

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	2015	2016	2017	12 Months Ending	
																			April 2017	April 2018
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	1,141.2	1,153.9	1,173.8	1,185.4	1,205.5	1,240.7	1,277.2	1,315.8	1,288.8	1,327.1
Resident employment	907.4	910.6	903.3	917.5	924.7	946.5	992.9	1,015.1	1,017.2	962.9	1,007.4	1,031.2	1,065.2	1,092.2	1,131.1	1,172.8	1,215.7	1,259.3	1,228.6	1,271.7
Unemployment	32.4	49.4	59.9	64.3	57.5	53.9	51.6	53.5	70.6	129.9	133.8	122.7	108.7	93.2	74.4	67.9	61.5	56.5	60.2	55.4
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	9.3	7.9	6.2	5.5	4.8	4.3	4.7	4.2
Total nonfarm payroll jobs	930.4	925.5	919.3	915.2	924.4	947.6	989.1	1,023.1	1,020.5	957.9	954.2	976.5	1,004.0	1,029.3	1,066.4	1,108.9	1,147.9	1,181.5	1,158.5	1,192.3
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	152.3	160.6	165.5	168.0	165.5	168.8
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	61.9	61.0	62.5
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	100.0	104.5	104.8	106.1	104.5	106.3
Service-providing sectors	714.4	719.5	721.0	727.8	740.7	761.8	799.8	835.3	844.2	811.6	817.1	838.4	859.8	881.6	914.1	948.3	982.4	1,013.5	992.9	1,023.5
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	172.6	178.4	184.2	186.4	185.5	187.6
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	53.9	55.8	58.6	60.1	59.3	60.5
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	118.7	122.6	125.6	126.3	126.2	127.0
Transportation & utilities	42.2	43.4	43.2	42.4	43.5	44.3	45.0	44.7	44.1	41.4	40.5	41.7	42.5	43.7	46.5	49.5	51.8	54.8	52.6	55.3
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	24.7	26.3	27.4	27.8	27.5	28.1
Financial activities	67.0	67.4	68.9	70.9	73.4	75.1	82.4	82.6	79.8	75.0	74.3	75.8	76.5	78.3	80.7	84.1	88.3	91.7	89.5	92.6
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	176.7	185.5	194.6	201.6	197.5	202.2
Education & health services	68.6	71.7	75.1	80.1	81.4	84.5	89.9	95.2	97.6	99.8	101.8	104.4	106.3	107.7	110.3	114.1	117.2	121.0	118.5	122.3
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	136.3	132.0	138.2
Other services	31.9	34.4	35.9	34.0	34.6	35.7	36.5	37.2	35.7	32.3	31.5	33.3	34.6	36.6	37.1	38.0	38.8	39.9	39.2	40.5
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	146.8	148.2	149.4	153.9	150.6	156.7
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	10.3
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	19.8	19.6	19.6	19.8	19.7	19.8
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	123.8	120.7	126.6

* Charlotte-Concord-Gastonia HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through April 2018.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Charlotte HMA*, 2000 to Forecast

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
	2000	2010	Current	Forecast	Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Charlotte HMA*	1,717,372	2,217,012	2,569,000	2,731,000	49,950	2.6	43,550	1.8	54,000	2.1
Central submarket	819,131	1,120,920	1,331,000	1,412,000	30,200	3.2	26,000	2.1	27,000	2.0
North Carolina Suburbs submarket	638,208	760,227	837,200	880,700	12,200	1.8	9,525	1.2	14,500	1.7
South Carolina Suburbs submarket	260,033	335,865	401,000	438,200	7,575	2.6	8,050	2.2	12,400	3.0
Households										
Charlotte HMA*	658,711	848,745	977,800	1,040,000	19,000	2.6	15,950	1.8	20,750	2.1
Central submarket	316,806	430,077	506,800	538,700	11,350	3.1	9,500	2.1	10,650	2.1
North Carolina Suburbs submarket	244,796	290,231	319,400	336,000	4,550	1.7	3,600	1.2	5,525	1.7
South Carolina Suburbs submarket	97,109	128,437	151,550	164,900	3,125	2.8	2,850	2.1	4,450	2.9

