

As of April 1, 2023.

Table 1. Labor Force and Employment in the Charlotte-Concord-Gastonia 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	935.8	958.2	968.4	987.9	989.9	1,006.8	1,050.5	1,074.1	1,093.1	1,102.9	1,146.2	1,159.8	1,182.6	1,187.8	1,205.4	1,239.5	1,274.4	1,292.2	1,313.0	1,345.9	1,329.2	1,366.1	1,426.0	1,385.1	1,430.4
Resident Employment	903.1	907.9	904.9	919.9	927.8	948.6	994.6	1,015.9	1,020.8	967.0	1,012.6	1,036.9	1,071.3	1,097.0	1,133.2	1,172.5	1,213.1	1,236.8	1,264.0	1,298.2	1,234.6	1,302.8	1,377.1	1,327.7	1,381.6
Unemployment	32.8	50.3	63.5	68.0	62.2	58.1	55.9	58.2	72.3	135.9	133.6	123.0	11.4	90.8	72.2	67.0	61.3	55.4	49.0	47.7	94.6	63.2	48.9	57.4	48.9
Unemployment Rate (%)	3.5	5.3	6.6	6.9	6.3	5.8	5.3	5.4	6.6	12.3	11.7	10.6	9.4	7.6	6.0	5.4	4.8	4.3	3.7	3.5	7.1	4.6	3.4	4.1	3.4
Total Nonfarm Payroll Jobs	931.4	926.4	920.4	916.3	925.6	948.9	990.5	1,024.6	1,022.2	959.6	955.9	978.3	1,005.9	1,031.4	1,069.4	1,112.7	1,152.7	1,183.7	1,213.8	1,245.5	1,208.0	1,255.1	1,311.4	1,269.1	1,322.0
Goods-Producing Sectors	216.1	206.1	198.4	187.5	183.7	185.9	189.3	187.9	176.5	146.5	137.2	138.3	144.4	147.8	152.5	160.8	165.7	168.1	174.3	179.3	172.0	177.5	183.7	178.8	184.9
Mining, Logging, & Construction	60.4	60.9	60.6	57.6	59.6	62.9	67.5	71.1	65.3	51.6	45.7	44.9	46.5	49.1	52.3	56.1	60.7	61.8	64.7	68.5	68.6	71.0	73.4	71.5	74.3
Manufacturing	155.7	145.2	137.8	129.9	124.2	123.0	121.8	116.8	111.3	94.9	91.5	93.4	97.9	98.7	100.2	104.7	105.0	106.3	109.6	110.8	103.4	106.5	110.2	107.2	110.6
Service-Providing Sectors	715.3	720.4	722.0	728.9	741.9	763.0	801.1	836.7	845.7	813.1	818.7	840.0	861.6	883.6	917.0	951.9	986.9	1,015.6	1,039.5	1,066.2	1,036.0	1,077.6	1,127.8	1,090.3	1,137.1
Wholesale & Retail Trade	156.4	155.6	151.8	150.9	153.5	156.0	160.5	168.2	167.3	157.7	155.4	157.4	162.3	166.0	170.7	176.4	182.0	183.2	184.9	187.2	182.1	190.3	196.8	191.6	197.9
Wholesale Trade	53.5	54.5	52.1	51.4	52.2	52.2	53.2	54.5	54.6	50.0	48.0	48.2	49.2	50.1	51.9	53.6	56.2	56.6	56.9	58.3	57.1	59.4	62.9	60.2	63.4
Retail Trade	102.9	101.1	99.7	99.5	101.3	103.8	107.3	113.7	112.7	107.7	107.4	109.2	113.1	115.9	118.8	122.8	125.8	126.6	128.0	128.9	125.0	130.9	133.9	131.4	134.5
Transportation & Utilities	42.4	43.5	43.3	42.5	43.6	44.5	45.2	44.9	44.3	41.6	40.7	42.0	42.8	44.0	46.7	49.8	52.2	55.3	58.4	61.1	69.8	75.7	77.8	76.7	77.0
Information	24.1	22.8	21.3	20.6	20.2	18.4	19.5	19.7	20.0	19.4	19.0	18.8	18.5	19.0	19.4	20.6	21.6	22.1	23.8	23.7	23.3	24.1	25.8	24.4	26.2
Financial Activities	67.5	68.2	70.6	72.5	74.7	77.5	84.6	84.8	81.8	76.7	76.2	78.2	79.5	81.2	83.9	87.7	92.1	96.0	99.4	102.8	108.9	113.4	120.2	115.2	120.8
Professional & Business Services	133.5	129.8	126.0	126.5	126.5	132.0	141.3	150.9	152.8	141.0	148.1	158.1	162.3	167.0	179.8	188.8	197.9	203.5	206.7	212.7	207.9	215.8	227.2	219.2	228.4
Education & Health Services	68.6	71.7	75.2	80.1	81.4	84.5	89.9	95.2	97.6	99.8	101.8	104.4	106.2	107.7	110.2	113.9	117.0	121.1	125.1	129.8	124.9	131.6	136.8	132.4	138.7
Leisure & Hospitality	80.0	80.4	80.5	83.2	86.7	90.5	96.4	103.2	106.6	102.1	101.6	104.5	109.8	114.0	118.8	124.2	130.7	136.1	140.5	143.7	117.4	125.3	138.1	128.7	141.5
Other Services	33.1	35.7	37.4	35.6	36.3	37.4	38.4	39.2	37.9	34.6	33.9	35.7	37.2	39.3	39.9	41.0	41.9	43.0	44.3	45.6	42.0	44.6	47.1	45.1	47.9
Government	109.7	112.8	116.0	117.0	119.2	122.3	125.5	130.5	137.3	140.1	142.0	141.0	143.1	145.5	147.4	149.7	151.6	155.2	156.4	159.7	159.7	157.0	158.0	157.0	158.6
Federal	9.2	8.6	8.7	8.7	8.7	9.0	9.2	9.3	9.7	10.0	10.4	9.5	9.4	9.5	9.6	9.9	10.2	10.3	10.3	10.4	10.8	10.5	10.4	10.5	10.4
State	12.6	12.7	13.1	13.6	13.7	14.6	14.9	15.3	16.2	16.9	17.9	18.6	18.8	19.8	20.5	21.1	21.9	22.8	23.6	24.9	25.1	23.8	23.1	23.4	23.0
Local	87.9	91.5	94.2	94.8	96.8	98.7	101.4	105.9	111.4	113.3	113.8	112.9	114.9	116.2	117.4	118.7	119.6	122.1	122.5	124.4	123.9	122.6	124.5	123.1	125.2

