

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	April 2015	April 2016
Labor force	2,373.5	2,418.8	2,448.4	2,467.5	2,501.5	2,584.6	2,662.2	2,740.5	2,777.7	2,722.6	2,720.0	2,760.2	2,791.5	2,791.9	2,809.2	2,836.3	2,819.9	2,851.4
Resident employment	2,299.0	2,329.9	2,324.9	2,347.2	2,382.2	2,445.7	2,538.1	2,618.8	2,606.8	2,452.1	2,440.0	2,486.9	2,546.5	2,574.3	2,619.9	2,677.9	2,639.6	2,698.9
Unemployment	74.5	88.9	123.5	120.3	119.4	138.9	124.0	121.7	170.9	270.6	280.0	273.3	245.0	217.5	189.3	158.5	180.3	152.5
Unemployment rate (%)	3.1	3.7	5.0	4.9	4.8	5.4	4.7	4.4	6.2	9.9	10.3	9.9	8.8	7.8	6.7	5.6	6.4	5.3
Total nonfarm payroll jobs	2,299.6	2,310.4	2,268.2	2,245.2	2,275.4	2,344.8	2,411.0	2,459.9	2,433.1	2,296.5	2,275.6	2,311.2	2,353.6	2,413.5	2,502.5	2,584.9	2,532.4	2,611.5
Goods-producing sectors	338.8	329.3	312.9	303.4	306.3	312.9	318.9	317.5	297.8	249.7	236.6	238.0	237.2	243.0	255.1	267.1	259.6	271.4
Mining, logging, & construction	130.9	131.4	126.1	123.5	128.0	134.1	140.1	141.4	129.5	103.0	93.6	91.6	88.8	93.1	102.6	109.5	105.3	112.0
Manufacturing	207.9	197.8	186.8	179.9	178.3	178.8	178.8	176.2	168.3	146.6	143.0	146.3	148.5	149.8	152.6	157.7	154.3	159.5
Service-providing sectors	1,960.8	1,981.2	1,955.3	1,941.8	1,969.1	2,031.9	2,092.1	2,142.3	2,135.3	2,046.8	2,039.1	2,073.2	2,116.4	2,170.5	2,247.4	2,317.7	2,272.9	2,340.1
Trade	426.2	426.7	414.3	404.9	405.1	419.1	432.5	440.7	431.7	399.7	395.1	401.1	407.1	414.1	425.8	440.3	430.4	446.2
Wholesale trade	161.3	161.5	153.9	151.6	152.2	155.7	158.7	160.5	159.2	146.9	144.5	145.7	147.6	148.4	152.9	157.9	154.6	159.2
Retail trade	264.9	265.2	260.4	253.3	252.9	263.4	273.8	280.2	272.5	252.8	250.6	255.4	259.5	265.7	272.9	282.4	275.7	287.0
Transportation & utilities	127.4	126.0	120.8	117.9	119.3	122.5	126.2	129.2	129.1	123.4	123.8	126.7	127.6	127.9	133.9	139.4	136.5	140.0
Information	106.7	106.0	97.9	88.1	84.1	81.6	80.7	80.7	78.5	76.6	74.6	77.1	78.8	81.6	86.6	88.8	87.2	88.7
Financial activities	155.1	157.6	157.4	157.9	158.9	164.4	169.1	169.4	162.4	152.8	148.6	151.0	153.6	156.0	158.6	162.2	159.7	162.8
Professional & business services	396.3	387.7	370.2	364.1	373.0	390.0	401.4	411.3	407.7	376.6	385.5	402.2	415.8	436.2	461.6	478.9	468.2	484.3
Education & health services	183.1	191.6	200.3	207.2	215.1	224.9	234.8	244.3	252.0	255.8	263.0	272.6	284.5	295.9	306.9	318.3	311.0	321.2
Leisure & hospitality	196.5	199.4	200.8	205.2	212.1	219.4	227.0	235.6	234.0	223.9	221.4	226.4	234.7	246.2	259.4	270.7	263.2	275.6
Other services	88.6	93.7	91.7	92.5	92.8	95.6	97.0	98.0	98.0	97.2	93.4	92.6	92.9	93.4	94.2	96.7	94.9	97.4
Government	281.0	292.4	301.9	304.0	308.8	314.3	323.4	333.3	341.8	340.8	333.6	323.6	321.6	319.3	320.4	322.5	321.7	323.8
Federal	46.6	47.8	48.3	47.0	46.1	46.1	45.9	45.4	46.9	48.2	49.8	46.9	45.5	45.1	44.9	45.2	45.0	45.4
State	63.7	65.5	67.3	68.5	68.2	69.5	71.3	74.3	75.4	75.3	72.0	71.2	71.4	71.6	72.3	72.3	72.6	72.4
Local	170.7	179.2	186.3	188.4	194.5	198.7	206.2	213.7	219.6	217.3	211.8	205.5	204.7	202.6	203.2	205.0	204.1	206.0

* Atlanta-Sandy Springs-Roswell HMA.

