

Table 1. Labor Force and Employment in the Charlotte HMA, 1990 Through March 2007

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	12 Months Ending	
																		March 2006	March 2007
Labor Force	581.0	586.0	595.8	608.1	622.1	637.7	663.9	680.7	688.2	713.2	734.0	751.8	766.0	772.0	775.0	793.0	827.0	800.8	833.8
Total Resident Employment	562.4	555.4	560.2	578.0	598.4	615.5	639.4	658.8	669.3	694.7	709.3	714.3	719.5	723.1	731.3	751.5	787.4	760.4	794.3
Unemployment	18.6	30.7	35.6	30.1	23.7	22.2	24.5	21.9	18.9	18.5	24.7	37.5	46.5	49.0	43.7	41.5	39.6	40.4	39.5
Unemployment Rate (%)	3.2	5.2	6.0	4.9	3.8	3.5	3.7	3.2	2.7	2.6	3.4	5.0	6.1	6.3	5.6	5.2	4.8	5.0	4.7
Total Nonfarm Employment	550.2	542.7	554.6	579.5	607.2	631.9	654.4	677.5	711.7	740.2	766.8	771.1	769.8	765.2	771.2	791.2	820.9	798.5	827.3
Goods Producing	159.3	148.7	145.0	149.4	153.2	157.2	156.8	156.9	158.9	159.2	159.3	154.5	148.7	138.5	134.9	136.0	139.4	136.4	140.6
Natural Resources, Mining, & Construction	35.0	30.5	29.6	31.7	34.8	38.0	40.5	43.5	45.9	49.1	50.7	51.2	50.8	48.3	49.8	52.7	56.8	53.5	57.9
Manufacturing	124.3	118.2	115.5	117.8	118.4	119.3	116.3	113.4	113.0	110.1	108.6	103.4	97.9	90.2	85.0	83.3	82.6	82.9	82.7
Service Providing	390.9	394.0	409.6	430.1	454.0	474.7	497.6	520.7	552.7	581.0	607.5	616.6	621.2	626.8	636.4	655.2	681.5	662.2	686.7
Trade	99.5	97.2	97.8	100.3	105.3	110.3	112.5	116.2	120.1	127.0	132.2	132.6	129.0	127.7	129.8	132.1	135.6	132.8	136.7
Wholesale Trade	34.8	34.6	35.4	36.6	38.4	39.7	40.3	41.2	42.9	45.1	47.4	48.6	46.6	46.1	46.8	46.6	47.4	47.0	47.3
Retail Trade	64.7	62.6	62.4	63.7	66.9	70.6	72.2	75.0	77.2	81.9	84.8	84.0	82.4	81.6	83.0	85.5	88.2	85.8	89.4
Transportation & Utilities	29.7	29.1	31.2	32.1	32.2	33.3	33.0	32.4	32.0	32.7	34.4	36.0	35.5	34.6	35.3	35.9	36.0	35.8	36.3
Information	16.0	16.1	15.8	17.0	17.9	18.6	19.2	20.6	21.7	23.6	24.1	23.4	23.0	22.1	21.4	21.1	21.8	21.5	21.6
Financial Activities	31.5	31.9	33.3	34.8	36.5	38.5	43.2	46.9	51.6	54.4	56.6	59.5	64.1	66.8	68.1	71.5	77.1	72.8	78.1
Professional & Business Services	60.7	61.1	66.3	74.1	79.5	82.1	87.5	94.5	104.4	111.3	120.0	117.2	113.8	114.2	113.8	117.3	123.4	118.6	124.9
Education & Health Services	29.4	32.4	35.2	38.6	40.9	43.3	46.6	49.2	51.5	52.6	54.1	56.4	59.6	63.9	64.7	67.5	71.7	68.8	72.3
Leisure & Hospitality	41.4	41.2	43.7	46.3	48.3	51.2	54.3	56.4	60.2	62.9	64.9	65.0	65.1	67.4	70.4	73.4	76.6	74.4	76.7
Other Services	20.7	21.3	20.0	18.9	23.8	24.9	25.6	25.5	28.5	30.8	33.0	35.6	37.0	34.9	35.5	36.4	37.5	36.7	37.6
Government	62.0	63.9	66.4	68.0	69.7	72.4	75.7	79.2	82.8	85.6	88.2	91.0	94.2	95.2	97.5	100.0	101.9	100.9	102.4
Federal	5.1	5.4	5.3	5.4	5.5	5.7	5.9	6.1	6.5	6.8	6.8	6.4	6.5	6.6	6.5	6.6	6.7	6.7	6.8
State	8.9	9.4	10.4	10.6	10.3	10.6	11.2	10.8	11.0	11.2	11.2	11.3	11.8	12.2	12.5	13.3	13.3	13.5	13.2
Local	48.0	49.1	50.7	52.0	53.9	56.1	58.6	62.2	65.3	67.7	70.2	73.3	75.9	76.4	78.5	80.0	81.9	80.7	82.5

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Charlotte HMA, 1990 to April 1, 2010

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Charlotte HMA	1,024,643	1,330,448	1,633,000	1,784,000	30,581	2.6	43,222	3.0	50,333	3.0
Mecklenburg County Submarket	511,433	695,454	856,700	935,000	18,402	3.1	23,035	3.0	26,100	3.0
Western Counties Submarket	306,590	354,979	408,300	435,500	4,839	1.5	7,617	2.0	9,067	2.2
Eastern Counties Submarket	206,620	280,015	368,000	413,500	7,340	3.1	12,569	4.0	15,167	4.0
Households										
Charlotte HMA	387,925	510,516	631,600	692,000	12,259	2.8	17,298	3.1	20,133	3.1
Mecklenburg County Submarket	200,219	273,416	338,100	369,500	7,320	3.2	9,241	3.1	10,467	3.0
Western Counties Submarket	112,353	134,987	158,600	170,600	2,263	1.9	3,373	2.3	4,000	2.5
Eastern Counties Submarket	75,353	102,113	134,900	151,900	2,676	3.1	4,684	4.1	5,667	4.0

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2007. Forecast date: April 1, 2010.

