

Single Family Ranking by 3-year Employment-to-permits ratio

Rank	MSA	3-year	3-year	Total	SF Permits	Implied 3-
		Employment / Total Permits (2015)	Employment / Total Permits (2014)	Employment Gain / Loss (2013 - 2015)	gain / Loss (2013 - 2015)	year Permits Shortfall or Excess
1	Trenton, NJ	25.1	22.3	17,933	714	10,565
2	San Jose-Sunnyvale-Santa Clara, CA	21.1	21.4	118,725	5,628	69,042
3	San Francisco-Oakland-Hayward, CA	18.2	20.3	221,950	12,179	127,412
4	San Diego-Carlsbad, CA	12.3	13.0	101,917	8,274	55,825
5	New York-Nrthrn NJ-Long Island, NY-NJ	12.1	13.4	400,117	33,105	218,541
6	Rockford, IL	12.1	13.7	3,867	320	2,112
7	Miami-Fort Lauderdale-West Palm Beach, FL	11.4	11.2	219,800	19,302	118,937
8	Reading, PA	10.3		6,825	665	3,627
9	Springfield, MA-CT	10.2	9.9	13,167	1,286	6,995
10	Hartford-W Hartford-E Hartford, CT	10.1		15,608	1,542	8,275
11	Ann Arbor, MI	8.7	10.0	10,200	1,169	5,246
13	Providence-Warwick, RI-MA	8.5		24,958	2,923	12,774
14	Milwaukee-Waukesha-West Allis, WI	8.5	8.7	33,267	3,901	17,021
15	Chicago-Naperville-Arlington Heights, IL	8.2	8.2	186,217	22,660	94,457
16	Minneapolis-St. Paul-Bloomington, MN-WI	7.9		106,575	13,459	53,569
17	South Bend-Mishawaka, IN-MI	7.7		5,567	722	2,779
18	Grand Rapids-Wyoming, MI	6.9	9.8	41,983	6,087	20,318
19	Columbus, OH	6.8	7.6	71,808	10,515	34,647
20	Detroit-Warren-Dearborn, MI	6.7	7.9	103,417	15,464	49,578
21	Fond du Lac, WI	6.5	8.2	2,333	360	1,108
22	Toledo, OH	6.5	7.1	12,792	1,979	6,066
23	Akron, OH	6.4	6.1	13,683	2,142	6,464
24	Boulder, CO	6.4	7.8	12,208	1,919	5,759
25	Salem, OR	6.3	5.0	13,692	2,165	6,446
26	Seattle-Tacoma-Bellevue, WA	6.0	5.6	157,758	26,084	73,135
27	Denver-Aurora-Lakewood, CO	6.0	6.4	145,892	24,353	67,403
28	Madison, WI	5.9	5.8	22,750	3,861	10,447
29	Lansing-East Lansing, MI	5.9	4.4	8,575	1,459	3,934
30	Eugene, OR	5.9	4.4	9,308	1,590	4,264
31	Port St. Lucie, FL	5.7		13,242	2,316	6,012
32	Louisville/Jefferson County, KY-IN	5.7	5.7	43,850	7,675	19,904
33	Reno, NV	5.6		19,525	3,507	8,773
34	New Haven, CT	5.6	7.4	7,592	1,366	3,409
35	Salt Lake City, UT	5.4	6.0	56,133	10,368	24,936
36	Austin-Round Rock, TX	5.2		120,717	23,372	52,550
37	Cincinnati, OH-KY-IN	5.1	5.4	51,092	10,003	22,130
38	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	5.1	3.9	97,908	19,179	42,399
39	Portland-Vancouver-Hillsboro, OR-WA	5.0	4.9	91,283	18,281	39,130
40	Lexington-Fayette, KY	4.9	4.7	19,808	4,035	8,423
41	Sherman-Denison, TX	4.9		2,567	525	1,089
42	San Antonio-New Braunfels, TX	4.9	4.8	90,458	18,525	38,367
43	Buffalo-Cheektowaga-Niagara Falls, NY	4.8		9,767	2,049	4,094

