

As of January 1, 2020.

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			December 2018	December 2019
Labor Force	207.7	219.8	228.5	237.7	251.9	272.8	287.2	290.9	286.1	278.8	283.2	287.1	292.4	299.1	310.1	318.9	329.1	336.2	342.7	352.3
Resident Employment	200.9	211.3	217.2	226.6	241.4	264.0	278.8	277.1	262.2	244.5	247.8	255.9	266.5	277.3	291.3	302.4	313.9	322.5	331.1	341.4
Unemployment	6.7	8.5	11.4	11.2	10.5	8.8	8.4	13.8	23.9	34.3	35.4	31.2	25.8	21.8	18.7	16.5	15.2	13.7	11.6	10.9
Unemployment Rate (%)	3.2	3.9	5.0	4.7	4.2	3.2	2.9	4.7	8.3	12.3	12.5	10.9	8.8	7.3	6.0	5.2	4.6	4.1	3.4	3.1
Total Nonfarm Payroll Jobs	168.4	176.1	181.8	189.3	204.0	221.1	232.2	230.4	215.8	200.1	198.0	203.0	209.2	218.3	231.9	246.5	257.5	263.5	271.4	281.4
Goods-Producing Sectors	25.4	26.8	28.2	29.1	33.7	40.6	45.5	39.4	30.2	22.8	20.4	20.6	21.1	22.1	25.0	28.2	31.9	33.5	37.0	39.6
Mining, Logging, & Construction	18.6	20.4	21.8	23.0	27.4	33.6	37.9	32.8	24.9	18.4	16.2	16.1	16.7	17.4	19.9	22.7	26.1	27.5	30.7	33.1
Manufacturing	6.8	6.4	6.4	6.1	6.3	7.0	7.6	6.6	5.3	4.4	4.2	4.5	4.5	4.8	5.0	5.5	5.8	6.0	6.3	6.5
Service-Providing Sectors	143.0	149.3	153.6	160.2	170.4	180.5	186.7	191.0	185.6	177.4	177.6	182.4	188.0	196.2	206.9	218.4	225.7	230.0	234.5	241.8
Wholesale & Retail Trade	34.7	35.9	36.2	37.4	39.5	42.1	44.0	44.7	42.0	38.1	38.2	39.2	41.0	42.8	45.0	47.3	48.5	48.8	49.2	50.4
Wholesale Trade	4.7	5.5	5.5	5.7	6.3	6.8	7.2	7.6	6.8	6.1	5.8	5.9	6.3	6.6	7.0	7.2	7.5	7.5	7.4	7.5
Retail Trade	30.0	30.4	30.7	31.7	33.2	35.3	36.8	37.1	35.2	32.0	32.4	33.3	34.7	36.2	38.0	40.1	41.0	41.3	41.8	42.8
Transportation & Utilities	3.0	3.0	3.0	2.9	3.1	3.7	3.8	4.0	3.8	3.5	3.5	3.6	3.7	4.2	4.6	4.9	5.0	4.9	5.2	5.5
Information	5.0	4.8	4.4	4.5	4.2	4.1	4.0	3.9	3.7	3.1	2.9	2.9	3.0	3.1	3.1	3.1	2.9	2.8	2.8	2.7
Financial Activities	9.4	10.5	10.7	11.1	12.2	13.5	14.0	13.1	12.3	11.4	10.8	10.5	10.8	11.2	11.6	12.2	13.0	13.3	13.5	13.6
Professional & Business Services	20.0	22.8	23.8	24.9	27.4	28.8	28.1	27.9	25.8	24.4	24.1	25.6	26.3	27.8	30.2	32.5	34.5	35.6	37.6	39.4
Education & Health Services	17.1	16.8	17.3	18.0	19.2	20.3	21.1	21.2	21.8	22.5	23.3	23.9	24.4	25.1	26.4	27.2	28.4	29.2	30.2	32.1
Leisure & Hospitality	20.5	21.4	22.6	23.6	25.6	27.0	28.4	30.3	30.4	30.0	29.4	31.0	32.5	34.9	37.5	40.4	40.7	41.1	41.6	43.6
Other Services	7.3	7.6	8.5	8.9	8.8	9.2	9.8	10.4	9.7	8.8	8.9	9.0	8.9	9.1	9.7	10.6	11.4	11.7	11.6	11.8
Government	26.0	26.4	27.1	28.8	30.6	32.0	33.5	35.7	36.1	35.6	36.7	36.7	37.4	38.1	39.0	40.1	41.2	42.6	42.7	42.7
Federal	2.1	2.0	2.0	2.2	2.3	2.3	2.3	2.4	2.5	2.5	2.8	2.4	2.4	2.4	2.5	2.5	2.5	2.4	2.4	2.4
State	3.9	4.0	4.0	4.1	4.2	4.3	4.3	4.4	4.7	5.2	5.3	5.4	5.3	5.4	5.6	5.7	5.8	6.0	6.1	6.2
Local	20.0	20.5	21.1	22.5	24.2	25.4	26.8	28.9	28.9	28.0	28.6	29.0	29.7	30.3	30.9	31.9	32.9	34.2	34.2	34.1

