



City of Detroit

# Economic Outlook

2023–2028

February 2024

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

**MICHIGAN STATE**  
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Department of Economics

## **The Detroit Economic Outlook Update for 2023–2028 Executive Summary: February 2024**

Detroit’s economic recovery from the COVID-19 pandemic continues to make progress despite recent headwinds, including job losses in the financial services sector, the durability of remote work, and a series of strikes last fall. We are forecasting a soft patch for growth through the first half of 2024, as elevated interest rates pose challenges for Detroit’s mortgage and auto manufacturing industries. We expect economic growth to pick up later this year and continue at a steady pace from then through the end of our forecast period in 2028.

The economic data for Detroit have been telling a mixed story recently. On one hand, wage and salary jobs located inside the city’s boundaries, which we call Detroit payroll employment, declined by 3,300 jobs from mid-2022 through the most recent available data in the first quarter of 2023. While our forecast suggests that Detroit payroll employment had recovered much of that loss by the end of 2023, we do not expect the city to exceed its high from 2022 until mid-2024. On the other hand, the count of employed Detroit residents rose at a healthy pace through most of 2023, reaching 1.5 percent above its pre-pandemic level in September. Although resident employment fell by 5,400 in October amid the strikes, it recovered 4,300 of those losses in November. Detroit’s unemployment rate also had a mixed year in 2023. It began the year by falling to a historic low of 4.9 percent on a seasonally adjusted basis in April 2023. It has risen to 9.1 percent since then, but that increase stems entirely from an increase in the size of Detroit’s labor force rather than from a decrease in resident employment.

Fortunately, we expect the overall economic picture to brighten in 2024. We are forecasting 3,000 payroll job gains in Detroit in 2024 after 600 net job losses in 2023. Those gains come despite the announced layoffs at Stellantis’ Mack Assembly Plant, the duration and magnitude of which remain

uncertain. Job gains accelerate to 3,800 in 2025 as interest rates fall, allowing for a recovery in the city's mortgage industry to begin. Job gains then settle in at an average pace of 1,700 per year as the city's recovery matures. Because Detroit resident employment has performed better recently than payroll employment, we judge that it has less room to grow in the years ahead. We are nonetheless forecasting an average of 1,600 resident employment gains per year from 2024 to 2028.

We project Detroit's unemployment rate to average 8.2 percent this year, up modestly from the 7.4 percent rate that we expect in 2023. Detroit's unemployment rate edges down going forward, though, reaching 7.1 percent by 2028. Those declines come along with growth in the city's labor force, which reaches its highest level since 2013 by the end of our forecast period.

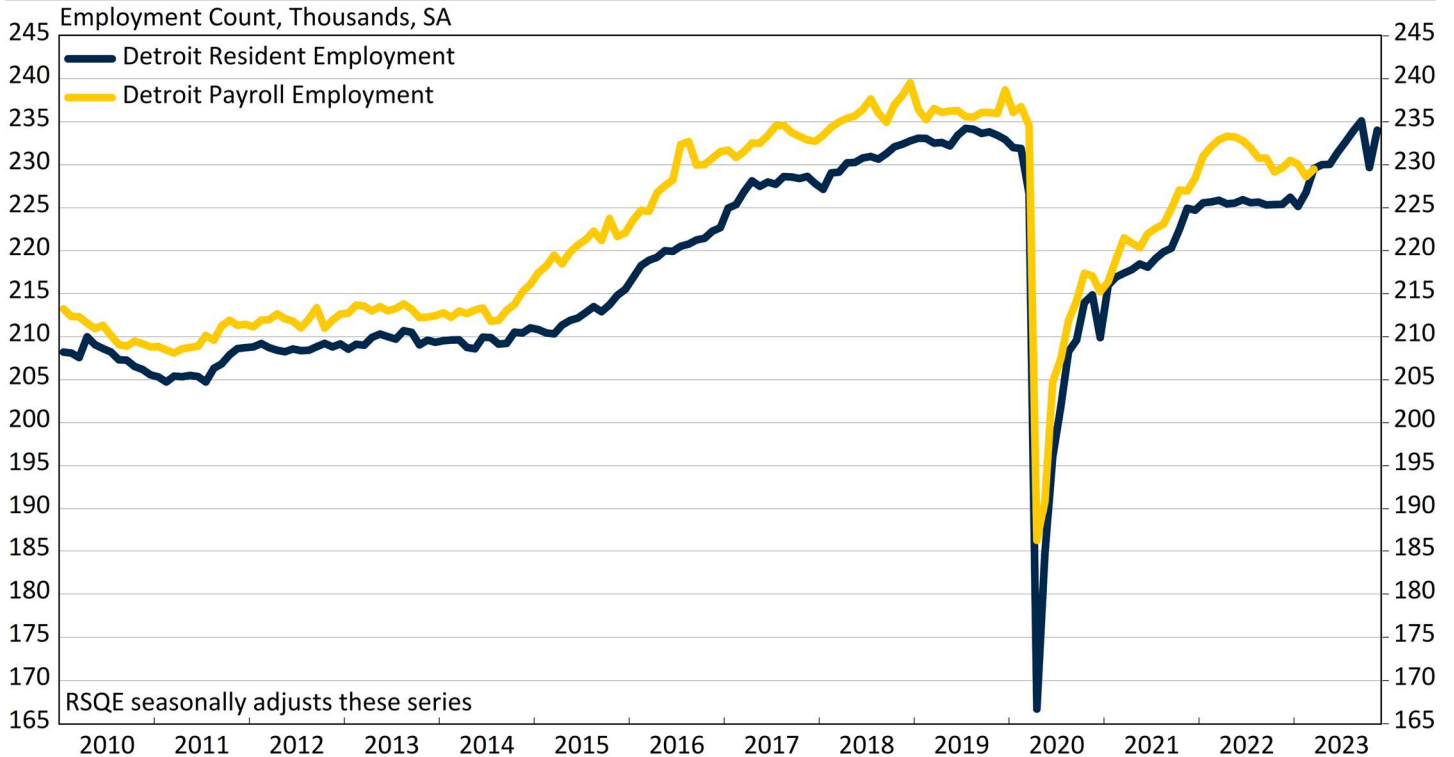
We are also projecting wages and incomes to grow steadily throughout our forecast period. Wage growth at payroll jobs located in the city averages 3.4 percent per year from 2024 through 2028. Wage growth for Detroit residents is a bit faster, averaging 3.7 percent in that time; both measures outpace statewide wage growth in our forecast, which averages 3.0 percent. Our forecast takes average wages at payroll jobs in Detroit to nearly \$96,000 by 2028 and the average wage and salary income for employed Detroit residents to nearly \$50,000.

The healthy wage growth we are forecasting does not translate into as much progress for Detroiters' living standards for two reasons. First, inflation will continue to eat into wage gains, especially early in our forecast period. Second, the growth of nonwage income will lag behind the growth of wages and salaries. Still, Detroit residents' total real income per capita grows by a cumulative 7.7 percent from 2023 to 2028, which would be welcome progress.

We consider our forecast for Detroit's economy to be cautiously optimistic. We project job growth to pick back up, with falling unemployment and an expanding labor force in the years to come. Wages and total incomes also rise, even after adjusting for inflation. Slower national economic growth in 2024 poses risks to the local economy, but we expect Detroit's economy to display encouraging resilience in the face of a challenging external environment. The possibility of a national and statewide recession in 2024, however, remains a risk to our outlook.

Figure 1

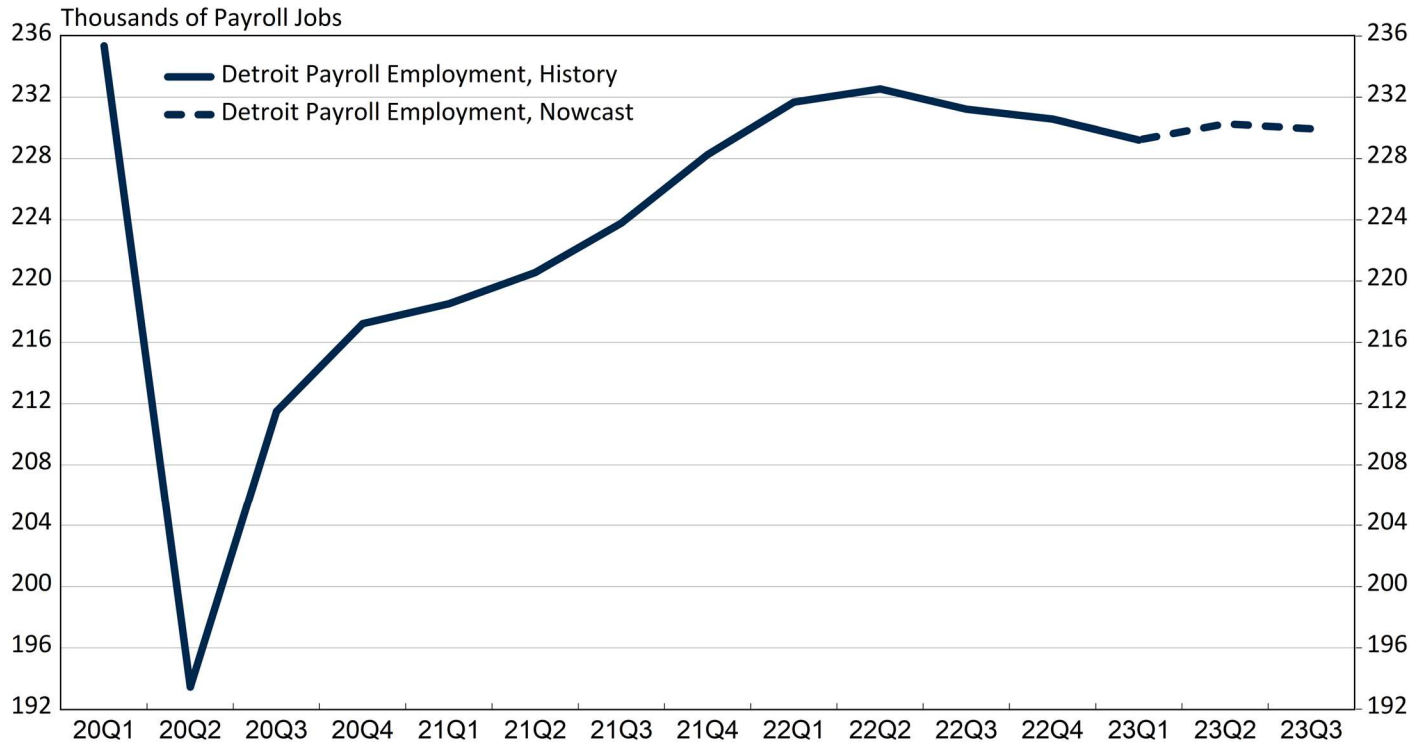
## Seasonally Adjusted Monthly Employment, Detroit Resident and Payroll Jobs



