

**Table 1. Labor Force and Employment in the Charlotte HMA,\* 2000 to Current**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																October 2014	October 2015
Labor force	939.8	960.0	963.2	981.8	982.2	1,000.4	1,044.6	1,068.7	1,087.9	1,092.8	1,140.6	1,153.3	1,173.3	1,181.7	1,191.7	1,190.1	1,219.4
Resident employment	907.4	910.6	903.3	917.5	924.7	946.5	992.9	1,015.1	1,017.2	962.9	1,006.8	1,031.0	1,065.2	1,089.2	1,119.8	1,115.5	1,153.0
Unemployment	32.4	49.4	59.9	64.3	57.5	53.9	51.6	53.5	70.6	129.9	133.8	122.2	108.0	92.5	71.8	74.5	66.4
Unemployment rate (%)	3.4	5.1	6.2	6.5	5.9	5.4	4.9	5.0	6.5	11.9	11.7	10.6	9.2	7.8	6.0	6.3	5.4
Total nonfarm payroll jobs	930.1	925.1	918.9	914.8	923.9	946.9	988.1	1,022.2	1,019.7	957.2	953.6	975.7	1,003.3	1,028.6	1,064.9	1,058.8	1,096.0
Goods-producing sectors	216.0	206.0	198.3	187.4	183.7	185.8	189.3	187.8	176.4	146.3	137.1	138.1	144.2	147.6	151.8	150.9	157.5
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	51.7	56.2
Manufacturing	155.6	145.1	137.8	129.8	124.1	122.9	121.7	116.7	111.1	94.7	91.4	93.2	97.7	98.5	99.5	99.2	101.3
Service-providing sectors	714.0	719.1	720.6	727.3	740.3	761.1	798.8	834.4	843.3	810.9	816.5	837.6	859.1	881.0	913.1	907.9	938.5
Trade	157.1	156.2	152.4	151.6	154.2	157.0	161.7	169.5	168.7	159.1	157.0	159.2	164.2	167.9	173.2	172.3	178.8
Wholesale trade	54.3	55.1	52.7	52.1	53.0	53.2	54.4	55.9	56.0	51.4	49.6	50.1	51.2	52.1	54.1	53.8	56.1
Retail trade	102.8	101.1	99.7	99.5	101.2	103.8	107.3	113.6	112.7	107.7	107.4	109.1	113.0	115.8	119.1	118.5	122.7
Transportation & utilities	42.2	43.4	43.2	42.4	43.4	44.0	44.4	44.2	43.7	40.9	40.1	41.2	42.0	43.3	45.4	45.1	46.5
Information	25.3	24.5	24.1	23.2	22.5	22.2	23.1	23.3	23.3	22.5	22.4	22.9	23.2	23.8	24.6	24.5	25.0
Financial activities	66.6	67.0	68.5	70.5	72.9	74.7	82.0	82.2	79.5	74.7	74.0	75.5	76.3	78.0	80.4	79.8	83.2
Professional & business services	132.4	128.5	124.6	125.2	125.1	130.0	139.2	148.9	150.7	138.9	145.7	155.3	159.3	164.1	176.1	174.7	179.7
Education & health services	68.6	71.7	75.2	80.1	81.5	84.5	89.9	95.2	97.6	99.8	101.8	104.4	106.3	107.8	110.3	109.7	113.0
Leisure & hospitality	79.9	80.2	80.4	83.0	86.5	90.3	96.2	103.1	106.4	102.0	101.5	104.4	109.7	113.9	119.0	118.1	125.5
Other services	32.1	34.6	36.1	34.2	34.8	35.8	36.7	37.3	35.9	32.5	31.7	33.4	34.7	36.7	37.2	37.0	38.1
Government	109.9	113.1	116.2	117.3	119.4	122.6	125.7	130.8	137.6	140.4	142.4	141.3	143.4	145.6	147.1	146.8	148.6
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	9.5	9.8
State	12.8	12.9	13.4	13.8	14.0	14.8	15.1	15.6	16.5	17.2	18.2	18.9	19.2	20.0	20.0	20.0	20.3
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	117.5	117.3	118.6

\* Charlotte-Concord-Gastonia HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through October 2015.

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the Charlotte 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 (%)
<b>Population</b>										
Charlotte HMA*	1,717,372	2,217,012	2,439,000	2,580,000	49,950	2.6	39,750	1.7	47,000	1.9
Central submarket	819,131	1,120,920	1,266,000	1,354,000	30,200	3.2	26,000	2.2	29,350	2.3
North Carolina Suburbs submarket	638,208	760,227	800,500	828,200	12,200	1.8	7,225	0.9	9,225	1.1
South Carolina Suburbs submarket	260,033	335,865	372,100	398,000	7,575	2.6	6,500	1.9	8,625	2.3
<b>Households</b>										
Charlotte HMA*	658,711	848,745	926,700	978,800	19,000	2.6	13,950	1.6	17,350	1.8
Central submarket	316,806	430,077	479,600	511,200	11,350	3.1	8,875	2.0	10,550	2.1
North Carolina Suburbs submarket	244,796	290,231	304,450	314,400	4,550	1.7	2,550	0.9	3,325	1.1
South Carolina Suburbs submarket	97,109	128,437	142,750	153,200	3,125	2.8	2,575	1.9	3,475	2.4

