

As of May 1, 2023.

Table 1. Labor Force and Employment in the Charleston HMA, 2000 Through April 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	
																								April 2022	April 2023
Labor Force	265.1	260.5	267.7	278.4	289.1	295.7	308.8	317.3	320.0	320.0	329.9	337.4	343.8	346.3	353.5	364.2	370.8	369.9	376.3	387.0	386.9	393.9	404.2	397.4	410.1
Resident Employment	256.4	249.4	254.5	262.6	272.1	278.4	291.8	302.1	300.9	289.7	299.0	308.2	318.2	325.0	334.6	345.7	355.2	356.7	365.6	377.9	364.3	379.8	392.6	384.6	398.7
Unemployment	8.7	11.1	13.2	15.8	16.9	17.3	17.0	15.2	19.1	30.4	31.0	29.2	25.6	21.3	18.9	18.5	15.6	13.3	10.7	9.1	22.6	14.1	11.6	12.7	11.4
Unemployment Rate (%)	3.3	4.3	4.9	5.7	5.9	5.8	5.5	4.8	6.0	9.5	9.4	8.7	7.4	6.1	5.4	5.1	4.2	3.6	2.8	2.3	5.8	3.6	2.9	3.2	2.8
Total Nonfarm Payroll Jobs	261.8	258.7	263.0	266.1	274.8	282.2	289.1	301.3	301.9	286.1	287.4	295.8	305.5	312.3	322.6	334.6	345.2	353.9	367.0	376.6	355.7	372.3	394.6	379.4	401.9
Goods-Producing Sectors	42.6	42.0	41.2	39.5	41.3	41.6	42.8	44.3	41.8	36.3	34.9	36.1	37.2	39.0	41.0	43.3	45.1	46.8	49.9	51.9	49.0	49.7	51.6	50.1	52.4
Mining, Logging, & Construction	19.7	20.2	20.3	18.8	20.2	20.4	21.5	21.8	19.0	15.4	14.2	13.9	13.7	15.0	16.3	17.7	19.1	20.3	21.8	21.9	21.0	21.4	21.6	21.5	21.9
Manufacturing	22.9	21.8	20.9	20.7	21.1	21.3	21.3	22.5	22.8	20.9	20.7	22.3	23.6	24.0	24.7	25.6	25.9	26.5	28.1	30.0	28.0	28.3	30.0	28.6	30.6
Service-Providing Sectors	219.1	216.7	221.8	226.6	233.5	240.6	246.3	257.0	260.1	249.8	252.5	259.7	268.2	273.3	281.5	291.3	300.2	307.2	317.1	324.7	306.7	322.6	343.0	329.4	349.5
Wholesale & Retail Trade	41.7	41.4	42.0	42.0	43.2	45.6	46.6	47.0	45.2	42.2	42.5	43.3	43.9	44.8	46.2	47.8	49.6	50.0	51.4	52.9	51.3	52.1	54.6	52.8	54.5
Wholesale Trade	7.4	7.7	8.1	7.8	8.1	8.5	8.7	9.3	8.9	8.1	8.2	8.0	7.9	7.9	8.1	8.5	9.1	9.5	9.7	10.3	10.3	11.1	12.2	11.4	12.3
Retail Trade	34.3	33.7	33.9	34.2	35.1	37.1	37.9	37.7	36.3	34.1	34.3	35.3	36.0	36.9	38.1	39.3	40.5	40.5	41.7	42.6	41.0	41.0	42.4	41.4	42.3
Transportation & Utilities	13.1	12.3	12.1	11.7	12.1	11.4	11.4	12.0	12.4	11.1	11.0	11.8	13.1	13.6	13.8	14.0	14.1	14.7	15.4	16.2	15.3	16.3	18.9	17.2	19.6
Information	5.3	5.2	5.2	5.5	5.7	6.0	6.3	6.7	6.7	6.5	6.2	6.1	6.2	6.3	6.5	6.7	6.9	6.9	6.8	6.9	7.1	7.4	8.6	7.8	8.8
Financial Activities	10.2	10.2	9.8	10.0	10.5	11.9	12.2	12.9	12.8	11.8	11.5	11.9	12.6	12.9	13.4	14.2	14.5	15.0	15.7	15.8	15.8	16.5	18.5	17.0	19.2
Professional & Business Services	31.8	32.4	32.7	31.6	33.7	34.8	37.2	40.9	42.0	39.1	40.6	43.1	44.7	45.3	47.2	49.1	51.2	54.0	56.8	57.1	53.9	58.3	63.4	59.8	65.7
Education & Health Services	24.0	24.3	26.2	28.7	28.8	28.9	29.7	30.9	32.4	32.9	33.7	34.8	34.7	35.3	36.6	37.9	38.7	40.0	41.7	42.9	41.7	43.4	45.6	44.0	46.8
Leisure & Hospitality	31.0	30.0	31.2	32.8	34.0	34.4	35.0	36.9	37.2	35.6	35.4	36.6	38.2	39.5	41.6	43.9	46.6	47.8	49.1	50.8	41.2	46.3	51.1	48.5	51.9
Other Services	9.2	8.8	9.3	9.8	10.4	11.6	11.8	11.6	11.4	10.9	10.5	11.0	12.6	13.0	13.5	13.8	13.8	13.9	14.5	15.0	14.0	14.8	15.5	15.1	15.6
Government	52.8	52.1	53.4	54.5	55.2	56.1	56.3	58.1	60.2	59.9	61.2	61.2	62.4	62.6	62.8	64.0	64.9	64.9	65.8	67.0	66.4	67.4	66.9	67.3	67.4
Federal	8.8	8.1	8.1	8.1	8.0	8.1	8.3	8.3	8.4	8.6	9.7	9.9	10.1	10.3	10.1	10.4	10.8	10.8	11.1	11.5	12.0	11.9	11.6	11.9	11.6
State	21.6	21.5	22.0	22.5	22.8	22.9	23.0	23.8	24.7	24.3	24.5	24.7	25.3	25.0	25.2	25.5	25.8	25.7	26.1	26.6	25.7	27.4	27.4	27.5	27.7
Local	22.4	22.6	23.3	24.0	24.5	25.1	25.0	26.0	27.1	27.0	27.1	26.5	26.9	27.3	27.5	28.0	28.4	28.4	28.6	29.0	28.7	28.1	28.0	28.0	28.2

