

Table 1. Labor Force and Employment in the Atlanta HMA, * 2000 Through June 2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														June 2012	June 2013
Labor force	2,377.2	2,422.7	2,449.8	2,452.0	2,497.6	2,592.4	2,659.2	2,728.3	2,748.6	2,695.0	2,675.0	2,704.4	2,733.7	2,719.5	2,753.3
Resident employment	2,304.5	2,335.2	2,330.5	2,334.1	2,379.5	2,456.2	2,535.3	2,604.1	2,578.3	2,431.2	2,404.0	2,439.3	2,492.7	2,464.9	2,521.0
Unemployment	72.7	87.5	119.3	117.9	118.1	136.2	123.9	124.2	170.3	263.8	271.0	265.1	241.1	254.6	232.3
Unemployment rate (%)	3.1	3.6	4.9	4.8	4.7	5.3	4.7	4.6	6.2	9.8	10.1	9.8	8.8	9.4	8.4
Total nonfarm payroll jobs	2,295.0	2,305.7	2,263.2	2,240.4	2,270.1	2,339.1	2,405.2	2,454.0	2,427.5	2,291.3	2,270.5	2,306.0	2,349.9	2,327.0	2,377.3
Goods-producing sectors	337.8	328.3	311.8	302.4	305.2	311.7	317.9	316.6	297.0	249.1	236.0	237.4	236.5	236.9	237.4
Mining, logging, & construction	130.7	131.2	125.9	123.2	127.8	133.8	139.8	141.0	129.2	102.8	93.3	91.4	88.3	89.9	89.7
Manufacturing	207.2	197.1	186.0	179.2	177.5	178.0	178.0	175.5	167.8	146.3	142.7	146.0	148.2	147.0	147.7
Service-providing sectors	1,957.2	1,977.5	1,951.3	1,938.0	1,964.9	2,027.4	2,087.3	2,137.5	2,130.4	2,042.2	2,034.5	2,068.6	2,113.5	2,090.1	2,139.9
Trade	424.3	423.5	410.1	399.9	399.3	413.2	425.8	433.8	424.7	393.9	389.5	395.3	402.0	398.7	405.8
Wholesale trade	160.9	161.1	153.4	151.1	151.6	155.2	158.2	160.0	158.7	146.4	144.0	145.2	147.2	146.3	147.0
Retail trade	263.4	262.4	256.7	248.8	247.7	258.0	267.6	273.8	266.0	247.5	245.5	250.1	254.8	252.3	258.8
Transportation & utilities	127.3	125.9	120.7	117.7	119.1	122.3	126.0	128.9	128.9	123.3	123.7	126.5	127.7	127.2	129.6
Information	106.8	107.4	100.3	91.3	87.9	85.6	85.3	85.6	83.5	80.3	78.2	80.6	82.2	81.0	84.5
Financial activities	155.0	157.5	157.3	157.7	158.7	164.1	168.8	169.1	162.1	152.6	148.3	150.8	154.0	152.4	155.3
Professional & business services	395.8	387.2	369.7	363.8	372.7	389.7	401.0	410.9	407.4	376.5	385.4	402.3	416.3	408.7	426.0
Education & health services	182.9	191.3	200.0	206.9	214.9	224.7	234.6	244.0	251.7	255.5	262.7	272.3	284.2	278.7	288.7
Leisure & hospitality	196.3	199.2	200.6	205.0	211.8	218.9	226.4	234.9	233.3	223.2	220.8	225.8	234.7	229.8	239.3
Other services	88.4	93.5	91.5	92.3	92.6	95.4	96.8	97.8	97.8	97.0	93.2	92.3	92.9	92.1	93.7
Government	280.4	291.9	301.2	303.3	308.1	313.6	322.7	332.5	341.1	339.9	332.7	322.7	319.5	321.6	317.3
Federal	46.6	47.8	48.3	47.0	46.0	46.1	45.9	45.3	46.9	48.1	49.7	46.8	45.4	45.8	45.1
State	63.9	65.8	67.6	68.8	68.5	69.8	71.6	74.6	75.8	75.6	72.3	71.5	71.5	71.8	71.2
Local	169.9	178.3	185.4	187.5	193.6	197.7	205.2	212.6	218.4	216.2	210.7	204.4	202.6	204.0	201.0

* Atlanta-Sandy Springs-Marietta HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Atlanta HMA,* 2000 to July 1, 2016