- Figure 1 illustrates two different measures of employment in Detroit's economy. The yellow line displays what we call Detroit payroll employment, which is the count of wage and salary jobs at establishments physically located within the city boundaries. The blue line displays what we call Detroit resident employment, which is the count of employed Detroit residents, whether they work inside or outside the city.
- The payroll employment data are available with a substantial lag. At the time this forecast was produced, the payroll employment data extended through March 2023, while the resident employment data was available through October 2023. We have seasonally adjusted both employment series ourselves.
- Payroll employment in the city of Detroit declined by 50,500 jobs, or 21.3 percent, from February to April 2020 during the onset of the COVID-19 pandemic. Payroll employment at Detroit establishments had recovered 46,600 of those losses, or 92.2 percent, by June 2022.
- During the second half of 2022, the recovery took an unfavorable turn as job losses returned. Between June 2022 and March 2023, the city lost 3,300 jobs, with the majority of those losses limited to the financial services sector. However, the non-financial services sectors lost 400 jobs during the first quarter of 2023. Despite this setback, there are promising signs that the city is making a U-turn to get back on the road to recovery again.
- Employment among Detroit residents has fared better recently. Resident employment fell by 65,200 persons, or 28.1 percent at the beginning of the COVID-19 pandemic. After taking a hiatus from growth in 2022, resident employment surged to 1.5 percent above its pre-pandemic level by September 2023.
- In October 2023, a month marked by strikes in and around Detroit, employment among Detroit residents declined by 5,400 persons. We believe that much of the recorded decrease in employment was likely due to a survey issue, as striking workers themselves should not be classified as unemployed. As most of these workers returned in November, the city's household employment count climbed back above its pre-pandemic level with a gain of 4,300 persons.
- The Michigan Center for Data and Analytics produces Detroit payroll employment data on behalf of the City of Detroit University Economic Analysis Partnership.

Figure 2

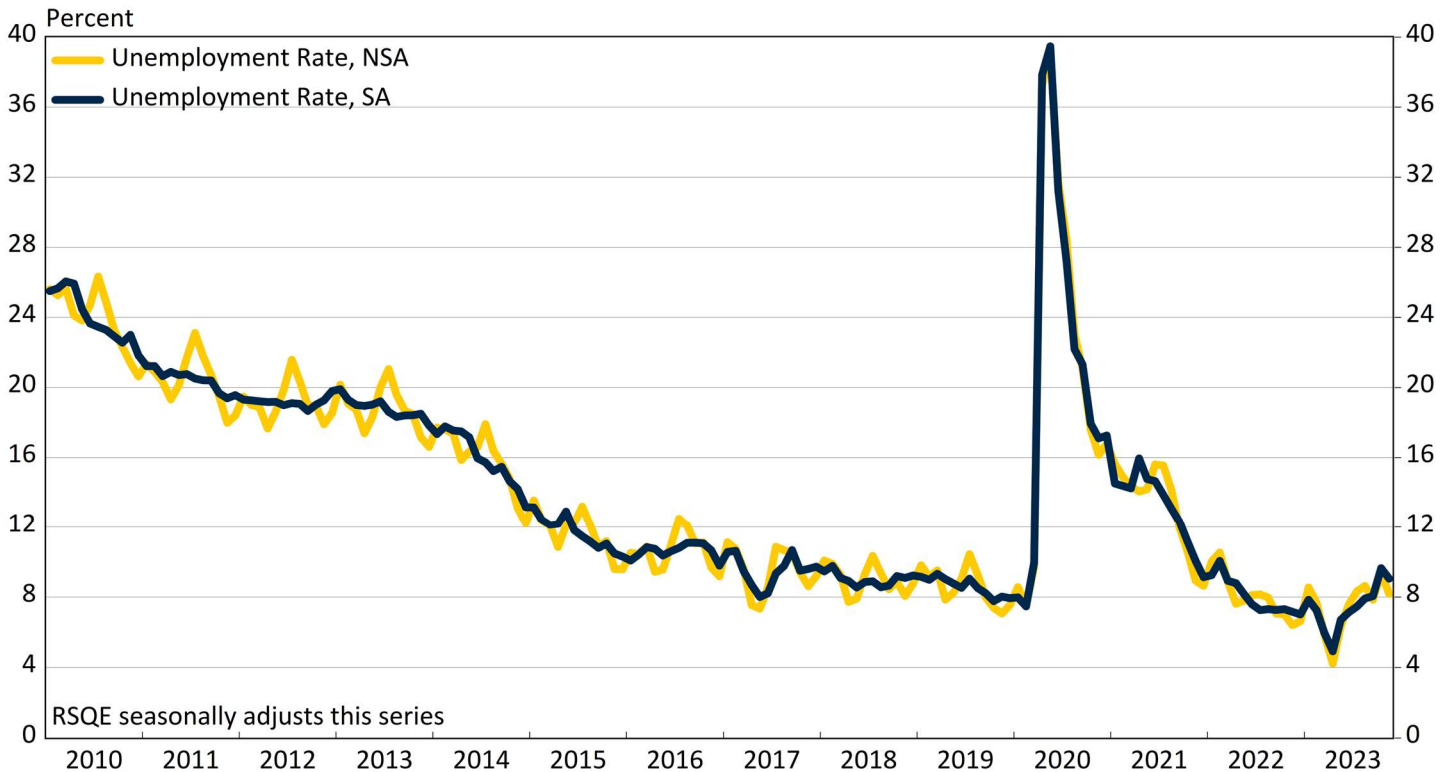
## The Nowcast of Detroit Payroll Jobs



- It takes approximately seven months after the end of each quarter for initial statistics on Detroit payroll employment to be released. Other economic data that correlates with Detroit payroll growth is released much sooner. For example, payroll employment for the state of Michigan becomes available approximately four weeks after the end of the month.
- Our nowcast—a statistical model that exploits these historical correlations—estimates the yet-to-be-released levels of Detroit payroll employment most consistent with the other currently available data. The nowcast is a purely statistical endeavor; in essence, it is a useful summary of several key variables. We use the nowcast as one input into our forecasting process, but our final forecast usually diverges slightly from the nowcast’s predictions.
- At the time our nowcast was compiled, many of the state and county data series were available through the end of 2023Q3. Hence, our nowcast currently extends through 2023Q3.
- Figure 2 shows historical data and our nowcast for Detroit payroll employment. In 2023Q1, Detroit’s payroll job count stood at 229,200 jobs, down nearly 1,400 jobs from 2022Q4.
- Our nowcasting model estimates that after three quarters of job losses, Detroit payroll employment recovered just over 1,000 jobs in 2023Q2. Our expectation of a rebound was fueled primarily by stronger-than-expected 2023Q2 growth in national and Michigan payroll employment.
- After strong growth in 2023Q2, our nowcasting model estimates a small dip for Detroit payroll employment of roughly 300 jobs in 2023Q3. Combined with the earlier declines in 2022Q4 and 2023Q1, that puts Detroit’s payroll employment count in 2023Q3 nearly 1,300 jobs down from one year earlier.
- There are wide confidence bands associated with these nowcast estimates. It is worth stressing that historical quarterly changes in Detroit payroll employment have been quite volatile and large nowcast errors are possible.
- We have modified our nowcast model to exclude household employment for Wayne County and Michigan. Recently, the trends in local payroll and household employment have been diverging. This trend has made household employment less informative, and the model’s historical performance improves when we make this modification. We will continue refining our nowcast methodology as more data becomes available.