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.
Source: U.S. Bureau of Labor Statistics



As of May 1, 2023.

Table 2. Population and Household Trends in the Charleston 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										
Charleston HMA	549,033	664,607	844,300	891,000	11,550	1.9	13,750	1.8	15,550	1.8
Households										
Charleston HMA	207,957	259,987	339,900	361,700	5,200	2.3	6,100	2.1	7,275	2.1

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



As of May 1, 2023.

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

	Charleston HMA		
	2000	2010	Current
Total Housing Inventory	232,985	298,542	377,825
Occupied Units	207,957	259,987	339,900
Owner-Occupied	138,342	170,522	225,100
%	66.5	65.6	66.2
Renter-Occupied	69,615	89,465	114,800
%	33.5	34.4	33.8
Vacant Units	25,028	38,555	37,925
Available Units	9,629	19,639	15,225
For Sale	1,981	5,212	4,125
Rate (%)	1.4	3.0	1.8
For Rent	7,648	14,427	11,100
Rate (%)	9.9	13.9	8.8
Other Vacant	15,399	18,916	22,700

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



As of May 1, 2023.

Table 4. Residential Building Permit Activity in the Charleston HMA, 2000 Through April 2023

Type of Building Permit																								12 Months Ending	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	April 2022	April 2023
	Charleston HMA																								
Total	5,387	5,001	6,180	7,394	8,941	10,786	9,965	7,226	5,166	2,949	3,265	4,162	6,763	5,396	7,265	8,343	8,067	8,817	9,532	9,430	8,604	9,092	9,498	9,219	9,366
Sales	4,247	3,983	5,546	5,672	7,473	9,011	8,651	5,957	3,751	2,747	2,791	2,597	3,147	3,786	4,144	4,749	4,793	4,864	4,790	4,985	5,834	5,978	6,399	6,355	5,954
Rental	1,140	1,018	634	1,722	1,468	1,775	1,314	1,269	1,415	202	474	1,565	3,616	1,610	3,121	3,594	3,274	3,953	4,742	4,445	2,770	3,114	3,099	2,864	3,412

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 Charleston HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	43,200	75,490	98,505	5.7	2.2
Median Household Income	39,558	64,499	72,719	5.0	1.0

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

