

As of May 1, 2021.

**Table 1. Labor Force and Employment in the Chattanooga HMA, 2000 Through April 2021**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					April 2020	April 2021
Labor Force	245.3	245.8	249.4	249.5	249.9	251.0	260.4	263.7	265.0	257.1	258.7	261.2	260.3	256.8	250.7	253.1	260.0	266.8	272.2	277.0	276.3	271.8
Resident Employment	237.2	236.8	238.6	238.5	238.6	238.7	248.5	252.7	249.2	233.0	235.4	239.5	241.0	237.9	234.5	239.2	247.3	256.3	262.6	267.7	264.5	256.0
Unemployment	8.0	9.0	10.9	11.0	11.2	12.3	11.9	11.0	15.8	24.2	23.2	21.7	19.3	18.9	16.1	13.8	12.7	10.5	9.6	9.2	11.8	15.8
Unemployment Rate (%)	3.3	3.7	4.4	4.4	4.5	4.9	4.6	4.2	6.0	9.4	9.0	8.3	7.4	7.3	6.4	5.5	4.9	3.9	3.5	3.3	4.3	5.8
Total Nonfarm Payroll Jobs	238.6	236.5	235.7	235.7	238.0	240.9	245.7	247.7	245.1	228.2	229.0	233.2	237.0	238.0	239.0	245.6	251.7	257.5	263.0	267.5	265.8	255.9
Goods-Producing Sectors	54.9	50.8	47.2	45.3	44.5	45.9	46.9	45.8	43.9	37.1	37.4	38.8	39.6	39.6	39.4	41.0	42.0	43.2	45.1	45.6	45.4	44.3
Mining, Logging, & Construction	10.3	9.7	8.9	9.1	9.5	10.7	11.5	11.0	10.6	8.7	8.8	8.6	8.8	9.0	9.0	9.9	10.1	10.2	11.1	11.4	11.4	11.1
Manufacturing	44.6	41.1	38.3	36.2	35.0	35.2	35.5	34.9	33.3	28.4	28.6	30.2	30.8	30.6	30.5	31.1	31.9	33.1	34.1	34.2	34.0	33.2
Service-Providing Sectors	183.7	185.7	188.5	190.4	193.5	195.1	198.8	201.9	201.2	191.1	191.6	194.3	197.4	198.5	199.6	204.7	209.8	214.3	217.8	221.9	220.4	211.6
Wholesale & Retail Trade	35.4	35.2	35.2	34.6	34.8	35.5	35.5	35.7	35.0	32.7	32.4	32.6	33.3	33.7	34.0	34.5	35.7	36.2	36.1	36.0	35.8	34.7
Wholesale Trade	8.7	8.2	8.2	8.8	8.9	8.6	8.7	8.7	8.8	8.2	8.0	7.8	8.1	8.5	8.5	8.5	8.2	8.5	8.4	8.5	8.5	8.2
Retail Trade	26.7	27.0	27.0	25.8	25.9	26.9	26.8	27.0	26.2	24.5	24.4	24.8	25.2	25.2	25.5	26.0	27.5	27.7	27.7	27.5	27.3	26.6
Transportation & Utilities	20.5	20.2	20.1	20.0	20.4	20.6	20.6	20.8	19.3	15.7	16.0	15.6	16.0	16.0	15.7	16.2	16.5	16.7	17.0	17.6	17.7	18.2
Information	3.0	2.7	2.7	2.9	2.7	2.8	3.3	3.7	3.8	3.8	3.6	3.2	2.8	2.8	2.7	2.6	2.6	2.7	2.5	2.3	2.3	2.4
Financial Activities	19.4	20.0	20.7	20.9	21.8	21.7	21.3	21.3	21.4	20.8	19.7	18.5	17.4	16.6	17.3	18.3	19.5	20.4	21.1	22.0	22.3	22.3
Professional & Business Services	20.8	22.3	22.2	22.7	22.6	22.8	23.4	22.1	21.9	19.1	19.4	22.0	24.6	24.7	24.3	25.4	26.1	26.9	27.4	28.0	27.9	27.3
Education & Health Services	20.8	21.8	22.4	23.6	24.5	25.1	27.0	29.4	30.4	30.9	31.6	32.5	32.9	32.5	32.9	33.7	33.1	33.9	34.5	35.1	34.8	33.7
Leisure & Hospitality	19.3	18.4	18.8	19.9	21.1	21.9	22.8	23.2	23.4	22.6	23.1	24.0	23.9	25.0	25.9	26.8	28.1	28.7	29.5	30.3	29.0	24.4
Other Services	11.1	10.6	10.7	10.7	10.6	10.7	10.8	10.9	11.0	10.8	10.2	9.8	10.5	10.9	10.8	11.0	11.2	11.8	12.0	12.4	12.4	11.8
Government	33.5	34.5	35.7	35.2	35.0	34.2	34.1	34.9	35.2	34.8	35.6	36.1	36.2	36.3	36.0	36.1	36.9	37.0	37.7	38.1	38.1	36.8
Federal	6.4	6.6	6.8	6.8	6.7	6.4	6.3	6.5	6.1	5.9	6.3	6.3	6.4	6.4	5.9	5.6	5.4	5.4	5.4	5.4	5.4	5.5
State	6.3	6.5	6.8	6.3	6.0	5.9	5.9	6.0	6.0	6.0	6.2	6.6	6.6	6.5	6.6	6.6	6.6	6.6	6.7	6.5	6.6	6.1
Local	20.8	21.4	22.1	22.2	22.3	21.9	21.9	22.4	23.1	23.0	23.2	23.3	23.2	23.4	23.5	23.9	24.9	25.0	25.7	26.2	26.1	25.2

