

As of April 1, 2023.

Table 1. Labor Force and Employment in the Birmingham HMA, 2000 Through March 2023

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
																								March 2022	March 2023
Labor Force	530.7	529.8	526.1	528.3	530.3	529.2	536.0	535.8	533.0	525.2	540.0	543.0	540.6	540.0	536.8	534.1	533.4	544.4	554.8	561.5	559.0	560.7	567.2	563.2	566.4
Resident Employment	509.9	507.2	499.6	501.1	504.6	507.6	516.2	516.3	505.3	475.9	487.8	495.7	501.8	505.4	504.9	504.7	504.1	521.8	535.2	545.3	525.8	543.4	553.8	547.4	553.7
Unemployment	20.8	22.6	26.5	27.2	25.7	21.6	19.8	19.5	27.8	49.3	52.2	47.2	38.7	34.6	31.9	29.4	29.3	22.5	19.6	16.2	33.2	17.3	13.5	15.8	12.7
Unemployment Rate (%)	3.9	4.3	5.0	5.1	4.9	4.1	3.7	3.6	5.2	9.4	9.7	8.7	7.2	6.4	5.9	5.5	5.5	4.1	3.5	2.9	5.9	3.1	2.4	2.8	2.2
Total Nonfarm Payroll Jobs	519.8	519.0	512.5	509.6	515.1	523.1	532.8	537.6	533.7	504.4	496.6	498.6	506.9	512.4	516.2	521.9	526.5	531.8	541.2	549.5	526.1	540.7	555.6	545.4	556.8
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	62.9	65.1	66.1	66.2	66.3	65.8	66.3	69.7	71.8	67.9	67.8	70.7	68.4	71.1
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	30.7	32.3	31.0	30.4	31.8	30.6	32.1
Manufacturing	53.2	49.7	45.4	43.0	42.6	43.4	44.3	44.1	42.3	36.7	34.7	35.2	37.0	38.2	38.7	38.1	37.6	37.7	39.0	39.4	37.0	37.4	38.9	37.8	39.0
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	465.6	471.5	477.8	458.2	472.9	484.9	477.1	485.7
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	85.8	85.0	81.6	83.5	85.3	84.1	85.9
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	28.1	27.8	26.8	26.9	27.6	27.1	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	57.7	57.2	54.8	56.6	57.7	57.0	58.0
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	23.2	25.1	26.6	28.9	30.5	29.9	31.0	28.7
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	7.5	7.5	7.5	8.4	9.4	8.8	9.4
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	42.1	42.3	42.8	43.1	43.9	43.2	43.9
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	69.2	69.9	67.3	72.0	75.8	73.2	75.9
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	74.0	75.9	72.8	73.7	74.1	73.7	74.3
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	52.8	53.1	43.7	46.0	48.5	46.8	48.6
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	31.5	29.2	29.9	31.2	30.3	31.4
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	84.2	86.0	84.5	85.9	87.0	86.1	87.6
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	9.4	9.4	9.3	9.3	9.4
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	31.4	32.7	32.2	33.8	34.1	33.8	34.4
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	44.1	42.9	42.8	43.6	43.0	43.8

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2023.

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	1,183,000	1,192,000	7,575	0.7	4,200	0.4	3,200	0.3
Households										
Birmingham HMA	412,376	441,924	472,000	477,200	2,950	0.7	2,325	0.5	1,725	0.4

Notes: The current date is April 1, 2023. The forecast date is April 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of April 1, 2023.

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	526,225
Occupied Units	412,376	441,924	472,000
Owner-Occupied	296,763	312,004	320,600
%	72.0	70.6	67.9
Renter-Occupied	115,613	129,920	151,400
%	28.0	29.4	32.1
Vacant Units	41,962	58,101	54,225
Available Units	19,258	28,786	25,725
For Sale	5,706	9,566	4,875
Rate (%)	1.9	3.0	1.5
For Rent	13,552	19,220	20,850
Rate (%)	10.5	12.9	12.1
Other Vacant	22,704	29,315	28,500

Notes: The current date is April 1, 2023. In this HUD-conducted analysis, other vacant units include all vacant units that are not available for sale or for rent. The term, therefore, includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the U.S. Census Bureau.

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 March 2023

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending		
																								March 2022	March 2023	
Birmingham HMA																										
Total	5,396	5,580	5,756	7,167	7,800	7,831	9,221	5,828	3,715	2,539	2,104	2,362	3,307	2,776	3,383	3,733	3,312	2,877	3,298	4,632	4,649	5,176	5,173	4,960	4,944	
Sales	4,433	4,720	5,079	6,258	6,358	7,098	6,869	5,230	2,325	1,683	1,603	1,795	1,853	2,117	2,329	2,428	2,730	2,707	2,698	2,950	3,562	3,308	3,424	3,364	3,357	
Rental	963	860	677	909	1,442	733	2,352	598	1,390	856	501	567	1,454	659	1,054	1,305	582	170	600	1,682	1,087	1,868	1,749	1,596	1,587	

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2022—final data and estimates by the analyst; 2023—preliminary data and estimates by the analyst



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Table 5. Median Income in the Birmingham HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	48,079	60,900	79,877	2.4	2.3
Median Household Income	39,278	44,868	60,725	1.3	2.6

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