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45	Nashville-Davidson-Murfreesboro-Franklin, TN	4.7		95,692	20,492	39,691
46	Greenville-Anderson-Mauldin, SC	4.6		32,733	7,088	13,499
47	Kalamazoo-Portage, MI	4.5	3.0	6,842	1,523	2,780
48	Dallas-Fort Worth-Arlington, TX	4.5	4.5	326,417	72,812	132,482
49	Manchester, NH	4.5	4.0	6,675	1,489	2,709
50	Atlanta-Sandy Springs-Roswell, GA	4.5	4.7	231,233	51,803	93,627
51	Bridgeport-Stamford-Norwalk, CT	4.3	4.8	11,392	2,657	4,508
52	Spartanburg, SC	4.3		10,717	2,502	4,238
53	Dayton, OH	4.3	2.9	10,325	2,415	4,079
54	Las Vegas-Henderson-Paradise, NV	4.2	3.8	91,800	21,681	36,055
55	Washington-Arlington-Alexandria, DC-VA-MD-WV	4.2		106,033	25,049	41,639
56	Tampa-St. Petersburg-Clearwater, FL	4.1	4.2	100,733	24,320	39,034
57	Saginaw, MI	4.1	3.1	1,600	388	618
58	Indianapolis-Carmel-Anderson, IN	4.1	4.6	62,233	15,151	23,989
59	Yakima, WA	4.1	1.3	4,258	1,042	1,636
60	Kansas City, MO-KS	4.0	3.9	52,383	12,946	19,999
61	North Port-Sarasota-Bradenton, FL	4.0		36,950	9,166	14,073
62	New Orleans-Metairie, LA	4.0	3.9	28,100	6,974	10,699
63	Orlando-Kissimmee-Sanford, FL	4.0	3.9	124,683	31,066	47,351
64	Albany-Schenectady-Troy, NY	4.0	4.5	14,325	3,609	5,400
65	Champaign-Urbana, IL	3.9	2.2	3,908	995	1,463
66	Cape Coral-Fort Myers, FL	3.9	3.9	36,683	9,462	13,609
67	Allentown-Bethlehem-Easton, PA-NJ	3.8	4.3	11,808	3,133	4,294
68	Appleton, WI	3.7	3.4	5,950	1,592	2,150
69	Phoenix-Mesa-Scottsdale, AZ	3.7	3.7	153,717	41,137	55,540
70	Richmond, VA	3.7	3.4	38,525	10,355	13,875
71	Gainesville, FL	3.7	3.0	6,350	1,717	2,277
72	Cleveland-Elyria, OH	3.7	5.5	25,717	7,030	9,144
73	Baltimore-Columbia-Towson, MD	3.6	4.0	50,267	13,866	17,748
74	Fort Wayne, IN	3.5	2.6	10,050	2,833	3,488
75	Deltona-Daytona Beach-Ormond Beach, FL	3.5		12,942	3,652	4,487
76	Springfield, MO	3.5	3.1	12,225	3,470	4,219
77	St. Louis, MO-IL	3.5	2.0	49,408	14,238	16,836
78	Canton-Massillon, OH	3.4	7.6	4,450	1,304	1,495
79	Boston-Cambridge-Newton, MA	3.4	3.6	50,050	14,788	16,690
80	Barnstable Town, MA	3.4	4.1	5,083	1,505	1,692
81	Tallahassee, FL	3.3	2.1	6,600	1,993	2,158
82	Worcester, MA-CT	3.3	3.5	11,792	3,590	3,826
83	Florence, SC	3.1	3.9	3,467	1,111	1,069
84	Charlotte-Concord-Gastonia, NC-SC	3.1	3.4	101,292	32,487	31,218
85	Green Bay, WI	3.1	2.7	6,217	2,016	1,894
86	Spokane-Spokane Valley, WA	3.0	2.6	11,775	3,895	3,511
87	Kankakee, IL	3.0	6.8	950	316	281

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89	Memphis, TN-MS-AR	2.9	2.9	22,225	7,580	6,398
90	Baton Rouge, LA	2.9	2.7	28,650	9,777	8,242
91	Sioux Falls, SD	2.9	3.1	10,150	3,533	2,851
92	Winston-Salem, NC	2.9	3.5	11,550	4,027	3,237
93	Kingston, NY	2.8	1.2	1,267	446	351
94	Knoxville, TN	2.8	2.3	18,508	6,556	5,084
95	Columbia, SC	2.8	2.9	28,492	10,161	7,758
96	Ocala, FL	2.8	3.4	6,558	2,356	1,769
97	Jacksonville, FL	2.7	2.2	53,375	19,833	13,736
98	Farmington, NM	2.7	3.5	1,183	446	298
99	Panama City, FL	2.6	2.2	5,233	1,983	1,308
100	Harrisburg-Carlisle, PA	2.6	1.4	9,650	3,727	2,342
101	Topeka, KS	2.6	2.6	2,333	911	557
102	Bowling Green, KY	2.5	3.5	3,417	1,341	808
103	Omaha-Council Bluffs, NE-IA	2.5	2.6	21,883	8,651	5,112
104	Abilene, TX	2.5	2.8	2,208	879	510
105	Durham-Chapel Hill, NC	2.5	2.9	16,900	6,752	3,877
106	Fargo, ND-MN	2.5	3.5	9,942	3,996	2,257
107	Wichita, KS	2.5	2.3	8,617	3,493	1,926
108	Houston-The Woodlands-Sugar Land, TX	2.4	3.0	262,833	109,643	55,661
109	Amarillo, TX	2.4	1.6	3,992	1,684	826
110	Chattanooga, TN-GA	2.3	1.7	9,450	4,022	1,921
111	Tulsa, OK	2.3	2.9	20,858	8,915	4,203
112	Boise City, ID	2.3	2.5	26,100	11,298	5,117
113	Punta Gorda, FL	2.3		3,592	1,557	702
114	Raleigh, NC	2.3	2.3	56,208	24,408	10,943
115	Colorado Springs, CO	2.3	1.8	19,642	8,569	3,784
116	Lincoln, NE	2.3	3.2	7,267	3,194	1,376
117	Des Moines-West Des Moines, IA	2.3	2.6	21,858	9,633	4,114
118	Naples-Immokalee-Marco Island, FL	2.2	2.7	16,433	7,315	3,020
119	Jackson, MS	2.2	1.7	11,400	5,113	2,057
120	Charleston-North Charleston, SC	2.2	2.4	27,858	12,531	4,990
121	Montgomery, AL	2.2		3,308	1,501	580
122	Sebastian-Vero Beach, FL	2.1		3,258	1,556	493
123	Birmingham-Hoover, AL	2.0	2.8	13,825	6,748	1,947
124	Lakeland-Winter Haven, FL	2.0	1.9	15,400	7,544	2,142
125	El Paso, TX	2.0	1.5	15,017	7,391	2,053
126	Oklahoma City, OK	2.0	2.2	35,708	17,836	4,622
127	Palm Bay-Melbourne-Titusville, FL	2.0	0.9	8,225	4,199	974
128	Pittsfield, MA	1.9	0.3	667	342	77
129	Crestview-Fort Walton Beach-Destin, FL	1.9		6,475	3,341	731
130	Bismarck, ND	1.9	2.1	5,117	2,705	513
131	Rochester, NY	1.9	2.4	6,883	3,693	636

