

As of May 1, 2025.

Table 1. Labor Force and Employment in the Cape Coral HMA, 2010 Through April 2025

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	12 Months Ending	
																April 2024	April 2025
Labor Force	283.9	286.2	290.1	297.4	308.5	319.0	320.7	324.6	330.1	337.1	335.1	347.9	361.1	370.8	375.8	374.2	375.5
Resident Employment	248.2	254.6	263.6	274.7	289.2	302.4	305.5	310.9	318.3	326.0	309.0	332.5	348.8	358.6	362.5	361.8	361.4
Unemployment	35.6	31.6	26.5	22.7	19.4	16.6	15.2	13.7	11.7	11.0	26.1	15.4	12.3	12.2	13.3	12.5	14.1
Unemployment Rate (%)	12.6	11.0	9.1	7.6	6.3	5.2	4.7	4.2	3.6	3.3	7.8	4.4	3.4	3.3	3.5	3.3	3.8
Total Nonfarm Payroll Jobs	198.0	203.0	209.1	218.3	231.8	246.4	257.4	263.4	271.0	278.3	267.8	283.9	297.4	306.7	313.7	310.7	313.5
Goods-Producing Sectors	20.4	20.6	21.1	22.1	25.0	28.2	31.9	33.5	37.1	39.1	39.3	41.7	44.8	49.3	51.1	50.3	51.2
Mining, Logging, & Construction	16.2	16.1	16.7	17.4	19.9	22.7	26.1	27.5	30.7	32.6	32.8	34.6	36.8	41.1	42.8	42.1	42.9
Manufacturing	4.2	4.5	4.5	4.8	5.0	5.5	5.8	6.0	6.3	6.5	6.5	7.2	7.9	8.2	8.3	8.2	8.4
Service-Providing Sectors	177.6	182.4	188.0	196.1	206.8	218.3	225.6	229.9	233.9	239.1	228.6	242.1	252.6	257.4	262.6	260.4	262.3
Wholesale & Retail Trade	38.2	39.2	41.0	42.8	45.0	47.3	48.5	48.8	48.9	49.0	47.5	49.8	51.4	52.7	53.4	53.1	53.3
Wholesale Trade	5.8	5.9	6.3	6.6	7.0	7.2	7.5	7.5	7.5	7.7	7.9	8.3	8.5	8.9	9.2	9.0	9.2
Retail Trade	32.4	33.3	34.7	36.2	38.0	40.1	41.0	41.3	41.4	41.3	39.6	41.5	42.9	43.8	44.2	44.1	44.1
Transportation & Utilities	3.5	3.6	3.7	4.2	4.6	4.9	5.0	4.9	5.3	5.8	6.1	6.4	6.9	7.3	7.4	7.4	7.4
Information	2.9	2.9	3.0	3.1	3.1	3.1	2.9	2.8	2.8	2.8	2.9	3.1	3.3	3.6	3.6	3.6	3.6
Financial Activities	10.8	10.5	10.8	11.2	11.6	12.2	13.0	13.3	13.6	14.0	13.6	14.4	15.5	15.6	15.6	15.7	15.6
Professional & Business Services	24.1	25.6	26.3	27.8	30.2	32.5	34.5	35.6	37.2	37.6	36.8	40.5	43.8	44.8	44.9	44.9	44.8
Education & Health Services	23.3	23.9	24.4	25.1	26.3	27.2	28.4	29.2	30.1	31.4	30.6	32.1	33.3	34.5	35.6	34.9	36.1
Leisure & Hospitality	29.4	31.0	32.5	34.9	37.5	40.4	40.7	41.1	41.9	43.6	37.2	41.3	42.6	41.1	42.1	42.0	41.1
Other Services	8.9	8.9	8.8	9.0	9.6	10.5	11.3	11.5	11.4	11.5	10.7	11.1	11.4	12.0	12.7	12.4	12.7
Government	36.7	36.7	37.4	38.1	39.0	40.1	41.2	42.6	42.9	43.5	43.4	43.5	44.4	45.9	47.3	46.5	47.6
Federal	2.8	2.4	2.4	2.4	2.5	2.5	2.5	2.4	2.4	2.4	2.6	2.4	2.4	2.5	2.6	2.5	2.6
State	5.3	5.4	5.3	5.4	5.6	5.7	5.8	6.1	6.1	6.1	6.1	6.0	6.0	6.0	6.3	6.1	6.3
Local	28.6	29.0	29.7	30.3	30.9	31.9	32.9	34.2	34.4	35.0	34.7	35.1	36.0	37.4	38.4	37.8	38.7

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 Cape Coral HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Cape Coral HMA	618,754	760,822	872,400	915,100	14,200	2.1	21,950	2.7	14,250	1.6
Households										
Cape Coral HMA	259,818	318,303	365,600	384,300	5,850	2.1	9,300	2.8	6,225	1.7

Notes: The current date is May 1, 2025. The forecast date is May 1, 2028.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of May 1, 2025.

Table 3. Housing Inventory, Tenure, and Vacancy in the Cape Coral HMA, 2010, 2020, and Current

	Cape Coral HMA		
	2010	2020	Current
Total Housing Inventory	371,099	416,332	471,775
Occupied Units	259,818	318,303	365,600
Owner-Occupied	184,477	228,794	265,700
%	71.0	71.9	72.7
Renter-Occupied	75,341	89,509	99,900
%	29.0	28.1	27.3
Vacant Units	111,281	98,029	106,175
Available Units	28,924	19,303	28,575
For Sale	13,084	5,907	9,625
Rate (%)	6.6	2.5	3.5
For Rent	15,840	13,396	18,950
Rate (%)	17.4	13.0	16.0
Other Vacant	82,357	78,726	77,600

Notes: The current date is May 1, 2025. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), 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 Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



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Table 4. Residential Building Permit Activity in the Cape Coral HMA, 2010 Through April 2025

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	12 Months Ending	
																April 2024	April 2025
Cape Coral HMA																	
Total	1,276	1,587	2,043	3,176	4,195	6,879	5,702	7,754	9,721	9,905	10,673	13,394	13,621	13,794	15,411	14,333	15,786
Sales	1,181	1,292	1,869	2,663	3,663	4,047	4,372	5,172	6,035	5,815	7,143	11,116	9,319	8,830	10,260	9,307	10,457
Rental	95	295	174	513	532	2,832	1,330	2,582	3,686	4,090	3,530	2,278	4,302	4,964	5,151	5,026	5,329

Sources: U.S. Census Bureau, Building Permits Survey; 2010– 24—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



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Table 5. Median Income in the Cape Coral HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	60,700	67,100	85,900	1.0	6.4
Median Household Income	43,936	62,240	71,547	3.5	3.5

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

