¹ One year data is available from ACS for cities with a population over 68,000, three year rolling data for communities with a population over 20,000.



Massachusetts Housing Partnership

Boston office: 160 Federal Street • Boston, MA 02110 • 617-330-9955
 Amherst office: 462 Main Street • Amherst, MA 01007 • 413-253-7379