

Table 1. Labor Force and Employment in the Augusta-Richmond County 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                      | 234.4 | 232.5 | 237.6 | 242.7 | 250.1 | 253.6 | 254.0 | 257.0 | 258.7 | 259.6 | 259.1 | 265.2 | 264.0 | 264.6            | 264.3     |
| Resident employment              | 225.4 | 221.9 | 225.7 | 230.4 | 236.6 | 238.3 | 239.1 | 242.8 | 242.4 | 235.7 | 235.2 | 241.0 | 240.7 | 240.6            | 241.5     |
| Unemployment                     | 9.0   | 10.6  | 11.8  | 12.2  | 13.4  | 15.3  | 14.9  | 14.1  | 16.3  | 23.9  | 23.9  | 24.2  | 23.3  | 24.0             | 22.8      |
| Unemployment rate (%)            | 3.8   | 4.6   | 5.0   | 5.0   | 5.4   | 6.0   | 5.9   | 5.5   | 6.3   | 9.2   | 9.2   | 9.1   | 8.8   | 9.1              | 8.6       |
| Total nonfarm payroll jobs       | 210.0 | 207.9 | 209.0 | 210.8 | 215.6 | 216.7 | 216.2 | 218.4 | 218.0 | 211.5 | 212.7 | 214.3 | 213.9 | 213.9            | 215.0     |
| Goods-producing sectors          | 43.3  | 42.2  | 40.3  | 39.5  | 38.8  | 38.6  | 38.9  | 37.8  | 35.4  | 31.7  | 31.0  | 31.0  | 31.1  | 30.9             | 31.0      |
| Mining, logging, & construction  | 13.4  | 13.4  | 13.3  | 13.3  | 13.5  | 13.7  | 14.2  | 14.0  | 12.5  | 11.1  | 11.1  | 11.0  | 11.3  | 11.1             | 11.2      |
| Manufacturing                    | 29.9  | 28.9  | 27.1  | 26.2  | 25.3  | 25.0  | 24.8  | 23.8  | 22.9  | 20.6  | 19.9  | 20.0  | 19.8  | 19.9             | 19.8      |
| Service-providing sectors        | 166.7 | 165.7 | 168.7 | 171.3 | 176.8 | 178.1 | 177.3 | 180.6 | 182.6 | 179.8 | 181.8 | 183.3 | 182.8 | 183.0            | 184.0     |
| Trade                            | 30.5  | 29.4  | 29.0  | 29.5  | 30.6  | 30.8  | 30.3  | 30.3  | 30.1  | 28.9  | 29.3  | 29.7  | 29.0  | 29.4             | 29.4      |
| Transportation & utilities       | 5.8   | 5.8   | 6.0   | 5.7   | 5.9   | 6.3   | 6.3   | 6.6   | 6.7   | 6.3   | 6.2   | 6.7   | 7.1   | 7.0              | 7.3       |
| Information                      | 3.5   | 3.6   | 3.4   | 3.4   | 3.3   | 3.4   | 3.5   | 3.8   | 3.4   | 2.8   | 2.6   | 2.6   | 2.5   | 2.5              | 2.6       |
| Financial activities             | 7.9   | 8.0   | 8.0   | 8.0   | 8.0   | 8.3   | 8.3   | 8.1   | 8.5   | 8.2   | 7.9   | 7.7   | 7.7   | 7.6              | 7.7       |
| Professional & business services | 29.1  | 28.3  | 29.7  | 30.5  | 32.8  | 30.8  | 29.0  | 30.2  | 30.5  | 29.0  | 30.9  | 31.0  | 30.7  | 30.7             | 30.8      |
| Education & health services      | 23.2  | 24.1  | 25.2  | 25.4  | 26.4  | 27.0  | 27.4  | 27.8  | 28.4  | 28.7  | 29.0  | 29.3  | 29.9  | 29.6             | 30.1      |
| Leisure & hospitality            | 18.3  | 17.7  | 18.2  | 18.9  | 19.6  | 20.0  | 20.4  | 21.2  | 21.2  | 21.6  | 21.3  | 21.5  | 21.7  | 21.4             | 22.0      |
| Other services                   | 6.6   | 6.6   | 6.5   | 6.8   | 7.2   | 7.4   | 7.5   | 7.6   | 8.0   | 8.2   | 7.9   | 8.1   | 8.0   | 8.0              | 8.0       |
| Government                       | 41.8  | 42.3  | 42.6  | 43.1  | 43.1  | 44.2  | 44.6  | 45.0  | 45.7  | 46.2  | 46.7  | 46.7  | 46.3  | 46.6             | 46.0      |
| Federal                          | 7.6   | 7.5   | 7.3   | 7.2   | 7.2   | 7.3   | 7.5   | 7.5   | 7.6   | 8.3   | 9.0   | 9.0   | 9.2   | 9.1              | 9.2       |
| State                            | 14.9  | 15.1  | 15.1  | 15.3  | 15.3  | 15.6  | 15.6  | 15.6  | 16.0  | 16.1  | 16.1  | 16.4  | 16.2  | 16.4             | 16.2      |
| Local                            | 19.3  | 19.8  | 20.1  | 20.6  | 20.6  | 21.2  | 21.6  | 22.0  | 22.1  | 21.8  | 21.6  | 21.3  | 20.9  | 21.2             | 20.6      |

