

As of September 1, 2019.

Table 1. Labor Force and Employment in the Columbia HMA, 2000 Through August 2019

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 12 Months Ending | |
|----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|-------------|
| | | | | | | | | | | | | | | | | | | | | August 2018 | August 2019 |
| Labor Force | 338.2 | 330.7 | 331.7 | 340.2 | 347.8 | 355.3 | 363.9 | 367.8 | 369.7 | 369.2 | 372.4 | 375.3 | 380.0 | 381.6 | 389.4 | 398.5 | 403.1 | 401.8 | 398.5 | 399.1 | 401.7 |
| Resident Employment | 327.2 | 316.6 | 316.2 | 320.8 | 327.8 | 335.0 | 343.6 | 349.5 | 348.0 | 335.7 | 337.6 | 341.0 | 349.4 | 356.0 | 366.8 | 376.7 | 384.3 | 385.2 | 385.3 | 384.6 | 389.3 |
| Unemployment | 11.1 | 14.1 | 15.4 | 19.3 | 20.0 | 20.3 | 20.3 | 18.2 | 21.7 | 33.6 | 34.8 | 34.3 | 30.6 | 25.5 | 22.5 | 21.8 | 18.8 | 16.6 | 13.2 | 14.6 | 12.4 |
| Unemployment Rate (%) | 3.3 | 4.3 | 4.6 | 5.7 | 5.8 | 5.7 | 5.6 | 5.0 | 5.9 | 9.1 | 9.3 | 9.1 | 8.1 | 6.7 | 5.8 | 5.5 | 4.7 | 4.1 | 3.3 | 3.6 | 3.1 |
| Total Nonfarm Payroll Jobs | 342.8 | 340.1 | 338.6 | 339.6 | 346.7 | 354.8 | 361.7 | 368.3 | 366.5 | 348.3 | 346.2 | 348.2 | 356.3 | 364.1 | 374.9 | 386.0 | 395.4 | 397.6 | 401.1 | 399.6 | 402.7 |
| Goods-Producing Sectors | 57.3 | 55.6 | 53.9 | 52.8 | 52.0 | 52.1 | 53.0 | 53.0 | 50.3 | 44.1 | 42.1 | 42.3 | 42.5 | 42.8 | 44.7 | 46.6 | 47.7 | 48.5 | 47.6 | 47.2 | 48.8 |
| Mining, Logging, & Construction | 20.3 | 20.3 | 19.9 | 20.6 | 20.7 | 20.6 | 22.0 | 21.7 | 19.7 | 16.8 | 15.4 | 15.2 | 15.3 | 15.9 | 16.9 | 17.5 | 19.5 | 19.6 | 17.7 | 17.5 | 18.0 |
| Manufacturing | 37.0 | 35.3 | 34.1 | 32.2 | 31.3 | 31.5 | 31.0 | 31.4 | 30.5 | 27.4 | 26.7 | 27.1 | 27.1 | 26.9 | 27.8 | 29.1 | 28.2 | 28.9 | 29.9 | 29.6 | 30.8 |
| Service-Providing Sectors | 285.5 | 284.5 | 284.7 | 286.9 | 294.8 | 302.7 | 308.7 | 315.2 | 316.2 | 304.2 | 304.1 | 306.0 | 313.8 | 321.4 | 330.2 | 339.4 | 347.7 | 349.1 | 353.5 | 352.4 | 353.9 |
| Wholesale & Retail Trade | 54.9 | 53.6 | 53.0 | 52.6 | 53.4 | 54.8 | 56.0 | 57.7 | 57.2 | 52.9 | 52.1 | 51.9 | 52.1 | 53.0 | 54.2 | 55.4 | 57.5 | 57.2 | 57.3 | 57.3 | 58.0 |
| Wholesale Trade | 15.0 | 15.0 | 14.8 | 14.0 | 14.8 | 16.1 | 16.9 | 17.1 | 16.4 | 14.6 | 13.8 | 13.6 | 13.9 | 14.2 | 14.9 | 15.0 | 15.6 | 15.3 | 15.0 | 15.1 | 15.0 |
| Retail Trade | 39.9 | 38.6 | 38.2 | 38.6 | 38.6 | 38.7 | 39.1 | 40.6 | 40.8 | 38.3 | 38.3 | 38.3 | 38.2 | 38.8 | 39.3 | 40.4 | 41.9 | 41.9 | 42.3 | 42.2 | 43.0 |
| Transportation & Utilities | 11.9 | 11.2 | 10.6 | 10.5 | 11.1 | 11.6 | 11.8 | 12.1 | 11.6 | 10.5 | 10.4 | 10.8 | 11.7 | 12.7 | 14.0 | 15.3 | 16.2 | 16.0 | 16.9 | 16.6 | 17.6 |
| Information | 7.5 | 6.5 | 6.4 | 6.2 | 6.0 | 6.1 | 6.2 | 6.1 | 5.9 | 5.8 | 5.6 | 5.4 | 5.3 | 5.6 | 5.5 | 5.5 | 5.7 | 5.5 | 5.5 | 5.4 | 5.4 |
| Financial Activities | 24.3 | 25.4 | 25.9 | 26.5 | 27.2 | 29.2 | 30.2 | 30.7 | 30.4 | 29.1 | 27.2 | 27.4 | 28.8 | 30.1 | 30.1 | 30.4 | 30.9 | 31.1 | 31.1 | 31.1 | 30.8 |
| Professional & Business Services | 38.1 | 37.4 | 36.0 | 35.9 | 39.3 | 41.1 | 43.2 | 43.5 | 41.6 | 37.8 | 40.1 | 42.2 | 44.6 | 45.9 | 47.0 | 48.9 | 49.8 | 49.6 | 52.2 | 51.8 | 51.0 |
| Education & Health Services | 32.3 | 33.4 | 35.9 | 37.5 | 38.1 | 38.8 | 39.4 | 41.4 | 42.8 | 42.1 | 42.6 | 43.3 | 43.2 | 44.0 | 45.7 | 46.8 | 48.0 | 48.5 | 48.5 | 48.5 | 47.9 |
| Leisure & Hospitality | 27.3 | 27.4 | 27.7 | 28.2 | 29.4 | 29.7 | 30.2 | 31.1 | 31.5 | 31.1 | 31.5 | 32.1 | 33.0 | 34.2 | 35.3 | 36.6 | 37.9 | 39.0 | 39.9 | 39.8 | 40.6 |
| Other Services | 11.5 | 11.5 | 11.8 | 11.7 | 12.2 | 12.7 | 12.8 | 12.8 | 13.0 | 12.6 | 12.7 | 12.9 | 14.2 | 14.9 | 15.3 | 15.8 | 16.2 | 16.1 | 16.4 | 16.3 | 16.5 |
| Government | 77.8 | 78.1 | 77.5 | 77.8 | 78.0 | 78.9 | 79.0 | 80.0 | 82.4 | 82.4 | 81.9 | 80.1 | 81.0 | 81.1 | 83.2 | 84.7 | 85.5 | 86.0 | 85.8 | 85.7 | 86.2 |
| Federal | 8.3 | 8.6 | 8.7 | 8.7 | 8.8 | 8.8 | 9.0 | 9.3 | 9.8 | 10.3 | 10.8 | 10.4 | 10.3 | 10.1 | 10.0 | 10.3 | 10.3 | 10.4 | 10.5 | 10.5 | 10.8 |
| State | 37.6 | 36.9 | 35.5 | 35.1 | 34.7 | 34.9 | 35.2 | 35.9 | 36.6 | 35.5 | 34.6 | 33.8 | 34.1 | 33.8 | 35.9 | 36.5 | 37.0 | 36.9 | 36.1 | 36.3 | 35.6 |
| Local | 31.9 | 32.6 | 33.3 | 34.0 | 34.5 | 35.1 | 34.8 | 34.8 | 36.0 | 36.6 | 36.4 | 35.8 | 36.6 | 37.1 | 37.3 | 37.9 | 38.2 | 38.7 | 39.2 | 39.0 | 39.8 |

