

As of April 1, 2019.

Table 1. Labor Force and Employment in the Charlottesville HMA, 2000 Through March 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			March 2018	March 2019
Labor Force	94.7	95.8	97.4	98.4	100.4	103.9	108.3	111.7	114.6	113.8	111.1	112.7	113.0	112.4	114.4	115.1	115.8	118.2	118.7	119.7
Resident Employment	92.7	93.3	94.1	94.8	96.9	100.5	105.4	108.9	110.7	107.2	103.9	106.0	106.8	106.8	109.2	110.6	111.6	114.3	114.9	116.5
Unemployment	2.0	2.6	3.3	3.6	3.5	3.3	2.9	2.8	3.9	6.6	7.2	6.7	6.2	5.6	5.3	4.5	4.2	3.9	3.8	3.2
Unemployment Rate (%)	2.2	2.7	3.4	3.7	3.5	3.2	2.7	2.5	3.4	5.8	6.5	5.9	5.5	5.0	4.6	3.9	3.6	3.3	3.2	2.7
Total Nonfarm Payroll Jobs	93.2	94.2	94.4	93.2	96.4	99.2	102.9	105.9	105.7	103.1	102.9	103.8	105.0	105.9	108.8	112.5	114.3	116.8	117.4	118.6
Goods-Producing Sectors	13.0	12.9	12.5	11.5	11.9	11.9	12.3	12.1	10.9	9.3	8.7	8.5	8.6	8.6	9.0	9.5	9.4	9.7	9.8	9.9
Mining, Logging, & Construction	6.0	6.3	6.2	6.3	6.6	7.0	7.3	7.3	6.7	5.5	5.3	5.2	5.3	5.2	5.3	5.7	5.6	5.8	5.9	5.9
Manufacturing	7.0	6.6	6.3	5.2	5.3	5.0	5.0	4.9	4.2	3.8	3.4	3.3	3.3	3.4	3.6	3.8	3.8	3.9	3.9	4.0
Service-Providing Sectors	80.2	81.3	81.9	81.7	84.5	87.2	90.6	93.8	94.8	93.8	94.2	95.3	96.4	97.3	99.9	103.0	105.0	107.1	107.5	108.7
Wholesale & Retail Trade	12.2	12.0	12.0	11.9	12.2	12.6	12.8	12.8	12.6	12.0	12.0	12.3	12.2	12.4	12.5	12.6	12.8	13.3	13.3	13.1
Wholesale Trade	1.8	1.8	1.8	1.8	1.8	1.8	1.9	1.9	1.9	1.8	1.8	1.8	1.7	1.7	1.8	1.7	1.7	1.8	1.8	1.9
Retail Trade	10.4	10.2	10.2	10.1	10.4	10.8	10.9	10.9	10.7	10.2	10.2	10.5	10.5	10.7	10.7	10.9	11.1	11.5	11.5	11.3
Transportation & Utilities	1.9	1.9	1.8	1.8	1.7	1.7	1.8	1.8	1.8	1.6	1.6	1.6	1.6	1.5	1.6	1.6	1.7	1.7	1.7	1.7
Information	3.0	2.9	2.7	2.4	2.3	2.3	2.4	2.3	2.3	2.1	2.1	2.2	2.2	2.2	2.2	2.1	2.2	2.2	2.2	2.2
Financial Activities	4.2	4.3	4.2	4.0	4.0	4.1	4.3	4.3	4.1	3.9	4.1	4.0	4.1	4.3	4.4	4.5	4.5	4.7	4.7	4.8
Professional & Business Services	9.2	9.1	9.3	9.4	9.8	10.4	11.5	12.1	12.3	12.0	12.0	12.1	12.8	13.4	14.2	14.9	15.1	15.4	15.4	15.3
Education & Health Services	9.4	9.5	9.9	9.9	10.1	10.3	10.7	11.4	11.6	12.0	12.3	12.6	12.8	13.0	13.2	13.9	14.2	14.2	14.1	14.0
Leisure & Hospitality	9.1	9.5	9.7	9.6	10.3	10.4	10.8	11.4	11.5	11.4	11.6	11.7	11.9	12.1	12.6	13.0	13.6	13.9	13.9	14.1
Other Services	4.7	4.8	4.9	4.8	4.9	5.0	5.2	5.4	5.5	5.4	5.4	5.5	5.5	5.4	5.5	5.6	5.7	5.8	5.9	6.0
Government	26.5	27.2	27.4	28.0	29.0	30.3	31.2	32.5	33.1	33.3	33.2	33.3	33.3	33.0	33.7	34.7	35.2	36.0	36.2	37.4
Federal	1.6	1.6	1.6	1.5	1.4	1.5	1.5	1.5	1.5	1.5	1.5	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.5
State	16.6	17.0	17.1	17.8	18.8	19.9	20.6	21.7	22.1	22.2	22.1	22.3	22.4	22.1	22.8	23.7	24.1	24.8	25.0	25.9
Local	8.3	8.6	8.8	8.7	8.8	9.0	9.1	9.3	9.5	9.6	9.6	9.6	9.5	9.5	9.6	9.6	9.7	9.8	9.9	10.0

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2019.

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	189,644	218,705	236,900	244,200	2,900	1.4	2,025	0.9	2,450	1.0
Households										
Charlottesville HMA	72,899	84,525	92,850	96,200	1,175	1.5	930	1.0	1,100	1.2

Notes: The current date is April 1, 2019. The forecast date is April 1, 2022.

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



As of April 1, 2019.

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

	Charlottesville HMA		
	2000	2010	Current
Total Housing Inventory	80,159	96,378	105,000
Occupied Units	72,899	84,525	92,900
Owner-Occupied	47,608	55,414	59,900
%	65.3	65.6	64.5
Renter-Occupied	25,291	29,111	33,000
%	34.7	34.4	35.5
Vacant Units	7,260	11,853	12,150
Available Units	1,508	3,708	2,715
For Sale	596	1,296	790
Rate (%)	1.2	2.3	1.3
For Rent	912	2,412	1,925
Rate (%)	3.5	7.7	5.5
Other Vacant	5,752	8,145	9,450

Note: The current date is April 1, 2019.

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



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Table 4. Residential Building Permit Activity in the Charlottesville HMA, 2000 Through March 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			March 2018	March 2019
Charlottesville HMA																				
Total	1,355	1,713	2,696	2,082	2,336	2,131	1,910	1,484	998	702	1,136	1,038	1,245	1,052	873	989	1,234	1,449	1,420	1,658
Sales	1,306	1,455	1,520	1,762	1,801	1,702	1,453	1,481	991	626	641	677	619	708	710	760	912	963	800	758
Rental	49	258	1,176	320	535	429	457	3	7	76	495	361	626	344	163	229	322	486	620	900

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



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Table 5. Median Income in the Charlottesville HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	NA	72,800	76,600	NA	0.6
Median Household Income	NA	NA	63,486	NA	NA

NA = data not available.

Note: HUD median family income excludes Buckingham County.

Sources: Median family income—HUD, Office of Policy Development and Research; 2017 median household income—U.S. Census Bureau; 2013–2017 American Community Survey, 5-year data