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 Augusta-Richmond County 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 (%) |
| <b>Population</b>           |         |         |         |          |                       |          |                 |          |                     |          |
| Augusta-Richmond County HMA | 499,684 | 556,877 | 573,300 | 591,600  | 5,725                 | 1.1      | 5,050           | 0.9      | 6,100               | 1.1      |
| Georgia submarket           | 332,537 | 369,793 | 383,200 | 397,000  | 3,725                 | 1.1      | 4,125           | 1.1      | 4,600               | 1.2      |
| South Carolina submarket    | 167,147 | 187,084 | 190,100 | 194,600  | 2,000                 | 1.1      | 930             | 0.5      | 1,500               | 0.8      |
| <b>Households</b>           |         |         |         |          |                       |          |                 |          |                     |          |
| Augusta-Richmond County HMA | 184,801 | 212,245 | 218,900 | 226,400  | 2,750                 | 1.4      | 2,050           | 1.0      | 2,500               | 1.1      |
| Georgia submarket           | 120,944 | 138,644 | 143,500 | 148,800  | 1,775                 | 1.4      | 1,500           | 1.1      | 1,775               | 1.2      |
| South Carolina submarket    | 63,857  | 73,601  | 75,350  | 77,550   | 970                   | 1.4      | 540             | 0.7      | 730                 | 1.0      |

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 Augusta-Richmond County HMA, 2000, 2010, and Current**

|                         | Augusta-Richmond County<br>HMA |         |         | Georgia<br>Submarket |         |         | South Carolina<br>Submarket |        |         |
|-------------------------|--------------------------------|---------|---------|----------------------|---------|---------|-----------------------------|--------|---------|
|                         | 2000                           | 2010    | Current | 2000                 | 2010    | Current | 2000                        | 2010   | Current |
| Total housing inventory | 204,601                        | 236,949 | 242,300 | 133,391              | 154,141 | 158,000 | 71,210                      | 82,808 | 84,250  |
| Occupied units          | 184,801                        | 212,245 | 218,900 | 120,944              | 138,644 | 143,500 | 63,857                      | 73,601 | 75,350  |
| Owners                  | 128,807                        | 142,816 | 145,200 | 80,112               | 88,748  | 90,600  | 48,695                      | 54,068 | 54,600  |
| %                       | 69.7                           | 67.3    | 66.3    | 66.2                 | 64.0    | 63.1    | 76.3                        | 73.5   | 72.5    |
| Renters                 | 55,994                         | 69,429  | 73,700  | 40,832               | 49,896  | 52,950  | 15,162                      | 19,533 | 20,750  |
| %                       | 30.3                           | 32.7    | 33.7    | 33.8                 | 36.0    | 36.9    | 23.7                        | 26.5   | 27.5    |
| Vacant units            | 19,800                         | 24,704  | 23,350  | 12,447               | 15,497  | 14,450  | 7,353                       | 9,207  | 8,900   |
| Available units         | 10,003                         | 10,969  | 10,250  | 6,740                | 7,744   | 7,200   | 3,263                       | 3,225  | 3,000   |
| For sale                | 3,273                          | 4,028   | 3,850   | 2,075                | 2,742   | 2,600   | 1,198                       | 1,286  | 1,225   |
| Rate (%)                | 2.5                            | 2.7     | 2.6     | 2.5                  | 3.0     | 2.8     | 2.4                         | 2.3    | 2.2     |
| For rent                | 6,730                          | 6,941   | 6,375   | 4,665                | 5,002   | 4,600   | 2,065                       | 1,939  | 1,775   |
| Rate (%)                | 10.7                           | 9.1     | 8.0     | 10.3                 | 9.1     | 8.0     | 12.0                        | 9.0    | 7.9     |
| Other vacant            | 9,797                          | 13,735  | 13,150  | 5,707                | 7,753   | 7,250   | 4,090                       | 5,982  | 5,900   |

