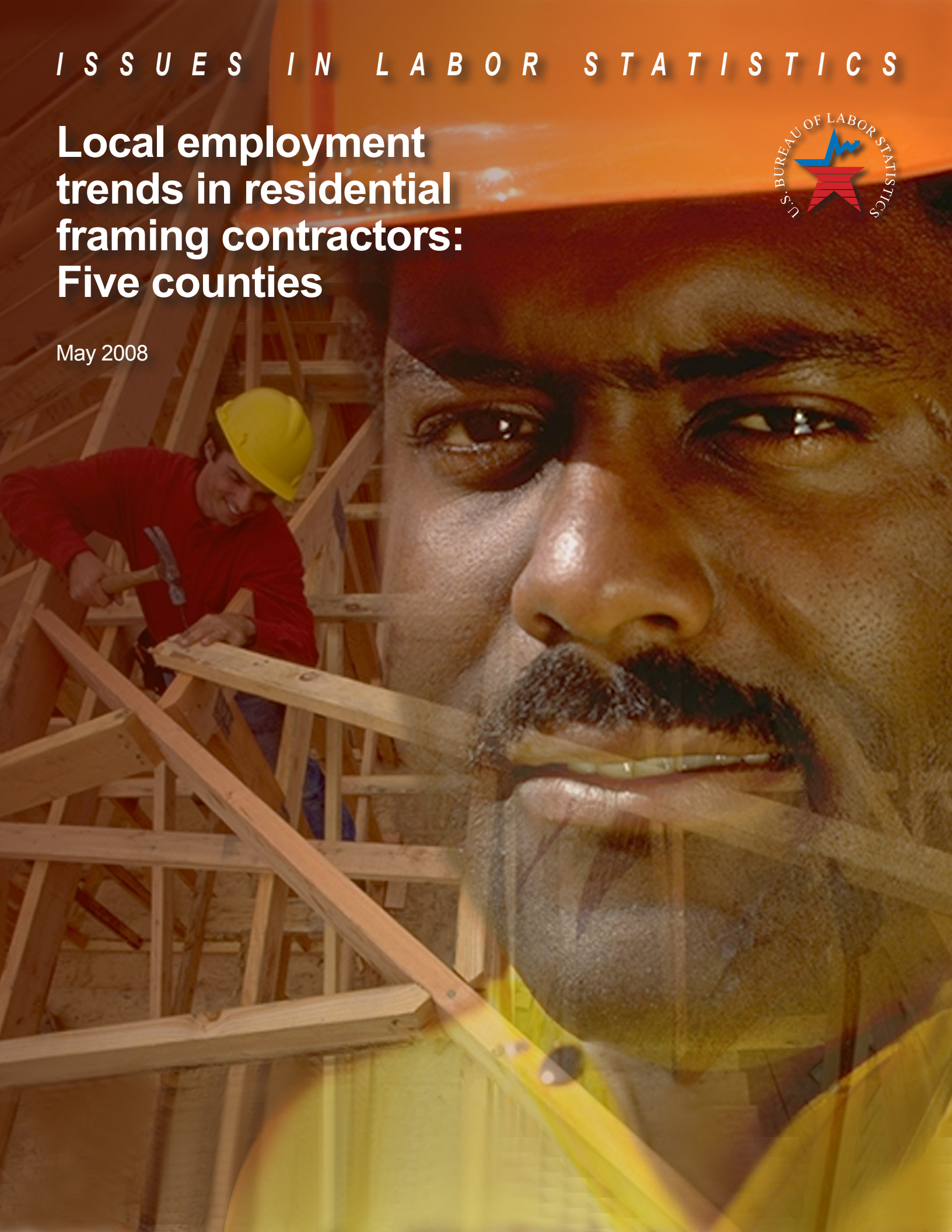


# Local employment trends in residential framing contractors: Five counties

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## Local Employment Trends in Residential Framing Contractors: Five Counties

The recent decline in the U.S. housing market is reflected by distinct job losses in select local areas and specific industries. By far the largest losses in residential specialty trade contractors were in residential framing contractors, which lost 32,143 jobs (-22.4%) between March 2006 and March 2007. Almost half of the national loss came from five counties in the West and South.

The residential framing industry is particularly vulnerable to fluctuations in the housing market, because demand for their work is directly influenced by demand for new homes. Framing is one of the first phases in new-home construction. The limited framing work done in remodeling is often conducted by general contractors rather than by framing subcontractors.