Figure 3

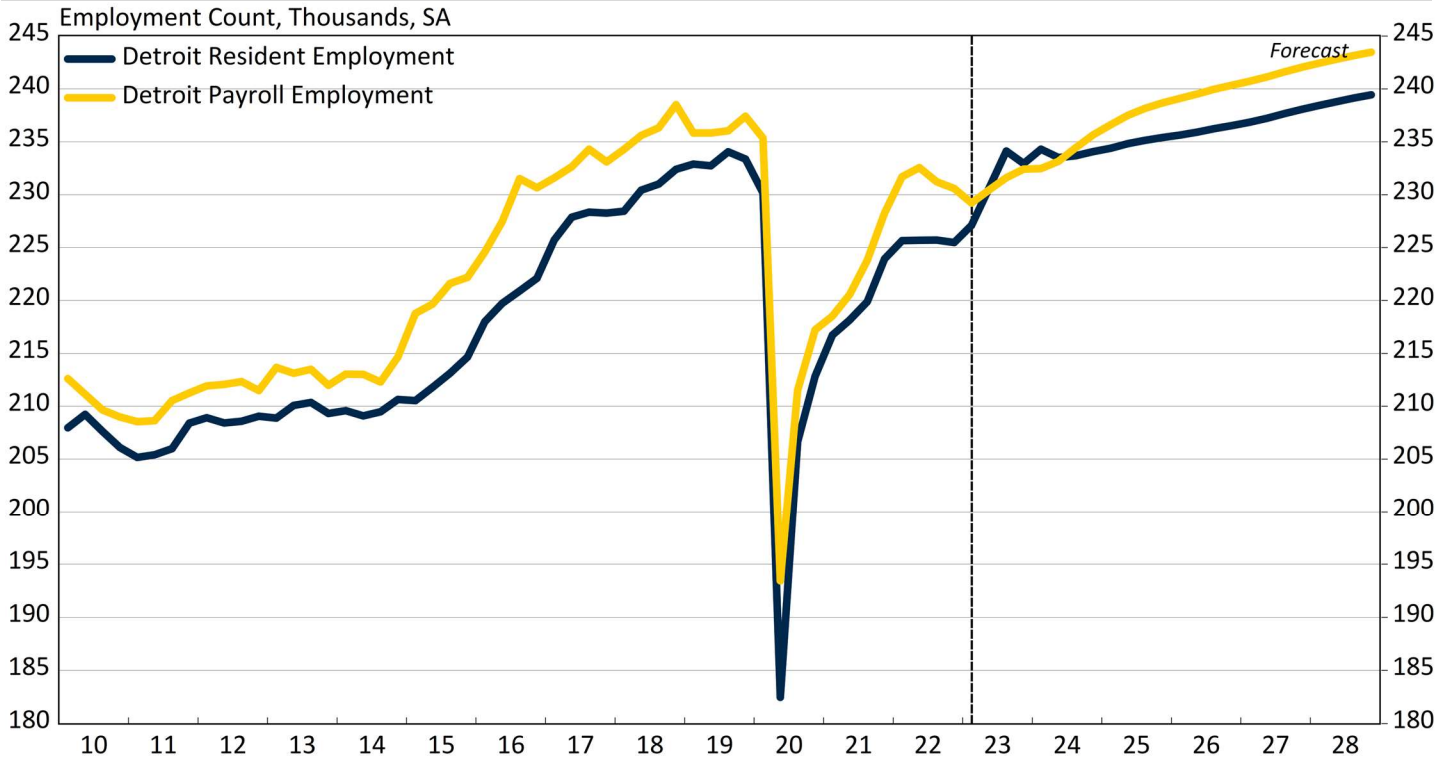
## Unemployment Rate in Detroit



- Figure 3 shows the seasonally adjusted unemployment rate among Detroit residents alongside the published rate. The Bureau of Labor Statistics (BLS) does not provide a seasonally adjusted version of this series. As with the monthly employment data, we have calculated the seasonally adjusted unemployment rate ourselves.
- During the 2010's, Detroit's unemployment rate fell steadily from 25.5 percent in January 2010 to just under 8 percent in December 2019.
- When the pandemic struck, unemployment skyrocketed nationwide due to mass business closures and halted production. Detroit saw a dramatic rise in joblessness, jumping from 7.5 percent in February to 39.5 percent by May 2020, notably higher than Michigan's peak of 22.6 percent and the national crest of 14.8 percent, both recorded in April 2020.
- Detroit's unemployment rate dropped quickly over the remainder of 2020, falling to 17.3 percent by that December as residents returned to work.
- Progress continued over the next two years. Detroit's unemployment rate fell below its pre-pandemic level in July 2022, ending the year at 7.0 percent.
- The decline in the unemployment rate from the second half of 2021 through 2022 can be largely explained by a gradual decline in the city's labor force. Much, though not all, of the improvement came from unemployed residents exiting the labor force rather than gaining new jobs.
- The unemployment rate in Detroit fell dramatically in the spring of 2023, reaching a historic low of 4.9 percent in April. While household employment in Detroit also saw gains during this time, the city's labor force again experienced a significant decline.
- The good news is that Detroit's labor force has rebounded strongly since the spring of 2023. Between April and November, the city's labor force gained back over 15,000 people, rising well above its pre-pandemic level.
- The resurgence in the labor force in 2023 has also led to a rise in the city's unemployment rate as workers look for new jobs.
- Detroit's unemployment rate reached 9.1 percent in November 2023. Although that puts it back above the pre-pandemic rate, the recent improvement in the labor force is a good sign looking forward. We expect to see the unemployment rate resume its long-term downward trend over the forecast horizon.

Figure 4

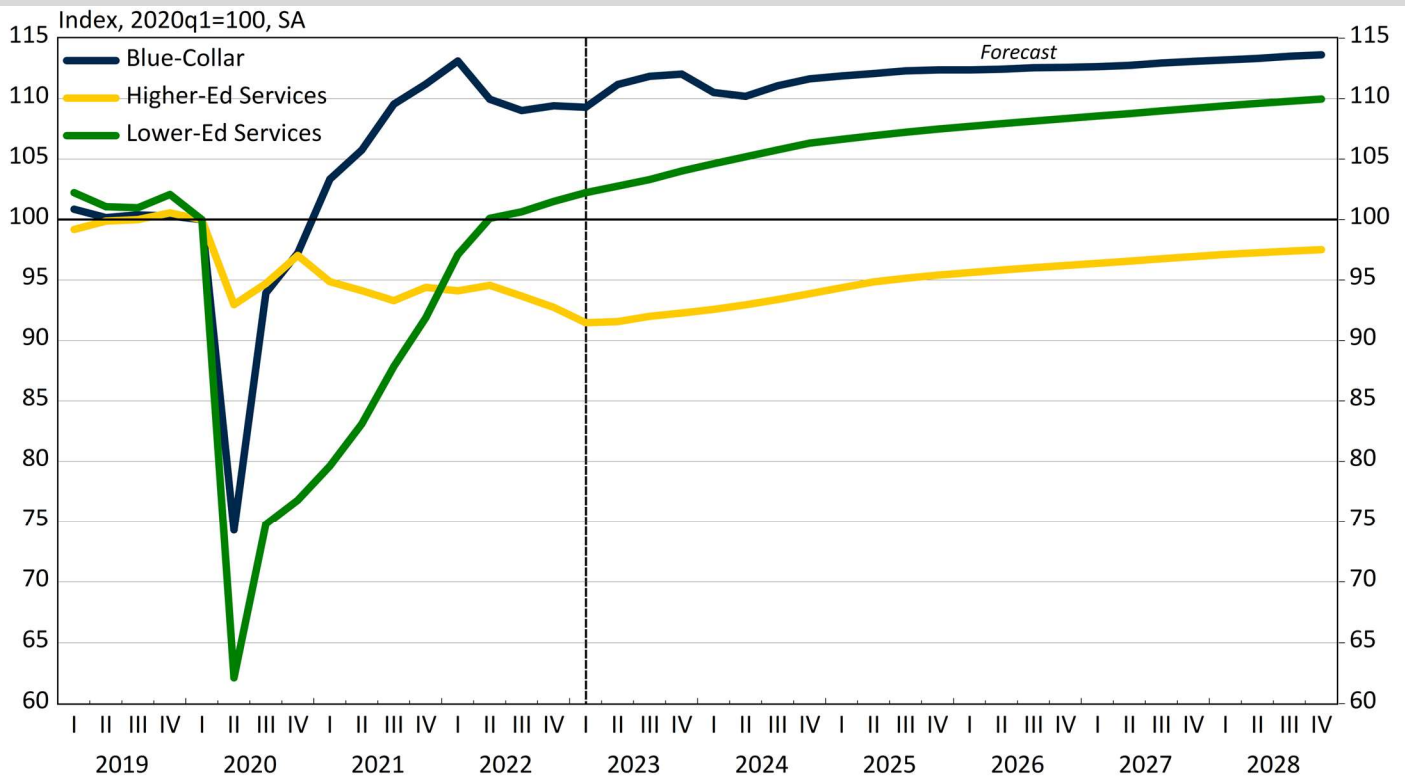
## Quarterly Average Payroll and Resident Employment, City of Detroit