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 Augusta-Richmond County 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 |
| <b>Augusta-Richmond County HMA</b> |       |       |       |       |       |       |       |       |       |       |       |       |       |                  |           |
| Total                              | 2,391 | 2,826 | 3,555 | 3,648 | 3,708 | 4,033 | 3,859 | 3,349 | 2,299 | 2,827 | 2,572 | 2,575 | 2,267 | 2,200            | 2,265     |
| Single-family                      | 2,269 | 2,622 | 2,944 | 3,300 | 3,694 | 3,785 | 3,601 | 3,007 | 1,797 | 2,167 | 2,404 | 2,217 | 2,166 | 2,030            | 2,250     |
| Multifamily                        | 122   | 204   | 611   | 348   | 14    | 248   | 258   | 342   | 502   | 660   | 168   | 358   | 101   | 170              | 15        |
| <b>Georgia submarket</b>           |       |       |       |       |       |       |       |       |       |       |       |       |       |                  |           |
| Total                              | 1,565 | 1,907 | 2,534 | 2,507 | 2,648 | 2,676 | 2,332 | 1,884 | 1,581 | 2,203 | 1,835 | 1,757 | 1,630 | 1,460            | 1,655     |
| Single-family                      | 1,515 | 1,707 | 1,983 | 2,225 | 2,636 | 2,499 | 2,318 | 1,884 | 1,119 | 1,559 | 1,719 | 1,559 | 1,535 | 1,450            | 1,650     |
| Multifamily                        | 50    | 200   | 551   | 282   | 12    | 177   | 14    | 0     | 462   | 644   | 116   | 198   | 95    | 10               | 5         |
| <b>South Carolina submarket</b>    |       |       |       |       |       |       |       |       |       |       |       |       |       |                  |           |
| Total                              | 826   | 919   | 1,021 | 1,141 | 1,060 | 1,357 | 1,527 | 1,465 | 718   | 624   | 737   | 818   | 637   | 740              | 610       |
| Single-family                      | 754   | 915   | 961   | 1,075 | 1,058 | 1,286 | 1,283 | 1,123 | 678   | 608   | 685   | 658   | 631   | 580              | 600       |
| Multifamily                        | 72    | 4     | 60    | 66    | 2     | 71    | 244   | 342   | 40    | 16    | 52    | 160   | 6     | 160              | 10        |

Note: Numbers may not add to totals because of rounding.

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

**Table 5.** Median Income in the Augusta-Richmond County HMA, 1999, 2009, and 2010

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1999               | 2009   | 2010   | 1999 to 2009              | 2009 to 2010 |
| Median Family Income    | 45,200             | 55,500 | 55,600 | 2.1                       | 0.2          |
| Median household income | 38,103             | 42,146 | 44,477 | 1.0                       | 5.5          |

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