

Table 1. Labor Force and Employment in the Asheville HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	May 2015	May 2016
Labor force	185.7	189.2	190.7	195.7	195.5	198.3	204.2	205.9	209.7	209.4	209.3	210.3	212.4	213.7	213.9	219.1	216.1	221.3
Resident employment	179.8	180.7	180.5	186.3	187.1	189.6	196.5	198.5	199.5	191.3	190.5	192.6	196.2	200.2	203.3	209.0	205.8	211.5
Unemployment	5.9	8.5	10.2	9.5	8.5	8.7	7.7	7.4	10.1	18.1	18.8	17.8	16.2	13.5	10.6	10.1	10.2	9.8
Unemployment rate (%)	3.2	4.5	5.3	4.8	4.3	4.4	3.8	3.6	4.8	8.7	9.0	8.4	7.6	6.3	4.9	4.6	4.7	4.4
Total nonfarm payroll jobs	160.5	160.5	161.2	162.2	163.3	166.0	171.0	176.0	175.5	166.7	166.4	168.1	170.3	174.2	176.9	182.1	179.0	183.9
Goods-producing sectors	38.4	36.5	34.1	33.2	32.8	32.2	32.4	33.1	31.2	27.0	25.6	25.5	25.5	25.6	26.3	27.7	26.9	27.8
Mining, logging, & construction	10.7	10.5	10.0	9.8	10.2	10.7	11.1	12.2	11.0	8.6	7.7	7.3	6.9	6.8	7.1	7.9	7.5	7.9
Manufacturing	27.7	26.0	24.1	23.4	22.7	21.5	21.3	21.0	20.3	18.4	17.9	18.2	18.6	18.8	19.2	19.8	19.5	19.9
Service-providing sectors	122.1	124.0	127.1	129.0	130.5	133.8	138.6	142.9	144.3	139.7	140.9	142.7	144.8	148.6	150.6	154.4	152.0	156.1
Trade	26.9	27.1	26.5	26.3	26.0	27.0	27.7	28.4	28.5	27.1	27.1	27.2	27.5	28.2	28.7	29.4	28.9	29.7
Wholesale trade	5.0	5.0	5.0	4.9	4.7	4.9	5.2	5.3	5.2	4.7	4.7	4.6	4.5	4.6	4.7	4.6	4.6	4.5
Retail trade	21.9	22.1	21.5	21.4	21.3	22.1	22.5	23.1	23.3	22.4	22.4	22.6	23.0	23.6	24.0	24.8	24.3	25.2
Transportation & utilities	5.6	5.1	4.3	4.0	4.0	4.4	4.6	4.6	4.6	4.3	4.4	4.5	4.6	4.6	4.7	5.2	4.9	5.3
Information	2.2	2.2	2.2	2.1	2.0	2.0	2.1	2.2	2.2	2.1	1.9	1.9	1.9	1.9	1.9	1.8	1.9	1.8
Financial activities	5.2	5.0	5.1	5.2	5.2	5.5	5.8	6.0	6.0	5.6	5.6	5.7	5.7	5.7	5.9	6.0	6.0	6.0
Professional & business services	12.3	12.4	13.8	14.4	14.7	14.9	16.2	16.9	16.4	14.5	15.0	15.7	16.3	17.3	16.9	18.0	17.2	18.5
Education & health services	21.6	23.1	24.5	25.9	26.8	27.8	28.3	28.8	30.0	30.3	30.8	31.3	31.7	32.7	33.7	35.1	34.4	35.6
Leisure & hospitality	18.5	18.8	19.5	19.8	20.2	20.7	21.6	23.0	23.1	22.1	22.2	22.5	23.3	24.7	25.7	26.6	26.1	26.8
Other services	5.7	5.8	6.3	6.4	6.4	6.4	6.4	6.7	6.8	6.6	6.5	6.7	6.9	7.0	7.2	7.5	7.3	7.6
Government	24.1	24.4	25.0	25.0	25.1	25.2	26.0	26.2	26.7	27.0	27.3	27.3	26.9	26.6	25.8	24.9	25.3	24.8
Federal	3.1	3.1	3.1	3.1	3.1	3.1	3.0	3.0	3.1	3.5	3.9	3.8	3.8	3.6	3.3	3.2	3.3	3.2
State	5.0	5.0	5.4	5.4	5.4	5.2	5.6	5.6	5.8	5.9	6.0	6.2	6.0	6.1	5.9	5.9	5.9	5.9
Local	16.0	16.3	16.5	16.5	16.6	16.9	17.4	17.6	17.8	17.7	17.4	17.4	17.1	16.9	16.5	15.8	16.1	15.7

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through May 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Asheville HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Asheville HMA	369,171	424,858	452,100	468,500	5,575	1.4	4,425	1.0	5,475	1.2
Households										
Asheville HMA	154,290	179,917	191,400	198,700	2,575	1.5	1,850	1.0	2,425	1.3

Notes: Rates of change are calculated on a compound basis. The current date is June 1, 2016. The forecast date is June 1, 2019.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Asheville HMA, 2000, 2010, and Current

	Asheville HMA		
	2000	2010	Current
Total housing inventory	175,331	213,637	225,300
Occupied units	154,290	179,917	191,400
Owner-occupied	113,781	125,590	127,300
%	73.7	69.8	66.5
Renter-occupied	40,509	54,327	64,100
%	26.3	30.2	33.5
Vacant units	21,041	33,720	33,800
Available units	6,141	10,606	7,300
For sale	2,180	4,192	2,475
Rate (%)	1.9	3.2	1.9
For rent	3,961	6,414	4,825
Rate (%)	8.9	10.6	7.0
Other vacant	14,900	23,114	26,500

Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2016.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Asheville HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	May 2015	May 2016
Asheville HMA																		
Total	2,921	3,741	3,768	4,317	3,988	4,239	4,322	4,443	3,622	1,465	2,038	2,001	1,603	2,824	1,832	2,261	1,960	2,240
Single-family	2,197	2,401	2,726	2,859	3,138	3,446	3,750	3,324	1,742	1,171	1,045	932	1,264	1,332	1,408	1,794	1,500	1,600
Multifamily	724	1,340	1,042	1,458	850	793	572	1,119	1,880	294	993	1,069	339	1,492	424	467	460	640

Notes: Numbers may not add to totals because of rounding. Current includes data through May 2016.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Asheville HMA, 1999, 2009, and 2015

	Median Income (\$)		Average Annual Change (%)
	2009	2015	2009 to 2015
Median Family Income	55,700	55,900	0.1
Median household income	41,078	44,826	1.5

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 2009 and 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data