\* Charlotte-Concord-Gastonia HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is November 1, 2015. The forecast date is November 1, 2018.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

**Table 3. Housing Inventory, Tenure, and Vacancy in the Charlotte HMA,\* 2000, 2010, and Current**

	Charlotte 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	995,800	338,475	471,380	508,600	263,305	323,488	334,000	105,397	141,584	153,300
Occupied units	658,711	848,745	926,700	316,806	430,077	479,600	244,796	290,231	304,450	97,109	128,437	142,750
Owner-occupied	456,635	575,908	590,300	205,330	274,738	283,400	179,197	207,048	205,500	72,108	94,122	101,500
%	69.3	67.9	63.7	64.8	63.9	59.1	73.2	71.3	67.5	74.3	73.3	71.1
Renter-occupied	202,076	272,837	336,400	111,476	155,339	196,200	65,599	83,183	98,950	25,001	34,315	41,250
%	30.7	32.1	36.3	35.2	36.1	40.9	26.8	28.7	32.5	25.7	26.7	28.9
Vacant units	48,466	87,707	69,050	21,669	41,303	29,000	18,509	33,257	29,550	8,288	13,147	10,500
Available units	27,482	52,213	33,150	15,073	28,372	17,150	8,491	17,074	12,050	3,918	6,767	3,925
For sale	9,399	16,818	13,300	4,902	8,923	6,375	3,014	5,606	4,825	1,483	2,289	2,075
Rate (%)	2.0	2.8	2.2	2.3	3.1	2.2	1.7	2.6	2.3	2.0	2.4	2.0
For rent	18,083	35,395	19,850	10,171	19,449	10,750	5,477	11,468	7,225	2,435	4,478	1,850
Rate (%)	8.2	11.5	5.6	8.4	11.1	5.2	7.7	12.1	6.8	8.9	11.5	4.3
Other vacant	20,984	35,494	35,950	6,596	12,931	11,850	10,018	16,183	17,500	4,370	6,380	6,600

\* Charlotte-Concord-Gastonia HMA.

Notes: Numbers may not add to totals because of rounding. The current date is November 1, 2015.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

**Table 4. Residential Building Permit Activity in the Charlotte HMA,\* 2000 to Current**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																October 2014	October 2015
<b>Charlotte HMA*</b>																	
Total	26,213	24,767	23,282	22,599	25,902	26,601	29,667	26,709	15,108	8,275	6,102	8,701	12,305	17,824	19,273	17,916	18,454
Single-family	18,172	18,647	19,199	19,052	21,311	23,094	23,992	20,520	10,016	5,480	5,154	5,570	7,586	11,074	11,306	11,004	11,640
Multifamily	8,041	6,120	4,083	3,547	4,591	3,507	5,675	6,189	5,092	2,795	948	3,131	4,719	6,750	7,967	6,912	6,814
<b>Central submarket</b>																	
Total	16,417	15,178	13,358	12,783	15,218	14,800	17,869	14,193	7,944	3,749	3,192	5,365	8,247	11,311	11,371	11,449	10,056
Single-family	10,853	10,816	10,913	10,422	11,771	12,445	13,240	9,460	3,494	1,902	2,389	2,641	4,358	5,631	5,317	5,489	5,230
Multifamily	5,564	4,362	2,445	2,361	3,447	2,355	4,629	4,733	4,450	1,847	803	2,724	3,889	5,680	6,054	5,960	4,826
<b>North Carolina Suburbs submarket</b>																	
Total	6,364	6,590	6,559	6,570	7,434	8,236	7,940	8,652	4,780	2,676	1,820	1,894	2,482	3,318	3,701	3,151	4,476
Single-family	5,161	5,313	5,685	5,731	6,544	7,317	7,378	7,908	4,282	2,022	1,696	1,535	1,942	2,584	3,263	2,774	3,355
Multifamily	1,203	1,277	874	839	890	919	562	744	498	654	124	359	540	734	438	377	1,121
<b>South Carolina Suburbs submarket</b>																	
Total	3,432	2,999	3,365	3,246	3,250	3,565	3,858	3,864	2,384	1,850	1,090	1,442	1,576	3,195	4,201	3,316	3,922
Single-family	2,158	2,518	2,601	2,899	2,996	3,332	3,374	3,152	2,240	1,556	1,069	1,394	1,286	2,859	2,726	2,741	3,055
Multifamily	1,274	481	764	347	254	233	484	712	144	294	21	48	290	336	1,475	575	867

\* Charlotte-Concord-Gastonia HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through October 2015.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

**Table 5.** Median Income in the Charlotte HMA,\* 2014

	Median Income (\$)
	2014
Median Family Income	NA
Median household income	53,549

\* Charlotte-Concord-Gastonia HMA.

NA = data not available.

Source: U.S. Census Bureau, 2014 American Community Survey  
1-year data