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

Source: U.S. Bureau of Labor Statistics



As of May 1, 2021.

Table 2. Population and Household Trends in the Chattanooga 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										
Chattanooga HMA	476,531	527,896	573,400	586,400	5,125	1.0	4,100	0.7	4,325	0.8
Households										
Chattanooga HMA	189,607	210,867	231,300	236,700	2,125	1.1	1,850	0.8	1,825	0.8

Notes: The current date is May 1, 2021. The forecast date is May 1, 2024.  
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of May 1, 2021.

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

	Chattanooga HMA		
	2000	2010	Current
Total Housing Inventory	205,343	234,440	255,900
Occupied Units	189,607	210,867	231,300
Owner-Occupied	132,752	143,001	149,300
%	70.0	67.8	64.5
Renter-Occupied	56,855	67,866	82,000
%	30.0	32.2	35.5
Vacant Units	15,736	23,573	24,650
Available Units	8,143	11,798	9,150
For Sale	2,507	4,241	2,125
Rate (%)	1.9	2.9	1.4
For Rent	5,636	7,557	7,025
Rate (%)	9.0	10.0	7.9
Other Vacant	7,593	11,775	15,500

Note: The current date is May 1, 2021.

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



As of May 1, 2021.

**Table 4. Residential Building Permit Activity in the Chattanooga HMA, 2000 Through April 2021**

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	12 Months Ending	
																						April 2020	April 2021
Chattanooga HMA																							
Total	2,563	2,930	2,934	3,666	3,558	3,798	3,455	2,979	1,619	1,476	1,236	1,531	1,665	2,192	2,846	2,093	2,987	2,931	2,534	2,697	2,384	2,541	2,593
Sales	2,195	2,315	2,555	2,978	3,214	3,523	3,176	2,267	1,331	1,018	967	991	1,185	1,271	1,233	1,536	1,761	2,072	1,991	1,919	1,850	1,885	1,834
Rental	368	615	379	688	344	275	279	712	288	458	269	540	480	921	1,613	557	1,226	859	543	778	534	656	759

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 preliminary data and estimates by the analyst



As of May 1, 2021.

**Table 5. Median Income in the Chattanooga HMA, 1999, 2009, and 2019**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	44,500	56,100	61,096	2.3	0.9
Median Household Income	36,360	48,612	55,366	2.9	1.3

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