The largest employment losses in the residential framing industry were concentrated in the Southwest. The top three counties in the Nation with the highest employment losses in residential framing were Maricopa County, Arizona, with a drop of 4,251 (-29.6%); Clark County, Nevada, with a decline of 4,247 jobs (-42.1%); and Riverside County, California, with a loss of 3,807 jobs (-35.6%). As a result of these losses, framing employment in the three counties cited is returning to levels more in line with long-term trends. Counties with the

fourth- and fifth-largest losses in residential framing were San Bernardino County, California, with 1,850 jobs lost (-52.1%), and Broward County, Florida, with a decline of 1,172 jobs (-52.0%). The employment drops in these two counties were relatively less pronounced, reflecting their slower growth during the housing boom. With the exception of San Bernardino County, framing employment in the five counties is still higher than it was before the housing boom in 2002.

Gains in framing employment were much less pronounced. Less than a third of the largest 329 counties gained em-

ployment between March 2006 and March 2007. Counties with the top 10 employment gains in the industry yielded a total increase of only 1,371 jobs. Salt Lake County, Utah, had the highest gain: 276.

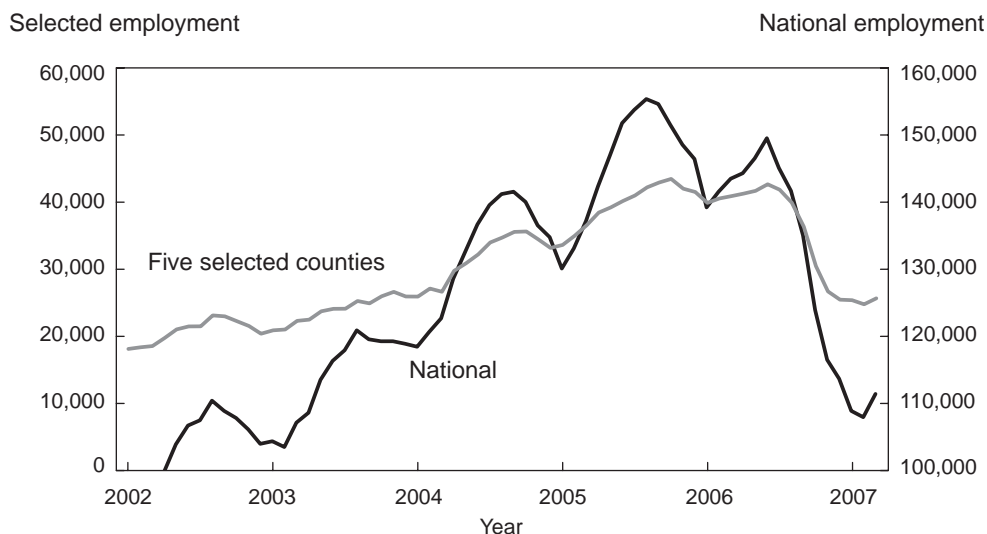
Although residential framing contractors had the largest decrease, other major industries in residential construction had substantial losses as well. Residential drywall contractors had the second-largest loss in employment between March 2006 and March 2007: 20,826 jobs lost (a 12.4-percent decline). The third-largest decline, 9.0 percent, was in residential poured foundation contrac-

tors, which lost 11,324 jobs. The fourth-largest decline, 6.9 percent, was in residential masonry contractors, with 8,510 jobs lost. Employment in residential plumbing, heating, and air-conditioning contractors declined by a lesser 1.8 percent, but the industry still lost 8,493 jobs. In contrast, the largest gain occurred in the category of other residential building contractors, which increased by 15.7 percent, a gain of 2,287 jobs.

The data presented are from the Bureau of Labor Statistics' Quarterly Census

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**Residential framing contractors employment, United States and selected counties, 2002—2007**



of Employment and Wages (QCEW). This report is just of one of the many possible data compilations available for analysis using QCEW data, which cover 1,175 industries in more than 3,241 county-equivalent jurisdictions. Data

presented here are for all workers covered by State and Federal unemployment insurance programs. The term "large counties" refers to those counties with employment levels of 75,000 or more in 2006. For additional information, contact

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Information in this sum-

mary will be made available to sensory-impaired individuals upon request. Voice phone: (202) 691-5200. Federal Relay Service: 1-800-877-8339. This report is in the public domain and may be reproduced without permission. ■

**National and Selected County Employment, 2002–2007**

Residential framing contractors	March 2002 Employment	March 2006 Employment	March 2007 Employment	Change between March 2006 and March 2007	
				Over-the-year employment change	Over-the-year percent change
U.S. total.....	95,886	143,523	111,380	-32,143	-22.4
Maricopa County, Arizona.....	4,757	14,379	10,128	-4,251	-29.6
Clark County, Nevada.....	5,098	10,079	5,832	-4,247	-42.1
Riverside County, California .....	5,146	10,705	6,898	-3,807	-35.6
San Bernardino County, California .....	2,489	3,550	1,700	-1,850	-52.1
Broward County, Florida .....	989	2,253	1,081	-1,172	-52.0

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