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Atlanta 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										
Atlanta HMA*	4,263,438	5,286,728	5,792,000	6,096,000	102,300	2.2	83,050	1.5	101,300	1.7
Central submarket	2,769,333	3,212,440	3,538,000	3,697,000	44,300	1.5	53,500	1.6	53,000	1.5
Southern Suburbs submarket	1,057,116	1,390,189	1,480,000	1,557,000	33,300	2.8	14,750	1.0	25,650	1.7
Northern Suburbs submarket	436,989	684,099	774,000	841,800	24,700	4.6	14,800	2.1	22,600	2.8
Households										
Atlanta HMA*	1,559,712	1,943,885	2,119,300	2,236,000	38,400	2.2	28,850	1.4	38,900	1.8
Central submarket	1,031,909	1,214,928	1,329,600	1,396,000	18,300	1.6	18,850	1.5	22,150	1.6
Southern Suburbs submarket	373,449	489,977	520,700	547,200	11,650	2.8	5,050	1.0	8,825	1.7
Northern Suburbs submarket	154,354	238,980	269,450	292,500	8,475	4.5	5,000	2.0	7,675	2.8

* Atlanta-Sandy Springs-Roswell HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is May 1, 2016. The forecast date is May 1, 2019.

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

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

	Atlanta HMA*			Central Submarket			Southern Suburbs Submarket			Northern Suburbs Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,650,700	2,172,967	2,267,000	1,089,793	1,360,903	1,417,000	396,590	549,582	562,900	164,317	262,482	287,000
Occupied units	1,559,712	1,943,885	2,119,300	1,031,909	1,214,928	1,329,600	373,449	489,977	520,700	154,354	238,980	269,450
Owner-occupied	1,041,714	1,285,066	1,292,000	641,794	751,667	756,800	270,867	342,192	331,000	129,053	191,207	204,600
%	66.8	66.1	61.0	62.2	61.9	56.9	72.5	69.8	63.6	83.6	80.0	75.9
Renter-occupied	517,998	658,819	827,300	390,115	463,261	572,800	102,582	147,785	189,700	25,301	47,773	64,850
%	33.2	33.9	39.0	37.8	38.1	43.1	27.5	30.2	36.4	16.4	20.0	24.1
Vacant units	90,988	229,082	147,100	57,884	145,975	87,300	23,141	59,605	42,200	9,963	23,502	17,600
Available units	52,292	146,001	78,000	36,470	98,569	50,300	11,880	35,244	20,000	3,942	12,188	7,700
For sale	18,473	50,588	23,050	11,436	30,717	13,100	4,777	13,070	6,400	2,260	6,801	3,550
Rate (%)	1.7	3.8	1.8	1.8	3.9	1.7	1.7	3.7	1.9	1.7	3.4	1.7
For rent	33,819	95,413	54,950	25,034	67,852	37,200	7,103	22,174	13,600	1,682	5,387	4,150
Rate (%)	6.1	12.7	6.2	6.0	12.8	6.1	6.5	13.0	6.7	6.2	10.1	6.0
Other vacant	38,696	83,081	69,050	21,414	47,406	37,000	11,261	24,361	22,150	6,021	11,314	9,900

* Atlanta-Sandy Springs-Roswell HMA.

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

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

Table 4. Residential Building Permit Activity in the Atlanta 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	
																	April 2015	April 2016
Atlanta HMA*																		
Total	65,767	67,001	68,536	66,611	74,256	73,144	68,495	44,943	19,362	6,567	7,908	9,668	14,595	24,337	28,683	30,011	27,575	33,949
Single-family	48,223	50,096	52,056	55,207	57,527	61,837	54,156	31,262	12,057	5,455	6,417	6,248	9,182	14,864	16,984	19,885	18,202	21,127
Multifamily	17,544	16,905	16,480	11,404	16,729	11,307	14,339	13,681	7,305	1,112	1,491	3,420	5,413	9,473	11,699	10,126	9,373	12,822
Central submarket																		
Total	35,718	36,362	34,900	33,889	41,945	39,441	37,192	25,628	11,662	3,196	4,167	6,235	9,211	15,883	18,125	18,204	16,100	21,188
Single-family	22,957	23,813	23,032	24,874	27,533	28,851	24,241	13,208	5,211	2,171	3,012	3,085	4,817	7,365	7,730	8,974	8,143	9,645
Multifamily	12,761	12,549	11,868	9,015	14,412	10,590	12,951	12,420	6,451	1,025	1,155	3,150	4,394	8,518	10,395	9,230	7,957	11,543
Southern Suburbs submarket																		
Total	17,992	19,610	22,430	20,847	20,064	19,955	17,611	11,112	4,027	1,627	1,595	1,478	1,471	3,384	3,860	4,745	4,240	5,069
Single-family	15,120	16,659	18,833	19,418	18,413	19,405	17,226	9,925	3,408	1,540	1,421	1,208	1,407	2,699	3,779	4,522	4,159	4,754
Multifamily	2,872	2,951	3,597	1,429	1,651	550	385	1,187	619	87	174	270	64	685	81	223	81	315
Northern Suburbs submarket																		
Total	12,057	11,029	11,206	11,875	12,247	13,748	13,692	8,203	3,673	1,744	2,146	1,955	3,913	5,070	6,698	7,062	7,235	7,692
Single-family	10,146	9,624	10,191	10,915	11,581	13,581	12,689	8,129	3,438	1,744	1,984	1,955	2,958	4,800	5,475	6,389	5,900	6,728
Multifamily	1,911	1,405	1,015	960	666	167	1,003	74	235	0	162	0	955	270	1,223	673	1,335	964

* Atlanta-Sandy Springs-Roswell HMA.

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

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

Table 5. Median Income in the Atlanta HMA,*
2014

	Median Income (\$)
	2014
Median Family Income	64,400
Median household income	56,166

* Atlanta-Sandy Springs-Roswell HMA.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau 2014 American Community Survey 1-year data