- Figure 4 displays the quarterly average payroll and resident employment counts for the city of Detroit. The historical data for these series are the same as in Figure 1, but they are aggregated from monthly values to quarterly averages.
- We project that Detroit payroll employment added 800 jobs in the fourth quarter of 2023 despite the strikes at Blue Cross Blue Shield of Michigan, the Detroit Three automakers, and the three major Detroit casinos. Our forecast leaves Detroit payroll employment 1.2 percent short of its pre-pandemic level at the end of 2023. Household employment, on the other hand, is expected to be 1.2 percent above its pre-pandemic level at that time.
- Our relatively optimistic expectation for Detroit’s near-term growth relies on our assessment that ongoing and planned projects in the nonresidential construction sector will continue to support growth despite headwinds in residential activity and the financial services sector.
- Our baseline forecast for the city of Detroit relies on our US and Michigan economic outlook from mid-November. At that time, we assumed that the Federal Reserve would wait until the end of 2024 to cut interest rates. However, it now appears that rate cuts might occur sooner, with multiple cuts during the year. That development, if it came to fruition, could help bolster employment in the city.
- Overall, we estimate that payroll job growth in the city decelerated from 3.9 percent per year in 2021–2022 to a decrease of 0.3 percent in 2023, as high interest rates impeded the city’s recovery.
- In contrast, we estimate that resident employment growth continued at a moderate pace of 2.5 percent in 2023, down slightly from 2.7 percent in 2022.
- Payroll job growth in Detroit turns positive in 2024, averaging a moderate pace of roughly 1.0 percent per year during 2024–2028. That rate runs slightly ahead of resident employment growth, which averages 0.7 percent per year during that period.
- We anticipate faster growth for payroll than for resident employment because the establishment job count remains below its pre-pandemic level and therefore has more room to grow.
- We expect the number of jobs at Detroit establishments to finally eclipse its pre-pandemic level by the end of 2024 and to rise 3.4 percent above that level by the end of our forecast. Resident employment is projected to surpass its pre-pandemic level by 4.0 percent at the end of 2028.

Figure 5

## Payroll Employment by Industry Group, City of Detroit

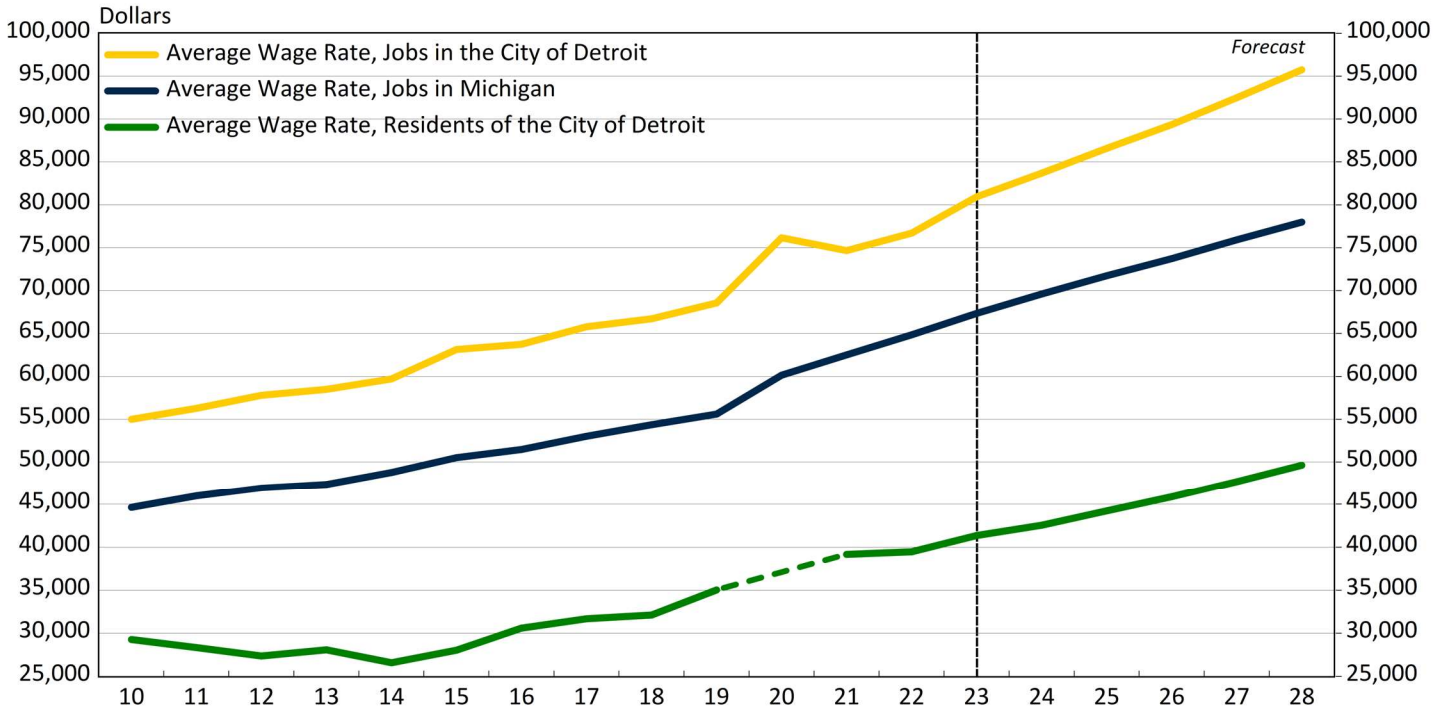


- On the chart above, we categorize each of Detroit’s industries into three groups. The graph displays our forecast for each group’s total employment level, with values indexed to 100 in 2020Q1.
- The **blue-collar** industry group comprises mining, construction, and manufacturing, as well as wholesale trade, transportation, warehousing, and utilities. We estimate that the blue-collar industries’ job count exceeded its pre-pandemic level by 5,300 jobs in 2023Q4, or 12.0 percent, as the UAW auto strike largely spared the city’s payroll jobs.
- Each of the Detroit Three automakers has recently issued notice of layoffs affecting Michigan workers. We anticipate 1,350 layoffs at the Detroit Mack Assembly plant in 2024H1 as the third shift is temporarily cut. About 500 workers are expected to return in 2024H2 when the shift is reinstated.
- We expect the blue-collar industries to largely tread water in 2024 before returning to growth, ending our forecast 6,000 jobs, or 13.6 percent higher, than the pre-pandemic level.
- The **higher-educational** attainment services category includes public and private education and healthcare, finance, information, most business services, and public administration.
- Despite remaining below pre-pandemic levels, many of Detroit’s higher-ed services industries have held up better than the figure suggests. We estimate that the financial activities sector lost 3,100 jobs in 2023, but the remaining higher-ed services industries gained 400 jobs.
- We are forecasting higher-ed services to remain 2.5 percent below their pre-pandemic employment level by the end of 2028, weighed down by a slow recovery in financial services. Public administration and education and health services near a complete recovery by the end of our forecast. Professional, scientific, and technical services also continue to thrive, exceeding their pre-pandemic employment level by 15 percent by the end of 2028.
- 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 but completed their recovery by mid-2022.
- Our forecast calls for these industries’ growth to slow from 3.3 percent in 2023 to an annual average of 1.3 percent between 2024–2028. By the end of 2028, we expect employment in lower-ed services to exceed its pre-pandemic level by 5,500 jobs, or 10 percent. Additionally, we project that every industry within this group will complete its recovery.



Figure 6

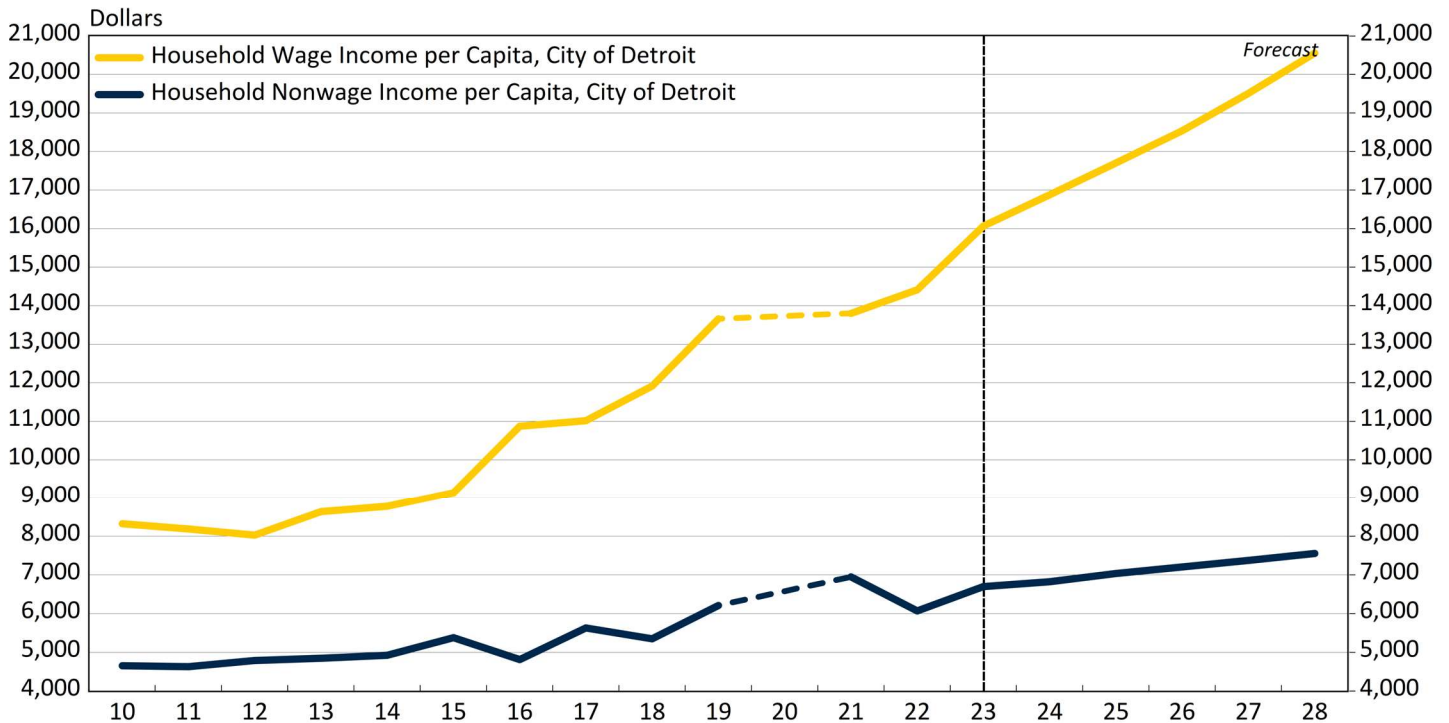
## Annual Wage and Salary Income per Worker, City of Detroit and Michigan