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Atlanta HMA*	4,247,981	5,268,860	5,426,000	5,651,000	102,100	2.2	48,350	0.9	75,000	1.4
Core Five Counties submarket	2,914,587	3,365,297	3,464,000	3,590,000	45,050	1.4	30,350	0.9	42,000	1.2
Remainder submarket	1,333,394	1,903,563	1,962,000	2,061,000	57,000	3.6	18,000	0.9	33,000	1.7
Households										
Atlanta HMA*	1,554,154	1,937,225	1,996,000	2,081,000	38,300	2.2	18,200	0.9	28,350	1.4
Core Five Counties submarket	1,082,628	1,267,394	1,307,000	1,358,000	18,500	1.6	12,200	1.0	17,000	1.3
Remainder submarket	471,526	669,831	689,300	723,300	19,850	3.6	6,000	0.9	11,350	1.6

* Atlanta-Sandy Springs-Marietta HMA.

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2013. Forecast date: July 1, 2016. Rates of change are calculated on a compound basis.

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

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

	Atlanta HMA*			Core Five Counties Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,644,572	2,165,495	2,181,000	1,143,528	1,424,815	1,430,000	501,044	740,680	751,900
Occupied units	1,554,154	1,937,225	1,996,000	1,082,628	1,267,394	1,307,000	471,526	669,831	689,300
Owners	1,037,404	1,279,941	1,276,000	664,386	771,771	771,000	373,018	508,170	505,000
%	66.8	66.1	63.9	61.4	60.9	59.0	79.1	75.9	73.3
Renters	516,750	657,284	719,900	418,242	495,623	535,700	98,508	161,661	184,300
%	33.2	33.9	36.1	38.6	39.1	41.0	20.9	24.1	26.7
Vacant units	90,418	228,270	185,400	60,900	157,421	122,800	29,518	70,849	62,600
Available units	52,153	145,727	108,000	38,666	107,082	76,850	13,487	38,645	31,100
For sale	18,398	50,461	38,950	11,879	32,136	23,850	6,519	18,325	15,100
Rate (%)	1.7	3.8	3.0	1.8	4.0	3.0	1.7	3.5	2.9
For rent	33,755	95,266	69,000	26,787	74,946	53,000	6,968	20,320	16,000
Rate (%)	6.1	12.7	8.7	6.0	13.1	9.0	6.6	11.2	8.0
Other vacant	38,265	82,543	77,500	22,234	50,339	46,000	16,031	32,204	31,500

* Atlanta-Sandy Springs-Marietta HMA.

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2013.

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

Table 4. Residential Building Permit Activity in the Atlanta HMA, * 2000 Through June 2013

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														June 2012	June 2013
Atlanta HMA*															
Total	65,578	66,885	68,363	66,379	74,007	72,861	68,266	44,770	19,294	6,533	7,575	8,634	14,380	11,618	20,023
Single-family	48,055	49,980	51,887	55,035	57,316	61,558	53,927	31,089	11,989	5,421	6,384	6,214	9,167	7,372	12,366
Multifamily	17,523	16,905	16,476	11,344	16,691	11,303	14,339	13,681	7,305	1,112	1,191	2,420	5,213	4,246	7,657
Core Five Counties submarket															
Total	38,127	38,531	37,219	35,561	44,004	40,644	38,772	26,382	11,918	3,214	3,928	5,271	8,912	7,052	13,419
Single-family	24,342	25,431	24,400	26,486	28,631	30,051	25,807	14,091	5,472	2,181	3,073	3,121	4,726	3,712	6,300
Multifamily	13,785	13,100	12,819	9,075	15,373	10,593	12,965	12,291	6,446	1,033	855	2,150	4,186	3,340	7,119
Remainder submarket															
Total	27,451	28,354	31,144	30,818	30,003	32,217	29,494	18,388	7,376	3,319	3,647	3,363	5,468	4,566	6,604
Single-family	23,713	24,549	27,487	28,549	28,685	31,507	28,120	16,998	6,517	3,240	3,311	3,093	4,441	3,660	6,066
Multifamily	3,738	3,805	3,657	2,269	1,318	710	1,374	1,390	859	79	336	270	1,027	906	538

* Atlanta-Sandy Springs-Marietta HMA.

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

Table 5. Median Income in the Atlanta HMA,* 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	58,520	71,700	68,300	2.1	– 2.4
Median household income	51,948	55,464	52,639	0.7	– 2.6

* Atlanta-Sandy Springs-Marietta HMA.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2011 median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data