

As of April 1, 2023.

Table 1. Labor Force and Employment in the Charlottesville HMA, 2000 Through March 2023

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
																								March 2022	March 2023
Labor Force	94.8	96.1	97.7	98.9	100.9	104.1	108.2	111.7	114.4	114.3	111.2	112.5	112.8	112.5	114.9	115.6	116.1	119.4	120.3	123.4	118.8	119.2	122.7	120.3	123.9
Resident Employment	92.7	93.5	94.3	95.1	97.1	100.5	105.1	108.7	110.2	107.5	103.8	105.8	106.8	106.9	109.8	111.1	112.0	115.5	117.0	120.4	111.7	115.1	119.4	116.6	120.5
Unemployment	2.0	2.6	3.5	3.9	3.7	3.6	3.1	3.0	4.2	6.8	7.4	6.7	6.0	5.5	5.2	4.5	4.1	3.9	3.3	3.1	7.0	4.1	3.3	3.6	3.4
Unemployment Rate (%)	2.1	2.7	3.5	3.9	3.7	3.4	2.9	2.7	3.7	5.9	6.6	5.9	5.4	4.9	4.5	3.9	3.5	3.3	2.8	2.5	5.9	3.4	2.7	3.0	2.7
Total Nonfarm Payroll Jobs	93.1	94.1	94.4	93.1	96.3	99.1	102.8	105.9	105.6	103.0	102.8	103.7	104.9	105.8	108.8	112.4	114.3	116.8	118.6	121.8	112.9	115.8	120.1	117.1	121.1
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	9.9	9.9	9.6	9.9	10.4	10.1	10.5
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	5.8	5.7	5.7	6.0	5.8	6.0
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	4.0	4.1	3.9	4.2	4.4	4.3	4.5
Service-Providing Sectors	80.1	81.2	81.8	81.6	84.4	87.2	90.5	93.8	94.7	93.8	94.1	95.1	96.3	97.3	99.8	102.9	104.9	107.1	108.8	111.9	103.3	105.9	109.7	107.1	110.6
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	12.9	13.4	13.3	13.1	12.6	12.9	13.0	12.8	13.0
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	1.8	1.9	2.0	2.0	2.0	2.2	2.5	2.3	2.5
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	11.3	11.1	10.6	10.7	10.5	10.5	10.5
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	1.7	1.8	1.9	1.8	1.9
Information	2.9	2.8	2.6	2.3	2.2	2.3	2.3	2.2	2.2	2.0	2.0	2.0	2.1	2.1	2.0	2.0	2.1	2.1	2.1	2.2	1.9	1.8	1.8	1.8	1.8
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	4.8	4.9	4.9	5.1	5.2	5.1	5.2
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	15.6	16.0	15.5	16.4	17.8	16.8	18.0
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	14.7	14.4	14.8	15.6	15.0	15.7
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	14.1	14.4	10.6	11.9	13.4	12.5	13.7
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	6.1	5.5	5.6	5.7	5.7	5.8
Government	26.5	27.2	27.5	28.0	29.1	30.3	31.2	32.5	33.1	33.3	33.2	33.3	33.3	33.0	33.7	34.8	35.2	36.0	37.1	38.9	36.3	35.6	35.4	35.6	35.5
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	1.5	1.5	1.5	1.5	1.4	1.5	1.4
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	25.7	27.3	25.3	24.4	23.9	24.2	23.9
Local	8.4	8.6	8.8	8.8	8.9	9.0	9.2	9.3	9.5	9.7	9.6	9.6	9.5	9.5	9.6	9.7	9.7	9.9	10.0	10.1	9.5	9.7	10.0	9.9	10.1

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, 2023.

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	242,000	246,500	2,900	1.4	1,800	0.8	1,500	0.6
Households										
Charlottesville HMA	72,899	84,525	95,500	97,650	1,175	1.5	840	0.9	720	0.7

Notes: The current date is April 1, 2023. The forecast date is April 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of April 1, 2023.

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	110,930
Occupied Units	72,899	84,525	95,500
Owner-Occupied	47,608	55,414	61,700
%	65.3	65.6	64.6
Renter-Occupied	25,291	29,111	33,800
%	34.7	34.4	35.4
Vacant Units	7,260	11,853	15,430
Available Units	1,508	3,708	2,930
For Sale	596	1,296	880
Rate (%)	1.2	2.3	1.4
For Rent	912	2,412	2,050
Rate (%)	3.5	7.7	5.7
Other Vacant	5,752	8,145	12,500

Notes: The current date is April 1, 2023. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau.

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



As of April 1, 2023.

Table 4. Residential Building Permit Activity in the Charlottesville HMA, 2000 Through March 2023

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending		
																								March 2022	March 2023	
Charlottesville HMA																										
Total	1,355	1,713	2,696	2,082	2,336	2,131	1,910	1,418	998	702	1,136	1,388	1,245	1,152	873	989	1,534	1,276	1,615	1,618	1,722	1,561	1,767	1,613	1,650	
Sales	1,307	1,331	1,542	1,423	1,574	1,685	1,420	1,291	948	626	642	727	618	709	710	761	888	963	1,032	1,047	1,121	1,087	1,122	1,096	1,040	
Rental	48	382	1,154	659	762	446	490	127	50	76	494	661	627	443	163	228	646	313	583	571	601	474	645	517	611	

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2022—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



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Table 5. Median Income in the Charlottesville HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	55,600	72,800	93,700	2.7	2.1
Median Household Income	NA	NA	78,819	NA	NA

NA = data not available.
Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