- Figure 6 shows the average wage and salary income earned by workers at establishments in Detroit and Michigan in the yellow and blue lines, respectively. The green line shows the average wage and salary income of Detroit residents. These values have not been adjusted for inflation.
- The resident wage data are from the American Community Survey (ACS). 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. Consequently, we do not show values for 2020.
- Average wages increased sharply in 2020 at establishments in both the city and the state because of the pandemic's disproportionate impact on lower-wage jobs. Citywide average wages increased by 11.1 percent, outstripping the 8.2 percent increase statewide.
- Average wages in Detroit fell in 2021, as wages in manufacturing unexpectedly shrank and jobs in the well-paid corporate headquarters sector declined.
- Wage growth at Detroit establishments rebounded to 2.8 percent in 2022. Unfortunately, inflation devoured those gains, leading to a decline in real average wages.
- We estimate that nominal wage growth in the city accelerated to 5.5 percent in 2023, still 0.4 percentage points behind local inflation for the year. We expect wage growth to lag inflation by 0.3 percent in 2024. Real wages then grow by about 0.9 percent per year in 2025–2028.
- By 2028, the average annual wage of workers at Detroit establishments will reach 95,800 dollars per year, or 40 percent higher than in 2019. Michigan's average wage rate will also increase by 40 percent in that time, to 78,000 dollars per year. Consequently, the average wage rate at jobs in the city will still be about 23 percent higher than in the state. Inflation again eats most of these wage gains; the average real wage is forecast to be just 1 percent higher in 2028 than in 2019.
- Average annual wages earned by employed Detroit residents grew by a cumulative 48 percent from 2014 to 2022, from \$26,600 to nearly \$39,500. That growth well outpaced wage growth for jobs located in the city, which totaled a cumulative 28 percent over the same period.
- We project wage growth of Detroit residents to slightly exceed wage growth at jobs located in the city over our forecast period. Resident wages climb to \$49,600 by 2028. When adjusted for local inflation, wages for city residents are forecast to be 2.3 percent higher than they were in 2019.

Figure 7

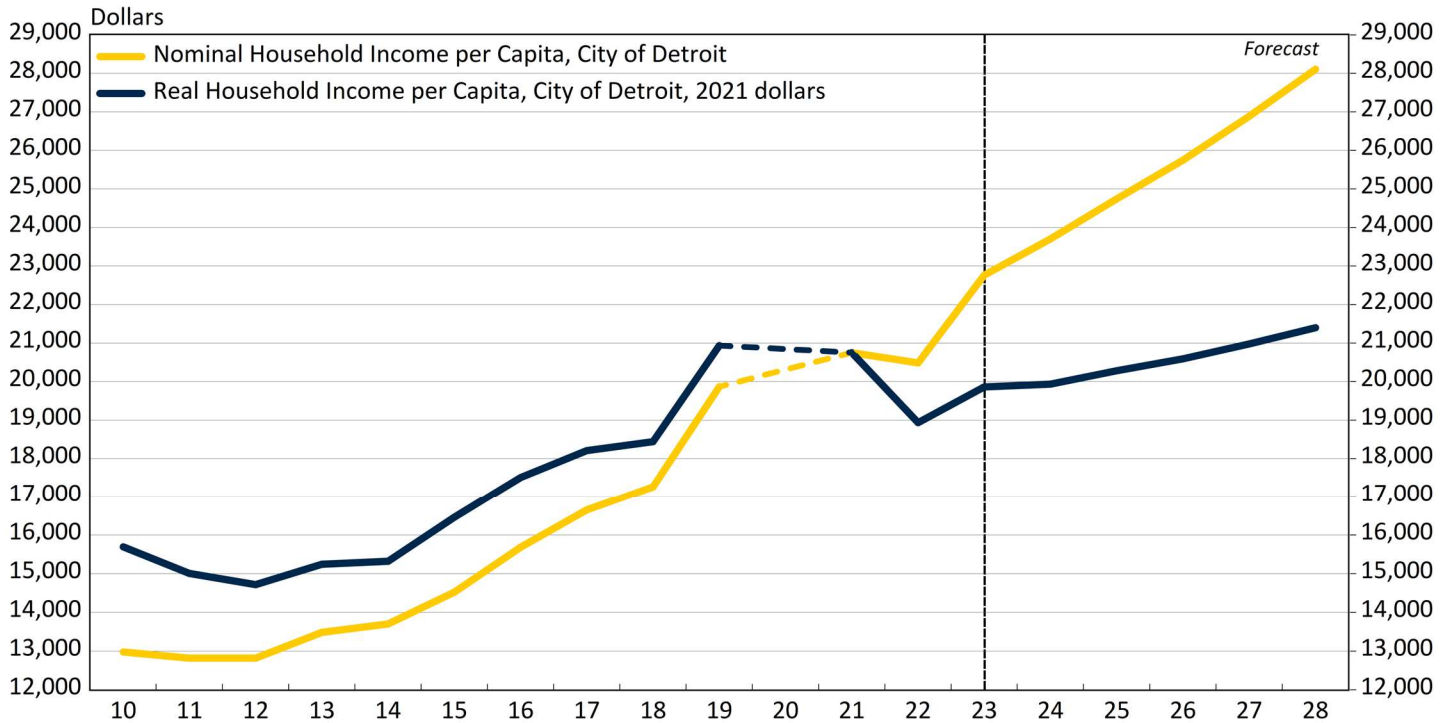
## Wage and Non-wage Income per Capita, City of Detroit



- Figure 7 shows the income of Detroit households on a per capita basis divided into wage and nonwage income. Wage income per capita is shown in the yellow line and nonwage income per capita in the blue line. The data comes from the ACS, and the values have not been adjusted for inflation.
- As in Figures 6 and 8, we do not show ACS values for 2020 because of data collection and publication issues related to the COVID-19 pandemic.
- The yellow line in Figure 7 uses Detroit's entire resident population as its denominator, while the green line in Figure 6 uses employed Detroiters as its denominator. Therefore, the yellow line in Figure 7 shows significantly lower values.
- Wage income per capita among Detroit residents grew by 5.5 percent cumulatively from 2019 to 2022. During that time, nonwage income per capita declined by 2.2 percent.
- We estimate that wage income per capita grew by 11.4 percent in 2023 as wage rates and employment both rose sharply on a calendar-year basis.
- We estimate that nonwage income per capita grew by 10.3 percent in 2023.
- We project that in 2024, wage income per capita will grow by 5.1 percent and nonwage income will grow by 1.9 percent.
- Wage income per capita is forecast to continue to grow by about 5.1 percent per year from 2025 to 2028, while nonwage income per capita is forecast to grow by about 2.6 percent per year.
- By the end of our forecast in 2028, we are forecasting that wage income per capita in the city of Detroit will be \$20,600, while nonwage income per capita will be \$7,600.
- In 2010, nonwage income accounted for 35.9 percent of household income in the city of Detroit. By 2019, the share had fallen to 31.2 percent. We are forecasting that the nonwage share of total income will continue to decline to only 26.9 percent of household income by 2028.

