

As of January 1, 2020.

Table 1. Labor Force and Employment in the Birmingham HMA, 2000 Through December 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Labor Force	527.3	526.7	524.5	526.1	529.8	530.6	535.5	534.6	533.1	526.4	539.8	543.1	540.2	540.6	535.8	535.6	538.7	538.2	544.9	558.2
Resident Employment	506.9	504.5	498.1	498.9	503.6	508.8	515.5	515.5	506.2	472.5	486.8	495.5	502.5	506.5	503.8	506.3	509.3	516.3	525.6	542.5
Unemployment	20.4	22.2	26.4	27.2	26.2	21.8	20.0	19.1	26.8	53.9	53.0	47.6	37.7	34.1	32.0	29.3	29.4	21.8	19.3	15.7
Unemployment Rate (%)	3.9	4.2	5.0	5.2	4.9	4.1	3.7	3.6	5.0	10.2	9.8	8.8	7.0	6.3	6.0	5.5	5.5	4.1	3.5	2.8
Total Nonfarm Payroll Jobs	519.7	519.0	512.5	509.6	515.1	523.1	532.8	537.6	533.7	504.4	496.6	498.5	506.9	512.4	516.2	521.9	526.5	531.6	538.5	547.7
Goods-Producing Sectors	88.7	85.2	80.1	78.7	79.2	79.8	81.8	81.5	78.1	66.3	61.8	62.8	65.1	66.1	66.3	66.4	65.8	66.3	69.9	72.4
Mining, Logging, & Construction	35.5	35.5	34.7	35.7	36.6	36.4	37.5	37.3	35.8	29.6	27.1	27.7	28.1	28.0	27.5	28.2	28.2	28.6	30.8	32.6
Manufacturing	53.2	49.7	45.4	43.0	42.6	43.4	44.3	44.1	42.3	36.7	34.7	35.1	37.0	38.2	38.7	38.1	37.6	37.8	39.1	39.8
Service-Providing Sectors	431.0	433.8	432.4	430.9	435.9	443.3	451.0	456.2	455.6	438.1	434.8	435.7	441.8	446.3	449.9	455.6	460.7	465.3	468.7	475.3
Wholesale & Retail Trade	93.1	91.9	90.7	91.2	92.6	92.4	93.8	94.8	93.7	87.3	84.7	84.8	85.5	86.0	86.5	87.4	87.4	86.4	85.7	85.6
Wholesale Trade	30.9	30.6	29.5	29.3	30.1	30.3	31.2	31.5	31.4	29.5	28.3	28.3	28.9	29.3	29.1	29.0	28.9	28.4	28.2	27.9
Retail Trade	62.2	61.3	61.2	61.9	62.5	62.1	62.6	63.3	62.3	57.8	56.4	56.5	56.6	56.7	57.4	58.4	58.5	58.0	57.5	57.7
Transportation & Utilities	20.7	20.5	19.4	19.0	19.0	19.3	20.2	21.1	21.3	20.3	20.7	20.9	21.8	22.4	22.5	22.8	23.0	23.0	23.3	23.6
Information	14.6	15.3	14.9	13.4	13.0	12.7	11.9	11.5	11.0	10.1	9.5	9.0	8.9	8.9	8.5	8.2	7.9	7.6	7.6	7.4
Financial Activities	41.0	41.4	41.5	41.0	41.2	41.5	41.5	41.6	41.4	40.3	39.5	40.0	40.6	41.7	42.2	42.3	42.2	42.4	42.0	42.5
Professional & Business Services	64.3	65.2	63.9	61.5	62.6	66.8	69.4	69.1	66.8	60.7	60.3	61.4	63.6	63.3	63.6	65.2	65.9	67.7	68.3	68.2
Education & Health Services	55.1	56.2	58.2	59.5	60.5	61.6	61.8	63.4	64.8	64.7	65.5	65.5	66.9	68.4	68.9	70.2	71.5	72.8	74.1	76.5
Leisure & Hospitality	39.5	39.9	39.2	39.7	41.2	42.7	43.7	44.1	44.4	43.0	42.5	43.5	44.5	46.2	47.7	48.9	50.6	51.8	53.0	55.4
Other Services	27.3	27.5	28.0	27.2	26.7	26.4	26.5	27.1	27.8	27.6	27.6	27.5	28.1	28.1	28.4	28.7	29.3	30.4	30.8	31.2
Government	75.5	76.0	76.7	78.4	79.1	79.8	82.3	83.5	84.4	84.2	84.5	83.2	81.8	81.3	81.7	82.0	82.9	83.4	84.0	85.0
Federal	9.9	9.4	9.1	9.0	9.1	9.2	9.1	8.9	9.1	8.9	9.7	9.1	8.7	8.6	8.8	9.1	9.2	9.2	9.1	9.2
State	23.4	23.7	24.3	25.6	25.8	26.0	27.6	28.2	28.3	28.3	28.3	28.6	28.3	28.7	29.3	29.9	30.6	30.8	31.2	32.0
Local	42.1	42.9	43.2	43.8	44.2	44.7	45.5	46.4	47.0	47.0	46.5	45.6	44.8	43.9	43.6	43.0	43.1	43.5	43.8	43.8

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Birmingham 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										
Birmingham HMA	1,052,238	1,128,047	1,156,000	1,163,000	7,575	0.7	2,825	0.3	2,375	0.2
Households										
Birmingham HMA	412,376	441,924	451,500	454,200	2,950	0.7	980	0.2	910	0.2

Note: The forecast period is from the current date (January 1, 2020), to January 1, 2023.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



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

	Birmingham HMA		
	2000	2010	Current
Total Housing Inventory	454,338	500,025	512,100
Occupied Units	412,376	441,924	451,500
Owner-Occupied	296,763	312,004	314,500
%	72.0	70.6	69.7
Renter-Occupied	115,613	129,920	137,000
%	28.0	29.4	30.3
Vacant Units	41,962	58,101	60,600
Available Units	19,258	28,786	22,600
For Sale	5,706	9,566	4,800
Rate (%)	1.9	3.0	1.5
For Rent	13,552	19,220	17,800
Rate (%)	10.5	12.9	11.5
Other Vacant	22,704	29,315	38,000

Note: The current date is January 1, 2020.

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



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Table 4. Residential Building Permit Activity in the Birmingham HMA, 2000 Through December 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Birmingham HMA																				
Total	5,891	5,256	5,631	7,346	7,800	8,011	9,033	5,458	3,669	2,281	2,068	2,552	3,307	2,917	3,454	4,146	3,312	3,028	3,025	3,699
Sales	4,435	4,722	5,087	6,049	6,375	7,117	6,694	5,163	2,330	1,701	1,614	1,795	1,855	2,039	2,381	2,422	2,734	2,710	2,712	2,927
Rental	1,456	534	544	1,297	1,425	894	2,339	295	1,339	580	454	757	1,452	878	1,073	1,724	578	318	313	772

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2018—final data and estimates by the analyst; 2019—preliminary data and estimates by the analyst



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Table 5. Median Income in the Birmingham HMA, 1999, 2009, and 2018

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	47,900	60,900	71,000	2.4	1.7
Median Household Income	39,278	44,868	56,409	1.3	2.6

Note: The 1999 Metropolitan Statistical Area definition does not include Bibb, Chilton, or Walker Counties.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2018 median household income—U.S. Census Bureau, 2009 and 2018 American Community Survey, 1-year data