Sources: 1990 and 2000—U.S. Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Charlotte HMA, 1990, 2000, and Current

	Charlotte HMA			Mecklenburg County Submarket			Western Counties Submarket			Eastern Counties Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	415,715	546,447	685,900	216,416	292,780	366,900	119,571	144,903	174,100	79,728	108,764	144,900
Occupied Units	387,925	510,516	631,600	200,219	273,416	338,100	112,353	134,987	158,600	75,353	102,113	134,900
Owners	254,932	344,848	442,000	119,563	170,393	218,200	79,059	95,530	115,400	56,310	78,925	108,400
%	65.7	67.5	70.0	59.7	62.3	64.5	70.4	70.8	72.8	74.7	77.3	80.4
Renters	132,993	165,668	189,600	80,656	103,023	119,900	33,294	39,457	43,200	19,043	23,188	26,500
%	34.3	32.5	30.0	40.3	37.7	35.5	29.6	29.2	27.2	25.3	22.7	19.6
Vacant Units	27,790	35,931	54,300	16,197	19,364	28,800	7,218	9,916	15,500	4,375	6,651	10,000
Available Units	17,715	22,409	25,000	11,670	13,964	15,300	3,881	5,261	6,200	2,164	3,184	3,500
For Sale	4,958	7,597	10,650	3,062	4,198	5,600	1,051	1,932	2,950	845	1,467	2,100
Rate (%)	1.9	2.2	2.4	2.5	2.4	2.5	1.3	2.0	2.5	1.5	1.8	1.9
For Rent	12,757	14,812	14,350	8,608	9,766	9,700	2,830	3,329	3,250	1,319	1,717	1,400
Rate (%)	8.8	8.2	7.0	9.6	8.7	7.5	7.8	7.8	7.0	6.5	6.9	5.0
Other Vacant	10,075	13,522	29,300	4,527	5,400	13,500	3,337	4,655	9,300	2,211	3,467	6,500

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2007.

Sources: 1990 and 2000—U.S. Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Charlotte HMA, 1990 Through March 2007

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	12 Months Ending	
																		March 2006	March 2007
Charlotte HMA																			
Total	10,044	7,736	8,758	10,039	12,929	12,834	17,500	16,986	18,731	22,803	22,362	20,884	19,270	18,833	21,551	22,027	25,161	23,458	24,668
Single-family	7,044	6,248	7,824	8,662	9,415	9,201	11,594	12,145	14,608	16,560	15,119	15,612	16,090	15,932	17,722	19,233	20,298	20,117	19,621
Multifamily	3,000	1,488	934	1,377	3,514	3,633	5,906	4,841	4,123	6,243	7,243	5,272	3,180	2,901	3,829	2,794	4,863	3,341	5,047
Mecklenburg County Submarket																			
Total	6,093	4,287	5,108	6,030	8,240	7,706	10,443	10,318	11,993	14,014	13,960	12,637	10,606	9,854	11,906	10,828	13,676	11,870	13,581
Single-family	3,930	3,413	4,548	5,168	5,458	4,966	6,341	6,931	8,637	9,754	8,564	8,345	8,357	7,591	8,463	8,473	9,287	8,980	9,085
Multifamily	2,163	874	560	862	2,782	2,740	4,102	3,387	3,356	4,260	5,396	4,292	2,249	2,263	3,443	2,355	4,389	2,890	4,496
Western Counties Submarket																			
Total	2,000	1,643	1,561	1,697	2,070	2,270	3,246	3,058	2,425	3,304	4,190	3,667	3,870	4,102	4,108	4,508	4,765	4,588	4,665
Single-family	1,474	1,225	1,390	1,398	1,564	1,594	2,265	1,907	1,865	2,590	2,783	3,002	3,196	3,620	3,767	4,117	4,309	4,165	4,132
Multifamily	526	418	171	299	506	676	981	1,151	560	714	1,407	665	674	482	341	391	456	423	533
Eastern Counties Submarket																			
Total	1,951	1,806	2,089	2,312	2,619	2,858	3,811	3,610	4,313	5,485	4,212	4,580	4,794	4,877	5,537	6,691	6,720	7,000	6,422
Single-family	1,640	1,610	1,886	2,096	2,393	2,641	2,988	3,307	4,106	4,216	3,772	4,265	4,537	4,721	5,492	6,643	6,702	6,972	6,404
Multifamily	311	196	203	216	226	217	823	303	207	1,269	440	315	257	156	45	48	18	28	18

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Charlotte HMA, 1989, 1999, and 2007

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2007	1989 to 1999	1999 to 2007
Median Family Income	NA	55,178	60,200	NA	1.3
Median Household Income	NA	NA	NA	NA	NA

*Notes: Median family income is not available for 1989 because the definition of the metropolitan area has changed.
NA = Data are not available.*

Sources: 1989 and 1999—U.S. Census; 2007—U.S. Department of Housing and Urban Development, Office of Policy Development and Research