

Table 1. Labor Force and Employment in the Charlottesville HMA, 2000 Through July 2011

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												July 2010	July 2011
Labor Force	88.1	89.3	91.7	93.2	95.3	97.7	101.6	105.0	106.9	108.0	107.9	107.9	108.8
Resident Employment	86.2	87.0	88.6	89.8	92.2	94.7	99.0	102.4	103.4	101.8	101.6	101.4	103.0
Unemployment	1.8	2.3	3.1	3.4	3.1	3.0	2.6	2.6	3.5	6.2	6.3	6.5	5.8
Unemployment Rate (%)	2.1	2.6	3.4	3.6	3.3	3.1	2.6	2.4	3.3	5.7	5.9	6.0	5.3
Total Nonfarm Payroll Jobs	88.7	89.4	89.7	89.6	91.9	94.9	99.1	101.9	101.8	99.2	98.7	98.6	99.8
Goods Producing	12.9	12.2	11.9	10.7	11.0	11.1	11.6	11.6	10.7	9.2	8.8	8.8	8.8
Service Providing	75.8	77.2	77.9	78.8	80.9	83.8	87.4	90.3	91.1	90.0	89.9	89.8	90.9
Professional & Business Services	9.1	9.0	9.2	9.2	9.7	10.3	11.3	11.9	12.2	11.9	11.8	11.8	11.8
Leisure & Hospitality	9.1	9.5	9.7	9.6	10.3	10.3	10.7	11.3	11.4	11.2	11.3	11.2	11.5
Government	25.0	25.8	26.1	26.7	27.7	29.0	29.9	31.2	31.8	31.9	31.8	31.9	32.0

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Charlottesville HMA, 2000 to August 1, 2014

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Charlottesville HMA	174,021	201,559	202,900	209,000	2,750	1.5	1,000	0.5	2,025	1.0
Central Charlottesville Submarket	124,285	142,445	143,000	146,900	1,825	1.4	420	0.3	1,300	0.9
Remainder Submarket	49,736	59,114	59,900	62,100	940	1.7	590	1.0	730	1.2
Households										
Charlottesville HMA	67,575	78,560	79,100	81,500	1,100	1.5	410	0.5	800	1.0
Central Charlottesville Submarket	48,727	55,935	56,350	57,850	720	1.4	310	0.6	500	0.9
Remainder Submarket	18,848	22,625	22,750	23,650	380	1.8	95	0.4	300	1.3

Notes: Numbers may not add to totals because of rounding. Current date: August 1, 2011. Forecast date: August 1, 2014. Rates of change are calculated on a compound basis.

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

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

	Charlottesville HMA			Central Charlottesville Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	73,869	89,134	89,700	51,311	61,311	61,650	22,558	27,823	28,050
Occupied Units	67,575	78,560	79,050	48,727	55,935	56,350	18,848	22,625	22,750
Owners	43,464	50,889	51,900	27,873	32,376	33,150	15,591	18,513	18,750
%	64.3	64.8	65.7	57.2	57.9	58.8	82.7	81.8	82.4
Renters	24,111	27,671	27,150	20,854	23,559	23,200	3,257	4,112	3,975
%	35.7	35.2	34.3	42.8	42.1	41.2	17.3	18.2	17.5
Vacant Units	6,294	10,574	10,650	2,584	5,376	5,325	3,710	5,198	5,300
Available Units	1,370	3,503	3,425	1,018	2,749	2,625	352	754	800
For Sale	520	1,201	1,325	322	810	880	198	391	440
Rate (%)	1.2	2.3	2.5	1.1	2.4	2.6	1.3	2.1	2.3
For Rent	850	2,302	2,100	696	1,939	1,750	154	363	360
Rate (%)	3.4	7.7	7.2	3.2	7.6	7.0	4.5	8.1	8.3
Other Vacant	4,924	7,071	7,200	1,566	2,627	2,700	3,358	4,444	4,500

Notes: Numbers may not add to totals because of rounding. Current date: August 1, 2011.

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

Table 4. Residential Building Permit Activity in the Charlottesville HMA, 2000 Through July 2011

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												July 2010	July 2011
Charlottesville HMA													
Total	1,300	1,663	2,636	2,008	2,257	2,029	1,789	1,317	913	666	1,105	653	1,196
Single-family	1,246	1,273	1,451	1,303	1,480	1,576	1,263	1,151	821	584	607	568	479
Multifamily	54	390	1,185	705	777	453	526	166	92	82	498	85	717
Central Charlottesville Submarket													
Total	651	900	1,867	1,349	1,565	1,358	1,231	848	625	406	724	346	911
Single-family	597	512	684	656	790	905	705	682	537	342	378	332	323
Multifamily	54	388	1,183	693	775	453	526	166	88	64	346	14	588
Remainder Submarket													
Total	649	763	769	659	692	671	558	469	288	260	381	307	285
Single-family	649	761	767	647	690	671	558	469	284	242	229	236	156
Multifamily	0	2	2	12	2	0	0	0	4	18	152	71	129

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

Table 5. Median Income in the Charlottesville HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	55,455	73,800	76,700	2.9	1.9
Median Household Income	54,200	73,800	NA	3.1	NA

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 median household income—U.S. Census Bureau, American Community Survey, 2009