Figure 8

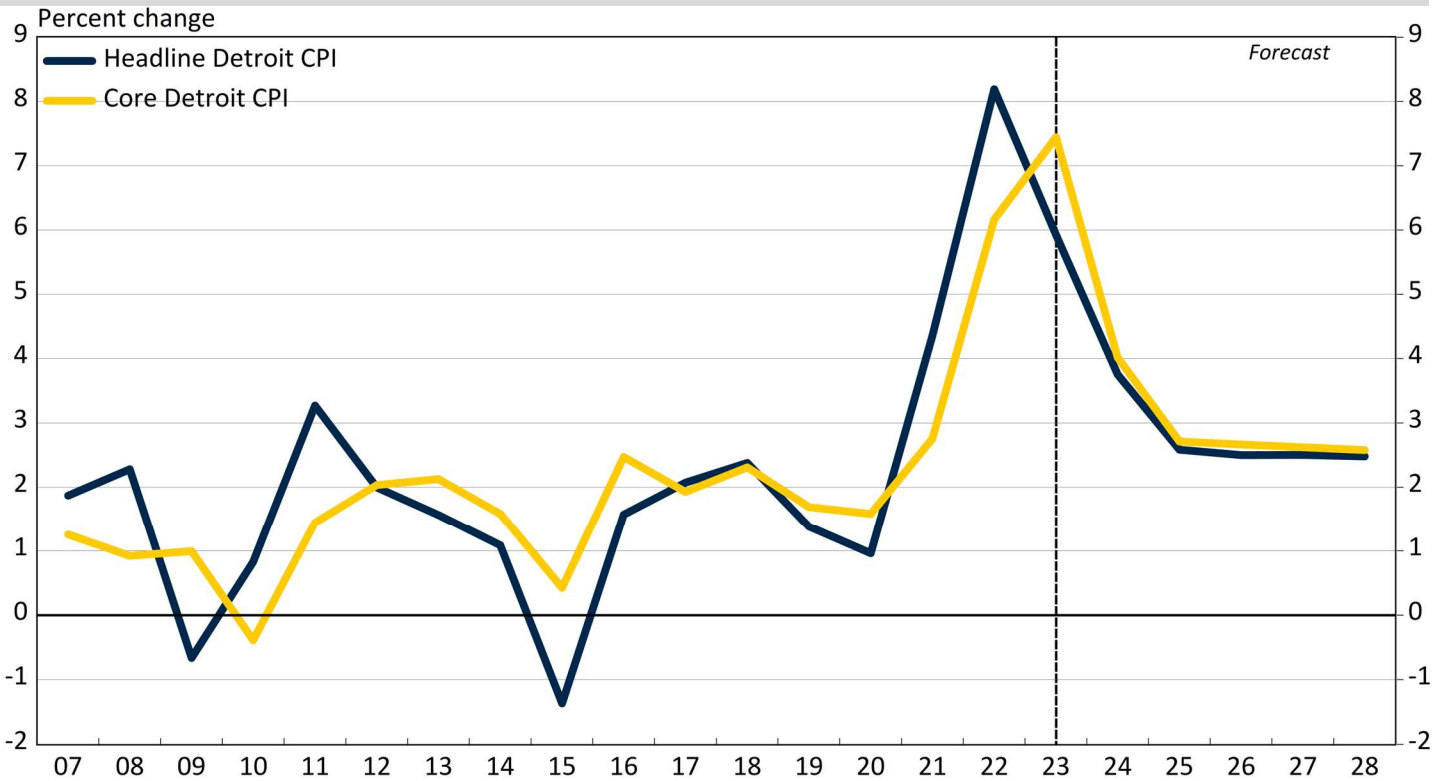
## Real and Nominal Household Income per Capita, City of Detroit



- Figure 8 shows household income in Detroit on a per capita basis. Nominal income is shown in the yellow line and real (inflation-adjusted) household income per capita in the blue line. The data comes from the ACS. The yellow line in Figure 8 corresponds to the sum of the two lines in Figure 7.
- As in Figures 6 and 7, we do not show ACS values for 2020 because of data collection and publication issues related to the COVID-19 pandemic.
- Detroit residents' nominal household income per capita stood 3.1 percent higher in 2022 than in 2019, but inflation more than ate up those gains, so that real income per capita was 9.6 percent below its 2019 level.
- We estimate that nominal income per capita grew by 11.1 percent from 2022 to 2023, but rapid inflation again consumed much of that growth. In real terms, income per capita grew by 4.9 percent.
- We forecast that nominal income per capita will increase by 4.1 percent in 2024. Inflation trims this growth to a gain of only 0.4 percent in real terms.
- We project that nominal household income per capita will grow at an average annual rate of 4.4 percent between 2025 and 2028. Growth of real income per capita steps up to an average of 1.8 percent per year over that period.
- Detroit residents' total nominal income per capita grows by 41.5 percent cumulatively from 2019 to 2028, from approximately \$19,900 to \$28,100.
- We project the local price level to rise by a cumulative 38.4 percent in that time. Detroit residents' total real income per capita, therefore, grows by only 2.2 percent cumulatively from 2019 to 2028 in our forecast. Real income per capita grew by a comparatively rapid 33.4 percent between 2010 and 2019.
- The faster rate of real income growth in the preceding decade reflects both the faster job growth coming out of Detroit's bankruptcy period, and lower inflation in the period preceding the pandemic.

Figure 9

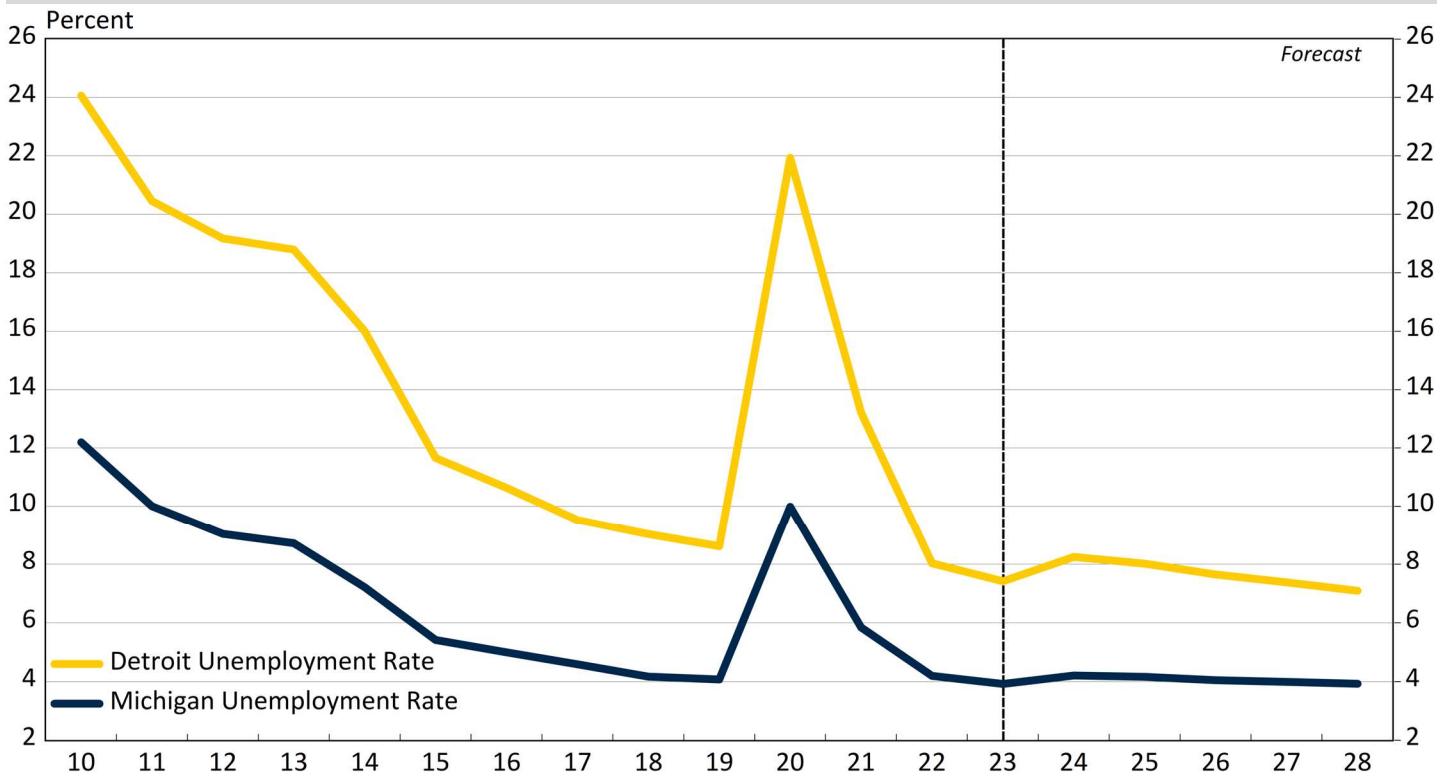
## Inflation Rate, Detroit CPI



- Figure 9 displays history and our forecast for local annual inflation, as measured by the growth rate of the all-items Detroit Consumer Price index (CPI) as well as that of core CPI—a sub-index that removes the volatile prices of food and energy. The published data are not seasonally adjusted and are only released in even months. We interpolate the missing months and seasonally adjust the data.
- Inflation began to accelerate sharply in early 2021 amid pandemic-driven supply chain disruptions and economic stimulus. In 2022, a spike in energy and food costs due to the war in Ukraine propelled inflation higher. Nationally, inflation began to moderate late in 2022 and decelerated markedly in 2023H2.
- Local all-items inflation peaked at 8.9 percent year-over-year in 2022Q2 and decelerated to 3.9 percent in 2023Q4. Local core inflation, however, peaked almost a year later, reaching 7.8 percent year-over-year in 2023Q2. Year-over-year core inflation fell to 5.5 percent in 2023Q4.
- The mid-2023 acceleration of core inflation was driven by a spike in local housing inflation, a measurement in stark contrast with the national trend, where year-over-year shelter inflation has been sliding for most of 2023. Moreover, Zillow’s Observed Rent Index—a privately compiled measure of new tenant rents—has been showing very similar disinflationary patterns for Detroit and for the nation as a whole over the past few years.
- We expect the quarterly pace of local headline and core inflation to largely converge with national readings early in 2024. Calendar-year averages for the current year, however, will remain above the corresponding national readings. Local headline inflation is projected to average 3.8 percent in 2024, while core inflation clocks at 4.0 percent.
- In 2014–2020, local annual inflation averaged 1.2 percent per year for the headline measure and 1.7 percent for core. We expect both metrics to run substantially ahead of those averages even after the current spike subsides in 2025. We project that local headline inflation will average about 2.5 percent per year in 2025–2028, while core inflation will run about 0.1 percentage points hotter.
- Our forecast for Detroit local inflation is based on our November 2023 National and Michigan outlooks. The national and local inflation data released since then has revealed considerable further deceleration of inflation trends, suggesting that annual inflation for 2024 may slow by more than we project.