* 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 May 1, 2015. The forecast date is May 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-Concord-Gastonia, North Carolina-South Carolina 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	1,046,000	338,475	471,380	536,700	263,305	323,488	346,100	105,397	141,584	163,000
Occupied units	658,711	848,745	977,800	316,806	430,077	506,800	244,796	290,231	319,400	97,109	128,437	151,550
Owner-occupied	456,635	575,908	611,100	205,330	274,738	292,500	179,197	207,048	211,800	72,108	94,122	106,800
%	69.3	67.9	62.5	64.8	63.9	57.7	73.2	71.3	66.3	74.3	73.3	70.5
Renter-occupied	202,076	272,837	366,700	111,476	155,339	214,300	65,599	83,183	107,600	25,001	34,315	44,750
%	30.7	32.1	37.5	35.2	36.1	42.3	26.8	28.7	33.7	25.7	26.7	29.5
Vacant units	48,466	87,707	68,050	21,669	41,303	29,900	18,509	33,257	26,750	8,288	13,147	11,400
Available units	27,482	52,213	34,300	15,073	28,372	18,950	8,491	17,074	10,150	3,918	6,767	5,225
For sale	9,399	16,818	12,050	4,902	8,923	5,975	3,014	5,606	4,100	1,483	2,289	1,950
Rate (%)	2.0	2.8	1.9	2.3	3.1	2.0	1.7	2.6	1.9	2.0	2.4	1.8
For rent	18,083	35,395	22,250	10,171	19,449	12,950	5,477	11,468	6,025	2,435	4,478	3,275
Rate (%)	8.2	11.5	5.7	8.4	11.1	5.7	7.7	12.1	5.3	8.9	11.5	6.8
Other vacant	20,984	35,494	33,800	6,596	12,931	11,000	10,018	16,183	16,600	4,370	6,380	6,200

* Charlotte-Concord-Gastonia HMA.

Notes: Numbers may not add to totals because of rounding. The current date is May 1, 2018.

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	2015	2016	12 Months Ending	
																		April 2017	April 2018
Charlotte HMA*																			
Total	26,213	24,767	23,282	22,599	25,902	26,601	29,578	26,676	15,134	8,371	6,102	7,242	13,228	17,258	19,127	19,888	20,709	19,656	24,515
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	12,389	14,041	13,653	14,713
Multifamily	8,041	6,120	4,083	3,547	4,591	3,507	5,586	6,156	5,118	2,891	948	1,672	5,642	6,184	7,821	7,499	6,668	6,003	9,802
Central submarket																			
Total	16,417	15,178	13,358	12,783	15,218	14,800	17,780	14,265	7,865	3,845	3,192	3,906	9,170	10,745	11,225	10,797	11,366	11,231	15,339
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	5,366	6,467	6,795	7,103
Multifamily	5,564	4,362	2,445	2,361	3,447	2,355	4,540	4,805	4,371	1,943	803	1,265	4,812	5,114	5,908	5,431	4,899	4,436	8,236
North Carolina Suburbs submarket																			
Total	6,364	6,590	6,559	6,570	7,434	8,236	7,940	8,547	4,885	2,676	1,820	1,894	2,482	3,318	3,701	5,218	5,506	4,406	4,955
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	3,965	4,574	3,678	4,208
Multifamily	1,203	1,277	874	839	890	919	562	639	603	654	124	359	540	734	438	1,253	932	728	747
South Carolina Suburbs submarket																			
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	3,873	3,837	4,019	4,221
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	3,058	3,000	3,180	3,402
Multifamily	1,274	481	764	347	254	233	484	712	144	294	21	48	290	336	1,475	815	837	839	819

* Charlotte-Concord-Gastonia HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through May 2018.

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

Table 5. Median Income in the Charlotte HMA*, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	NA	NA	67,000	NA	NA
Median household income	NA	NA	59,979	NA	NA

* Charlotte-Concord-Gastonia HMA.

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2016 median household income—U.S. Census Bureau, 2009 and 2016 American Community Survey 1-year data