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2023.

Table 2. Population and Household Trends in the Charlotte-Concord-Gastonia HMA, 2000 to Forecast

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Charlotte-Concord-Gastonia HMA	1,717,372	2,217,012	2,766,700	2,904,000	49,975	2.6	42,275	1.7	46,050	1.6
Central Submarket	819,131	1,120,920	1,412,000	1,475,000	30,200	3.2	22,350	1.8	21,300	1.5
North Carolina Suburbs Submarket	638,208	760,227	918,500	964,900	12,200	1.8	12,200	1.5	15,450	1.7
South Carolina Suburbs Submarket	260,033	335,865	436,200	464,100	7,575	2.6	7,725	2.0	9,300	2.1
Households										
Charlotte-Concord-Gastonia HMA	658,711	848,745	1,084,750	1,145,000	19,025	2.6	18,150	1.9	19,975	1.8
Central Submarket	316,806	430,077	562,100	591,200	11,350	3.1	10,150	2.1	9,700	1.7
North Carolina Suburbs Submarket	244,796	290,231	354,300	373,800	4,550	1.7	4,925	1.5	6,500	1.8
South Carolina Suburbs Submarket	97,109	128,437	168,350	179,700	3,125	2.8	3,075	2.1	3,775	2.2

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 Charlotte-Concord-Gastonia HMA, 2000, 2010 and Current

	Charlotte-Concord-Gastonia HMA			Central Submarket			North Carolina Suburbs Submarket			South Carolina Suburbs Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	707,177	936,452	1,174,450	338,475	471,380	605,425	263,305	323,488	387,300	105,397	141,584	181,725
Occupied Units	658,711	848,745	1,084,750	316,806	430,077	562,100	244,796	290,231	354,300	97,109	128,437	168,350
Owner-Occupied	456,635	575,908	722,200	205,330	274,738	339,900	179,197	207,048	257,500	72,108	94,122	124,800
%	69.3	67.9	66.6	64.8	63.9	60.5	73.2	71.3	72.7	74.3	73.3	74.1
Renter-Occupied	202,076	272,837	362,550	111,476	155,339	222,200	65,599	83,183	96,800	25,001	34,315	43,550
%	30.7	32.1	33.4	35.2	36.1	39.5	26.8	28.7	27.3	25.7	26.7	25.9
Vacant Units	48,466	87,707	89,700	21,669	41,303	43,325	18,509	33,257	33,000	8,288	13,147	13,375
Available Units	27,482	52,213	45,150	15,073	28,372	25,825	8,491	17,074	14,400	3,918	6,767	4,925
For Sale	9,399	16,818	9,425	4,902	8,923	4,125	3,014	5,606	3,650	1,483	2,289	1,650
Rate (%)	2.0	2.8	1.3	2.3	3.1	1.2	1.7	2.6	1.4	2.0	2.4	1.3
For Rent	18,083	35,395	35,725	10,171	19,449	21,700	5,477	11,468	10,750	2,435	4,478	3,275
Rate (%)	8.2	11.5	9.0	8.4	11.1	8.9	7.7	12.1	10.0	8.9	11.5	7.0
Other Vacant	20,984	35,494	44,550	6,596	12,931	17,500	10,018	16,183	18,600	4,370	6,380	8,450