Figure 10

## Unemployment Rate, City of Detroit and Michigan



- Figure 10 shows the history and forecast of the average annual unemployment rates in both Detroit and Michigan.
- Detroit’s labor force recovered rapidly in the second half of 2023 as residents returned to the labor market in search of new jobs. That rebound put upward pressure on the city’s unemployment rate, which rose from a historic low of 4.9 percent in April 2023 to 9.1 percent in November.
- Still, on an annual average basis, we expect Detroit’s jobless rate to fall from 8 percent in 2022 to 7.4 percent in 2023 due to its decline in early 2023.
- A similar story played out in Michigan, which saw large gains in its labor force in 2023 and a corresponding rise in its unemployment rate in the second half of the year. The state’s average unemployment rate fell from 4.2 percent in 2022 to 3.9 percent in 2023.
- The softening national economy puts slight upward pressure on unemployment in early 2024, but we expect the overall effect on the city and state to be mild. Additionally, we anticipate that household employment in Detroit will experience growth in every quarter of the forecast, except for a slight decline in the second quarter of 2024.
- We expect labor force growth in both Michigan and Detroit to pause in early 2024 before beginning modest ascents that last through the end of the forecast. The slower growth of the labor force compared to 2023 helps to reduce unemployment as jobless residents find work. That said, labor shortages for some sectors are expected to persist for the foreseeable future in both Michigan and Detroit.
- The unemployment rates for both the city and the state peak in the first half of 2024 and then gradually ease throughout the forecast.
- The average annual unemployment rate in 2024 ticks up to 8.2 percent in Detroit and 4.2 percent in Michigan before declining from there.
- The city’s unemployment rate recedes to 7.0 percent by the end of 2028, while the state’s unemployment rate dips to 3.9 percent.
- By the end of the forecast, the city’s labor force is projected to be 1.6 percent (4,100 people) higher than in the fourth quarter of 2019, compared to 2.1 percent (104,800 people) for the state.

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

	Actual			Forecast					
	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>TOTAL JOBS* (Number of jobs)</b>	214,385	222,789	231,515	230,925	233,936	237,743	239,747	241,380	242,970
(Annual percentage change)	(-9.3)	(3.9)	(3.9)	(-0.3)	(1.3)	(1.6)	(0.8)	(0.7)	(0.7)
<b>GOODS-PRODUCING</b>	23,818	30,905	31,668	31,993	31,420	31,961	32,111	32,272	32,501
Natural resources, and mining	601	626	689	717	727	738	748	759	769
Construction	5,675	6,478	7,459	7,575	7,367	7,280	7,346	7,392	7,434
Manufacturing	17,542	23,801	23,520	23,701	23,325	23,943	24,017	24,121	24,298
<b>SERVICE-PROVIDING</b>	190,567	191,884	199,847	198,932	202,517	205,782	207,636	209,108	210,469
Trade, transportation, and utilities	28,773	29,497	30,005	30,196	30,698	30,768	30,791	30,802	30,827
Retail trade	12,224	12,925	12,910	13,110	13,141	13,175	13,202	13,211	13,219
Trade, transportation, warehousing, and utilities	16,548	16,572	17,095	17,086	17,557	17,593	17,589	17,591	17,608
Information	2,441	2,268	2,361	2,203	2,201	2,202	2,203	2,204	2,205
Financial activities	18,231	19,399	16,394	13,328	13,371	14,169	14,816	15,437	16,025
Professional and business services	33,570	31,519	36,056	35,650	36,985	38,159	38,500	38,714	38,936
Professional, scientific, and technical	13,003	13,218	13,930	14,250	14,713	15,211	15,341	15,395	15,453
Management of companies and enterprises	11,222	7,899	9,370	9,230	9,756	10,209	10,294	10,334	10,375
Administrative support and waste management	9,345	10,402	12,755	12,170	12,516	12,740	12,865	12,986	13,108
Education and health services	66,500	66,219	66,013	66,837	67,380	67,796	68,058	68,174	68,211
Leisure and hospitality	15,942	17,703	22,671	24,693	25,564	26,101	26,425	26,718	26,999
Other services	5,758	6,205	6,746	6,901	6,974	7,058	7,115	7,155	7,193
Public Administration	19,064	18,728	19,121	18,711	18,991	19,191	19,396	19,572	19,741
Unallocated services	289	346	481	415	354	338	334	333	332
<b>ADDENDA:</b>									
Household Employment (BLS)**	208,033	219,680	225,636	231,192	233,893	234,952	236,093	237,454	238,959
(Annual percentage change)	(-10.8)	(5.6)	(2.7)	(2.5)	(1.2)	(0.5)	(0.5)	(0.6)	(0.6)
Unemployment Rate**	21.9	13.2	8.0	7.4	8.2	8.0	7.7	7.4	7.1

\*Actual data through calendar 2023q1

\*\*Actual data through calendar 2023q3

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

	Actual			Forecast					
	2020	2021	2022	2023	2024	2025	2026	2027	2028
TOTAL JOBS* (Number of jobs)	225,571	216,956	229,076	230,368	232,420	236,055	238,878	240,552	242,223
(Annual percentage change)	(-4.7)	(-3.8)	(5.6)	(0.6)	(0.9)	(1.6)	(1.2)	(0.7)	(0.7)
<b>GOODS-PRODUCING</b>	24,535	27,737	32,037	31,515	31,699	31,754	32,056	32,177	32,390
Natural resources, and mining	628	597	661	707	722	733	743	753	764
Construction	5,714	6,107	7,127	7,490	7,527	7,271	7,316	7,370	7,415
Manufacturing	18,192	21,033	24,249	23,318	23,449	23,751	23,997	24,053	24,211
<b>SERVICE-PROVIDING</b>	201,037	189,219	197,039	198,853	200,721	204,300	206,822	208,374	209,833
Trade, transportation, and utilities	29,456	29,190	30,004	29,912	30,538	30,736	30,785	30,795	30,815
Retail trade	12,573	12,716	13,022	12,952	13,130	13,154	13,191	13,208	13,216
Trade, transportation, warehousing, and utilities	16,883	16,474	16,983	16,961	17,408	17,581	17,593	17,587	17,599
Information	2,793	2,298	2,345	2,266	2,200	2,201	2,202	2,203	2,204
Financial activities	18,484	19,292	18,417	14,261	13,186	13,779	14,503	15,125	15,744
Professional and business services	33,862	32,142	34,177	35,738	36,282	37,680	38,376	38,605	38,829
Professional, scientific, and technical	13,100	13,023	13,554	14,114	14,454	15,002	15,300	15,367	15,426
Management of companies and enterprises	11,348	9,303	9,030	9,138	9,491	10,026	10,270	10,313	10,355
Administrative support and waste management	9,415	9,815	11,593	12,486	12,338	12,651	12,806	12,924	13,048
Education and health services	68,248	66,236	65,556	66,560	67,165	67,580	67,959	68,122	68,211
Leisure and hospitality	21,900	14,886	20,881	23,857	25,142	25,888	26,270	26,572	26,862
Other services	6,483	5,933	6,494	6,864	6,929	7,019	7,090	7,135	7,175
Public Administration	19,474	18,954	18,723	18,940	18,905	19,074	19,301	19,484	19,660
Unallocated services	336	289	441	456	374	343	335	333	332
<b>ADDENDA:</b>									
Household Employment (BLS)**	220,015	213,596	223,793	227,221	233,722	234,251	235,534	236,723	238,243
(Annual percentage change)	(-5.3)	(-2.9)	(4.8)	(1.5)	(2.9)	(0.2)	(0.5)	(0.5)	(0.6)
Unemployment Rate**	15.3	17.6	10.2	6.9	8.2	8.2	7.8	7.5	7.2