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133	Mobile, AL	1.8	0.3	3,642	2,018	272
134	Corpus Christi, TX	1.7	3.0	8,475	4,866	464
135	Albuquerque, NM	1.7	1.0	9,717	5,596	515
136	Little Rock-North Little Rock-Conway, AR	1.7	1.4	7,925	4,682	302
137	Beaumont-Port Arthur, TX	1.7	0.5	4,425	2,621	162
138	York-Hanover, PA	1.7	1.2	3,625	2,171	109
139	Pensacola-Ferry Pass-Brent, FL	1.6	1.0	9,042	5,519	168
140	Huntsville, AL	1.6	1.3	9,492	5,849	121
141	Columbia, MO	1.6	2.2	3,608	2,270	-1
142	Virginia Beach-Norfolk-Newport News, VA-NC	1.6	1.6	18,550	11,894	-227
143	Wilmington, NC	1.5	1.1	9,317	6,154	-294
144	Springfield, IL	1.5	-0.1	1,267	865	-68
145	Dover, DE	1.3	1.2	3,433	2,562	-403
146	Syracuse, NY	1.3	1.3	2,483	1,977	-415
147	Hagerstown-Martinsburg, MD-WV	1.2	2.5	2,892	2,459	-640
148	Tucson, AZ	1.2	1.5	8,258	7,145	-1,951
149	Portland-South Portland, ME	1.1	1.1	4,833	4,488	-1,448
150	Myrtle Beach-Conway-North Myrtle Beach, SC-NC	1.0		10,483	10,790	-4,197
151	Oshkosh-Neenah, WI	1.0	1.1	842	875	-346
152	Cedar Rapids, IA	1.0	1.6	1,883	1,972	-788
153	Erie, PA	0.6	-0.7	375	616	-380
154	Pittsburgh, PA	0.4	1.6	4,292	9,626	-6,927
155	Youngstown-Warren-Boardman, OH-PA	0.3	2.4	325	944	-740
156	Gulfport-Biloxi-Pascagoula, MS	0.3	0.5	1,317	3,929	-3,101
157	Glens Falls, NY	0.3	0.0	217	673	-537
158	Cape Girardeau, MO-IL	0.2		58	282	-245
159	Davenport-Moline-Rock Island, IA-IL	-0.3	1.5	-367	1,399	-1,630
160	Waterloo-Cedar Falls, IA	-0.5	2.5	-475	1,007	-1,306
161	Fayetteville, NC	-0.6	-0.6	-1,767	3,170	-4,281
162	Decatur, AL	-0.6	-0.6	-250	407	-564
163	Norwich-New London-Westerly, CT-RI	-1.3	-3.0	-1,100	852	-1,544
164	Shreveport-Bossier City, LA	-1.3	-1.7	-4,525	3,431	-6,277
165	Cumberland, MD-WV	-1.7	0.1	-292	176	-359
166	Peoria, IL	-3.3	-0.7	-5,842	1,797	-5,471
167	Elmira, NY	-6.6	-8.0	-1,008	153	-787
168	Atlantic City-Hammonton, NJ	-6.8	-2.0	-7,775	1,140	-6,030
169	Charleston, WV	-9.2	-2.6	-3,675	400	-2,711
170	Decatur, IL	-9.3	-11.0	-1,425	153	-1,049
171	Danville, IL	-12.0	-24.0	-217	18	-154
172	Binghamton, NY	-15.3	-12.5	-4,067	265	-2,823

Source: Bureau of Labor Statistics, Census, NAR

Note: permits shortage = employment gains (2013 to 2015) / historic ratio - permits (2013 to 2015)