Notes: The current date is April 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 U.S. Census Bureau. Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



As of April 1, 2023.

Table 4. Residential Building Permit Activity in the Charlotte-Concord-Gastonia 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
Charlotte-Concord-Gastonia HMA																									
Total	26,825	24,719	23,047	22,580	25,792	26,601	29,361	26,313	15,012	8,157	6,302	7,722	13,978	18,544	19,237	20,143	23,124	25,569	26,809	27,040	28,943	32,762	35,413	33,868	33,500
Sales	19,672	19,534	19,741	19,563	22,009	24,510	24,881	21,641	10,250	5,498	5,203	5,715	7,982	11,115	11,332	12,490	14,096	15,289	16,709	16,235	19,362	20,835	19,029	19,712	17,957
Rental	7,153	5,185	3,306	3,017	3,783	2,091	4,480	4,672	4,762	2,659	1,099	2,007	5,996	7,429	7,905	7,653	9,028	10,280	10,100	10,805	9,581	11,927	16,384	14,156	15,543
Central Submarket																									
Total	16,745	15,130	13,358	12,783	15,218	14,800	17,641	14,020	7,848	3,631	3,192	4,286	9,670	11,331	11,265	10,952	13,081	14,453	15,683	15,502	15,521	18,748	21,612	20,873	20,512
Sales	12,264	11,665	11,374	10,832	12,424	13,821	14,112	10,575	3,679	1,909	2,438	2,779	4,738	5,660	5,333	5,445	6,510	6,698	7,730	7,072	8,544	9,820	8,729	10,002	8,200
Rental	4,481	3,465	1,984	1,951	2,794	979	3,529	3,445	4,169	1,722	754	1,507	4,932	5,671	5,932	5,507	6,571	7,755	7,953	8,430	6,977	8,928	12,883	10,870	12,312
North Carolina Suburbs Submarket																									
Total	6,501	6,590	6,559	6,570	7,324	8,236	7,862	8,429	4,780	2,676	1,820	1,994	2,732	3,818	3,801	5,218	5,806	6,575	6,775	7,062	9,177	9,220	8,787	8,300	8,382
Sales	5,213	5,337	5,748	5,817	6,571	7,335	7,383	7,914	4,329	2,031	1,696	1,542	1,948	2,596	3,272	3,985	4,586	5,219	5,470	5,561	6,893	6,847	6,900	5,646	6,612
Rental	1,288	1,253	811	753	753	901	479	515	451	645	124	452	784	1,222	529	1,233	1,220	1,356	1,305	1,501	2,284	2,373	1,887	2,653	1,770
South Carolina Suburbs Submarket																									
Total	3,579	2,999	3,130	3,227	3,250	3,565	3,858	3,864	2,384	1,850	1,290	1,442	1,576	3,395	4,171	3,973	4,237	4,541	4,351	4,476	4,245	4,794	5,014	4,696	4,607
Sales	2,195	2,532	2,619	2,914	3,014	3,354	3,386	3,152	2,242	1,558	1,069	1,394	1,296	2,859	2,727	3,060	3,000	3,372	3,509	3,602	3,925	4,168	3,400	4,063	3,145
Rental	1,384	467	511	313	236	211	472	712	142	292	221	48	280	536	1,444	913	1,237	1,169	842	874	320	626	1,614	633	1,462

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 Charlotte-Concord-Gastonia HMA, 1999, 2009, and 2021

	Median Income (\$)	Average Annual Change (%)	
	2021	1999 to 2009	2009 to 2021
Median Family Income	84,200	NA	NA
Median Household Income	71,041	NA	NA

NA = data not available.

Note: Data are not available for 1999 and 2009 because of changing metropolitan statistical area definitions.

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