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2020.

Table 2. Population and Household Trends in the Cape Coral 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										
Cape Coral HMA	440,888	618,754	778,300	827,300	17,800	3.4	16,350	2.4	16,350	2.1
Households										
Cape Coral HMA	188,599	259,818	322,700	343,200	7,125	3.3	6,450	2.2	6,825	2.1

Notes: The current date is January 1, 2020. The forecast date is 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 Cape Coral HMA, 2000, 2010, and Current

	Cape Coral HMA		
	2000	2010	Current
Total Housing Inventory	245,405	371,099	408,700
Occupied Units	188,599	259,818	322,700
Owner-Occupied	144,245	184,477	227,500
%	76.5	71.0	70.5
Renter-Occupied	44,354	75,341	95,200
%	23.5	29.0	29.5
Vacant Units	56,806	111,281	86,000
Available Units	11,927	28,924	15,500
For Sale	3,990	13,084	5,000
Rate (%)	2.7	6.6	2.2
For Rent	7,937	15,840	10,500
Rate (%)	15.2	17.4	10.0
Other Vacant	44,879	82,357	70,500

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 Cape Coral 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	12 Months Ending	
																			December 2018	December 2019
Cape Coral HMA																				
Total	9,720	10,959	11,146	15,675	20,395	29,330	18,746	5,905	1,886	958	1,276	1,587	2,043	3,176	4,427	6,879	5,867	7,654	9,721	9,425
Sales	7,482	8,270	8,413	12,250	18,257	27,905	18,513	5,811	1,475	939	1,179	1,275	1,833	2,764	3,620	3,938	4,511	5,338	6,308	6,108
Rental	2,238	2,689	2,733	3,425	2,138	1,425	233	94	411	19	97	312	210	412	807	2,941	1,356	2,316	3,413	3,317
Fort Myers Submarket																				
Total	9,720	10,959	11,146	15,675	20,395	29,330	18,746	5,905	1,886	958	1,276	1,587	2,043	3,176	4,427	6,879	5,867	7,654	9,721	9,425
Sales	7,482	8,270	8,413	12,250	18,257	27,905	18,513	5,811	1,475	939	1,179	1,275	1,833	2,764	3,620	3,938	4,511	5,338	6,308	6,108
Rental	2,238	2,689	2,733	3,425	2,138	1,425	233	94	411	19	97	312	210	412	807	2,941	1,356	2,316	3,413	3,317

Sources: U.S. Census Bureau, Building Permits Survey; 2000-2018 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 Cape Coral HMA, 1999, 2009, and 2018

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	46,430	60,700	63,700	2.7	0.5
Median Household Income	40,319	43,936	57,125	0.9	3.0

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