\*Actual data through calendar 2023q1

\*\*Actual data through calendar 2023q3

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

	Actual			Forecast					
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Average Wage* (Dollars)	76,176	74,661	76,716	80,937	83,708	86,587	89,379	92,495	95,752
(Annual percentage change)	(11.1)	(-2.0)	(2.8)	(5.5)	(3.4)	(3.4)	(3.2)	(3.5)	(3.5)
<b>GOODS-PRODUCING</b>	72,742	66,600	72,301	78,774	83,528	84,940	86,990	90,546	94,884
Natural resources, and mining	81,268	82,582	83,436	90,346	92,709	95,135	97,624	100,178	102,799
Construction	88,966	90,939	94,795	100,469	103,395	107,342	111,101	115,295	119,265
Manufacturing	67,201	59,555	64,841	71,490	76,967	77,814	79,283	82,659	87,173
<b>SERVICE-PROVIDING</b>	76,605	75,959	77,415	81,285	83,736	86,843	89,748	92,796	95,886
Trade, transportation, and utilities	58,867	60,520	62,305	66,685	68,324	70,396	72,302	74,220	76,116
Retail trade	31,787	34,113	34,518	37,366	36,685	37,353	38,033	38,759	39,452
Trade, transportation, warehousing, and utilities	78,871	81,116	83,288	89,180	92,005	95,139	98,023	100,853	103,641
Information	112,215	116,955	117,006	126,708	131,697	134,531	136,328	137,822	138,605
Financial activities	110,245	103,265	99,310	107,624	105,459	108,074	110,846	113,714	116,674
Professional and business services	116,051	107,953	110,080	115,544	120,561	125,623	130,269	135,271	140,253
Professional, scientific, and technical	105,801	111,863	118,589	124,731	130,025	134,554	139,008	143,815	148,511
Management of companies and enterprises	175,030	160,361	159,215	164,472	171,515	179,206	186,935	195,630	204,282
Administrative support and waste management	59,487	63,188	64,695	67,682	69,718	72,023	74,508	77,111	79,838
Education and health services	64,658	67,887	71,567	75,983	78,791	81,649	84,569	87,655	90,883
Leisure and hospitality	47,293	52,588	51,970	53,713	56,623	58,809	60,790	62,874	64,904
Other services	50,706	50,293	50,931	53,234	54,089	55,097	56,045	57,064	58,040
Public Administration	71,829	73,041	76,375	82,014	81,937	84,051	86,556	89,254	92,086
Unallocated services	35,027	36,608	45,556	41,433	33,538	33,622	33,914	34,192	34,465

\*Actual data through calendar 2023q1



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

	Actual			Forecast					
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Average Wage* (Dollars)	72,502	74,998	75,752	79,090	82,119	85,214	87,960	90,865	94,083
(Annual percentage change)	(7.9)	(3.4)	(1.0)	(4.4)	(3.8)	(3.8)	(3.2)	(3.3)	(3.5)
<b>GOODS-PRODUCING</b>	71,931	69,246	69,060	75,638	81,214	84,666	85,725	88,567	92,318
Natural resources, and mining	79,103	82,636	83,545	86,946	91,520	93,914	96,371	98,893	101,480
Construction	86,647	90,127	93,292	98,351	101,272	105,347	109,226	113,029	117,371
Manufacturing	67,061	62,803	61,543	67,999	74,457	78,051	78,231	80,748	84,356
<b>SERVICE-PROVIDING</b>	72,571	75,841	76,840	79,637	82,262	85,299	88,306	91,220	94,356
Trade, transportation, and utilities	56,123	59,811	61,492	64,973	67,260	69,375	71,364	73,232	75,191
Retail trade	29,637	33,125	34,379	36,492	36,668	36,999	37,696	38,374	39,122
Trade, transportation, warehousing, and utilities	75,847	80,408	82,281	86,721	90,333	93,599	96,608	99,409	102,276
Information	105,094	105,647	117,329	123,076	129,596	133,217	135,524	137,015	138,336
Financial activities	101,490	105,840	100,034	106,456	104,528	106,738	109,446	112,269	115,182
Professional and business services	111,653	110,297	110,629	112,450	117,827	123,076	127,966	132,627	137,819
Professional, scientific, and technical	102,740	108,060	116,025	121,203	127,460	132,258	136,781	141,277	146,231
Management of companies and enterprises	170,123	165,290	160,585	162,141	167,449	175,266	183,051	190,956	200,087
Administrative support and waste management	53,574	61,139	65,411	66,186	68,373	70,827	73,258	75,795	78,458
Education and health services	63,224	65,580	69,974	73,982	77,379	80,230	83,098	86,088	89,254
Leisure and hospitality	44,927	51,978	51,318	52,613	55,316	57,745	59,812	61,773	63,932
Other services	46,038	49,877	50,544	52,654	53,533	54,596	55,574	56,522	57,575
Public Administration	70,755	71,261	74,363	79,969	81,855	82,903	85,292	87,878	90,659
Unallocated services	32,372	37,310	40,145	47,226	34,535	33,497	33,770	34,055	34,329

\*Actual data through calendar 2023q1

**Table 5**  
**City of Detroit Resident Income**  
**Millions of Nominal Dollars (Annual Percent Changes in Parentheses)**  
**Calendar Years**

	Actual			Forecast					
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Total Resident Income	12,777*	13,129	12,710	14,081	14,644	15,263	15,857	16,524	17,240
	(-4.0)	(2.8)	(-3.2)	(10.8)	(4.0)	(4.2)	(3.9)	(4.2)	(4.3)
Wage and Salary Income	na**	8,732	8,945	9,939	10,427	10,922	11,418	11,990	12,608
	na	na	(2.4)	(11.1)	(4.9)	(4.7)	(4.5)	(5.0)	(5.2)
Transfer Income	na	2,546	2,025	2,224	2,244	2,275	2,303	2,332	2,362
	na	na	(-20.5)	(9.9)	(0.9)	(1.4)	(1.3)	(1.3)	(1.3)
Other Income	na	1,851	1,741	1,918	1,973	2,067	2,136	2,201	2,270
	na	na	(-5.9)	(10.2)	(2.9)	(4.7)	(3.3)	(3.1)	(3.1)
ADDENDA:									
Household Employment (ACS, Persons)	na	222,936	226,561	240,264	245,029	246,908	248,937	251,368	254,065
	na	na	(1.6)	(6.0)	(2.0)	(0.8)	(0.8)	(1.0)	(1.1)
Average Household Wage (ACS, Dollars)	na	39,169	39,480	41,367	42,555	44,234	45,868	47,700	49,625
	na	na	(0.8)	(4.8)	(2.9)	(3.9)	(3.7)	(4.0)	(4.0)
Total Resident Income in 2021\$	13,334	13,129	11,748	12,287	12,316	12,513	12,683	12,893	13,126
	(-5.0)	(-1.5)	(-10.5)	(4.6)	(0.2)	(1.6)	(1.4)	(1.7)	(1.8)
CPI, Detroit (1982–84=100)***	237.7	248.1	268.4	284.3	295.0	302.6	310.2	318.0	325.8
	(1.0)	(4.4)	(8.2)	(5.9)	(3.8)	(2.6)	(2.5)	(2.5)	(2.5)

\*Calculated from the 2020 ACS Microdata

\*\*\*Actual data through calendar 2023q3

\*\*Data not available due to pandemic disruptions to the 2020 ACS

**Table 6**  
City of Detroit Resident Income  
Millions of Nominal Dollars (Annual Percent Changes in Parentheses)  
Interpolated Fiscal Years (July 1–June 30)

	Actual			Forecast					
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Total Resident Income	13,351*	12,860*	12,696	13,335	14,410	14,952	15,557	16,183	16,875
	(8.5)	(-1.8)	(-3.1)	(5.0)	(8.1)	(3.8)	(4.0)	(4.0)	(4.3)
Wage and Salary Income	na**	na	8,741	9,425	10,214	10,674	11,165	11,697	12,293
	na	na	na	(7.8)	(8.4)	(4.5)	(4.6)	(4.8)	(5.1)
Transfer Income	na	na	2,195	2,091	2,245	2,259	2,289	2,318	2,347
	na	na	na	(-4.8)	(7.4)	(0.6)	(1.3)	(1.3)	(1.3)
Other Income	na	na	1,760	1,819	1,951	2,019	2,103	2,168	2,235
	na	na	na	(3.4)	(7.2)	(3.5)	(4.2)	(3.1)	(3.1)
ADDENDA:									
Household Employment (ACS, Persons)	na	na	223,489	233,341	243,385	246,139	247,888	250,111	252,683
	na	na	na	(4.4)	(4.3)	(1.1)	(0.7)	(0.9)	(1.0)
Average Household Wage (ACS, Dollars)	na	na	39,110	40,390	41,968	43,366	45,041	46,766	48,652
	na	na	na	(3.3)	(3.9)	(3.3)	(3.9)	(3.8)	(4.0)
Total Resident Income in 2021\$	na	na	12,392	11,929	12,323	12,405	12,597	12,784	13,006
	na	na	na	(-3.7)	(3.3)	(0.7)	(1.5)	(1.5)	(1.7)
CPI, Detroit (1982–84=100)***	236.6	241.7	258.3	276.6	290.6	298.9	306.4	314.1	321.9
	(1.4)	(2.2)	(6.8)	(7.1)	(5.1)	(2.8)	(2.5)	(2.5)	(2.5)

\*Calculated using the 2020 ACS Microdata

\*\*\*Actual data through calendar 2023q3

\*\*Data not available due to pandemic disruptions to the 2020 ACS