

Table 1. Labor Force and Employment in the Chattanooga HMA, 1990 Through 2008

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Labor Force	212.7	215.9	217.9	222.7	225.5	227.7	230.4	230.3	230.3	236.0	247.3	246.5	247.5	248.5	250.4	253.7	260.3	263.2	265.1
Resident Employment	202.9	203.1	204.3	211.0	215.0	216.5	219.6	218.8	220.6	227.8	239.0	237.2	236.7	237.5	239.2	241.7	249.1	252.6	250.1
Unemployment	9.8	12.8	13.6	11.7	10.5	11.2	10.8	11.5	9.7	8.2	8.3	9.3	10.8	11.0	11.2	12.0	11.2	10.6	15.0
Unemployment Rate (%)	4.6	5.9	6.2	5.3	4.7	4.9	4.7	5.0	4.2	3.5	3.4	3.8	4.4	4.4	4.5	4.7	4.3	4.0	5.7
Total Nonfarm Employment	203.3	202.1	205.7	213.6	218.7	221.3	223.5	222.3	223.7	232.9	238.4	236.2	235.4	235.6	237.9	240.8	245.5	247.5	245.8
Goods Producing	53.2	50.1	49.8	52.0	53.0	52.8	51.8	52.2	52.4	53.6	54.9	50.8	47.2	45.3	44.5	45.9	46.9	45.8	43.9
Natural Resources, Mining, & Construction	7.7	7.2	7.2	7.7	8.2	8.9	9.6	10.2	9.9	10.0	10.3	9.7	8.9	9.1	9.5	10.7	11.5	11.0	10.6
Manufacturing	45.5	42.9	42.6	44.3	44.8	43.9	42.3	41.9	42.4	43.6	44.6	41.1	38.3	36.2	35.0	35.2	35.5	34.9	33.3
Service Providing	150.1	152.0	155.9	161.7	165.7	168.4	171.7	170.2	171.3	179.3	183.5	185.4	188.2	190.2	193.3	194.9	198.6	201.7	202.0
Trade	33.5	33.5	34.0	36.0	35.8	36.6	37.1	36.4	35.1	35.3	35.5	35.2	35.1	34.7	34.9	35.6	35.5	35.7	35.1
Wholesale Trade	10.5	10.2	10.1	10.1	9.6	9.2	9.2	9.1	8.9	8.7	8.9	8.3	8.3	9.0	9.1	8.8	8.8	8.8	8.9
Retail Trade	23.0	23.3	23.9	25.9	26.2	27.4	27.9	27.3	26.2	26.6	26.6	26.9	26.8	25.7	25.8	26.8	26.7	26.9	26.2
Transportation & Utilities	7.4	6.8	6.3	5.8	6.4	6.7	8.9	10.6	13.6	18.6	20.5	20.2	20.1	20.0	20.4	20.6	20.6	20.8	19.7
Information	2.6	2.6	2.5	2.3	2.5	2.7	2.7	2.6	2.7	2.9	3.0	2.7	2.7	2.9	2.7	2.8	3.3	3.7	3.8
Financial Activities	13.7	14.0	13.9	14.1	14.7	14.9	15.6	16.5	16.9	17.4	17.3	17.8	18.3	18.1	18.7	18.8	18.6	18.6	18.5
Professional & Business Services	16.1	18.5	20.6	21.6	23.4	23.8	23.5	22.5	22.1	23.3	22.9	24.5	24.7	25.5	25.7	25.7	26.1	24.8	25.5
Education & Health Services	15.3	15.7	16.7	17.5	17.7	18.0	18.5	19.2	19.8	19.7	20.5	21.5	22.1	23.3	24.3	24.8	26.8	29.2	30.0
Leisure & Hospitality	16.8	16.4	17.2	18.8	19.0	18.8	19.2	18.6	18.5	18.9	19.3	18.4	18.8	19.9	21.1	21.9	22.8	23.2	23.3
Other Services	10.0	9.9	10.2	10.7	10.8	11.1	10.4	9.6	9.3	10.2	11.1	10.6	10.7	10.7	10.6	10.7	10.8	10.9	10.9
Government	34.5	34.6	34.4	34.9	35.5	36.0	35.7	34.2	33.4	32.9	33.5	34.5	35.7	35.3	35.0	34.2	34.1	34.9	35.2
Federal	6.6	6.6	6.6	6.7	6.8	6.9	6.8	6.5	6.4	6.3	6.4	6.6	6.8	6.8	6.7	6.4	6.3	6.5	6.1
State	6.5	6.5	6.5	6.6	6.7	6.8	6.7	6.5	6.3	6.2	6.3	6.5	6.8	6.3	6.0	5.9	5.9	6.0	6.0
Local	21.4	21.5	21.3	21.6	22.0	22.3	22.2	21.2	20.7	20.4	20.8	21.4	22.1	22.2	22.3	21.9	21.9	22.4	23.1

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Chattanooga HMA, 1990 to January 1, 2012

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Chattanooga HMA	433,210	476,531	523,800	537,500	4,325	1.0	5,400	1.1	4,575	0.9
Households										
Chattanooga HMA	166,404	189,607	208,100	214,000	2,325	1.3	2,125	1.1	1,975	0.9

Notes: Numbers may not add to totals due to rounding. Current date: January 1, 2009. Forecast date: January 1, 2012. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Chattanooga HMA, 1990, 2000, and Current

	Chattanooga HMA		
	1990	2000	Current
Total Housing Inventory	181,276	205,343	231,650
Occupied Units	166,404	189,607	208,100
Owners	113,889	132,752	146,100
%	68.4	70.0	70.2
Renters	52,515	56,855	62,000
%	31.6	30.0	29.8
Vacant Units	14,872	15,736	23,550
Available Units	9,188	8,143	9,150
For Sale	2,237	2,507	3,750
Rate (%)	1.9	1.9	2.5
For Rent	6,951	5,636	5,400
Rate (%)	11.7	9.0	8.0
Other Vacant	5,684	7,593	14,400

Notes: Numbers may not add to totals due to rounding. Current date: January 1, 2009.

Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Chattanooga HMA, 1990 Through 2008

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Chattanooga HMA																			
Total	1,520	1,555	1,765	1,955	2,675	2,470	2,700	2,980	2,760	2,710	2,535	2,880	2,935	3,265	3,570	3,795	3,455	2,695	1,245
Single-family	1,300	1,375	1,625	1,775	2,375	2,300	2,550	2,300	2,450	2,250	2,175	2,250	2,525	2,775	3,150	3,325	3,025	2,125	1,075
Multifamily	220	180	140	180	300	170	150	680	310	460	360	630	410	490	420	470	430	570	170

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

Table 5. Median Income in the Chattanooga HMA, 1989, 1999, and 2008

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2008	1989 to 1999	1999 to 2008
Median Family Income	29,700	44,500	53,100	4.1	2.0
Median Household Income	NA	NA	50,740	NA	NA

Note: NA = data are not available.
Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 2008 median household income—U.S. Census Bureau, American Community Survey, 2008