

Table 1. Labor Force and Employment in the Charlottesville HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														December 2013	December 2014
Labor force	88.6	89.6	91.2	92.0	93.7	97.1	101.5	104.7	107.3	106.4	104.5	106.1	106.7	106.2	109.0
Resident employment	86.7	87.3	88.1	88.7	90.5	94.1	98.8	102.1	103.8	100.4	98.0	100.1	101.1	101.1	104.2
Unemployment	1.9	2.3	3.1	3.3	3.2	3.0	2.7	2.6	3.5	6.0	6.5	6.0	5.6	5.1	4.8
Unemployment rate (%)	2.1	2.6	3.4	3.6	3.4	3.1	2.7	2.5	3.3	5.6	6.2	5.7	5.2	4.8	4.4
Total nonfarm payroll jobs	88.7	89.4	89.7	89.7	91.9	94.9	99.1	101.9	101.8	99.2	98.9	100.7	102.1	103.4	103.4
All goods-producing sectors	12.9	12.2	11.9	10.8	11.0	11.1	11.6	11.6	10.7	9.2	8.7	8.4	8.4	8.4	8.3
All service-providing sectors	75.8	77.2	77.9	78.9	80.9	83.8	87.4	90.3	91.1	90.0	90.2	92.3	93.7	95.1	95.4
Trade, transportation, & utilities	13.5	13.8	14.0	13.1	13.5	13.9	14.3	14.3	14.0	13.1	12.9	13.4	13.4	13.4	12.5
Professional & business services	9.1	9.0	9.2	9.3	9.7	10.3	11.3	11.9	12.2	11.9	11.9	12.0	12.6	13.1	13.2
Leisure & hospitality	9.1	9.5	9.7	9.6	10.3	10.3	10.7	11.3	11.4	11.2	11.4	11.6	11.8	12.0	12.2
Service-providing jobs not reported by sector	19.1	19.1	18.8	20.2	19.7	20.3	21.3	21.6	21.7	21.9	22.2	22.7	23.3	24.2	25.3
Government	25.0	25.8	26.1	26.7	27.7	29.0	29.9	31.2	31.8	31.9	31.8	32.6	32.6	32.3	32.2
Federal	1.5	1.6	1.6	1.5	1.4	1.5	1.5	1.5	1.5	1.5	1.5	1.4	1.4	1.3	1.3
State	15.7	16.2	16.3	17.0	18.0	19.1	19.8	20.9	21.3	21.4	21.3	22.1	22.2	22.0	21.8
Local	7.8	8.1	8.3	8.2	8.3	8.5	8.6	8.8	9.0	9.1	9.1	9.1	9.0	9.0	9.1

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through December 2014.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Charlottesville 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 (%)
Population										
Charlottesville HMA	174,021	201,559	211,000	217,800	2,750	1.5	2,000	1.0	2,275	1.1
Households										
Charlottesville HMA	67,575	78,560	82,500	85,300	1,100	1.5	830	1.0	930	1.1

Notes: Rates of change are calculated on a compound basis. The current date is January 1, 2015. The forecast date is January 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 Charlottesville HMA, 2000, 2010, and Current

	Charlottesville HMA		
	2000	2010	Current
Total housing inventory	73,869	89,134	93,050
Occupied units	67,575	78,560	82,500
Owner-occupied	43,464	50,889	53,000
%	64.3	64.8	64.2
Renter-occupied	24,111	27,671	29,500
%	35.7	35.2	35.8
Vacant units	6,294	10,574	10,500
Available units	1,370	3,503	3,600
For sale	520	1,201	1,025
Rate (%)	1.2	2.3	1.9
For rent	850	2,302	2,575
Rate (%)	3.4	7.7	8.0
Other vacant	4,924	7,071	6,900

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

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

Table 4. Residential Building Permit Activity in the Charlottesville HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														December 2013	December 2014
Charlottesville HMA															
Total	1,360	1,663	2,636	2,044	2,257	2,029	1,789	1,431	913	666	1,105	1,134	1,212	1,006	839
Single-family	1,246	1,273	1,451	1,303	1,480	1,576	1,263	1,151	821	584	607	619	583	657	672
Multifamily	114	390	1,185	741	777	453	526	280	92	82	498	515	629	349	167

Notes: Numbers may not add to totals because of rounding. Current includes data through December 2014.

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

Table 5. Median Income in the Charlottesville HMA, 1999, 2009, and 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	54,188	72,800	77,500	3.0	1.6
Median household income	NA	55,756	58,375	NA	1.2

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 2013 median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data