Notes: Numbers may not add to totals due to rounding.

Source: U.S. Bureau of Labor Statistics



As of September 1, 2019.

Table 2. Population and Household Trends in the Columbia 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 | | | | | | | | | | |
| Columbia HMA | 647,158 | 767,598 | 842,500 | 865,600 | 12,050 | 1.7 | 7,950 | 1.0 | 7,675 | 0.9 |
| Households | | | | | | | | | | |
| Columbia HMA | 245,347 | 294,881 | 329,300 | 338,800 | 4,950 | 1.9 | 3,650 | 1.2 | 3,150 | 1.0 |

Note: The forecast period is from the current date (September 1, 2019), to September 1, 2022.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of September 1, 2019.

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

| | Columbia HMA | | |
|-------------------------|--------------|---------|---------|
| | 2000 | 2010 | Current |
| Total Housing Inventory | 269,244 | 331,470 | 367,100 |
| Occupied Units | 245,347 | 294,881 | 329,300 |
| Owner-Occupied | 172,111 | 200,980 | 221,000 |
| % | 70.2 | 68.2 | 67.1 |
| Renter-Occupied | 73,236 | 93,901 | 108,300 |
| % | 29.8 | 31.8 | 32.9 |
| Vacant Units | 23,897 | 36,589 | 37,800 |
| Available Units | 10,920 | 18,078 | 13,700 |
| For Sale | 3,180 | 5,529 | 4,275 |
| Rate (%) | 1.8 | 2.7 | 1.9 |
| For Rent | 7,740 | 12,549 | 9,425 |
| Rate (%) | 9.6 | 11.8 | 8.0 |
| Other Vacant | 12,977 | 18,511 | 24,100 |

Note: The current date is September 1, 2019.

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



As of September 1, 2019.

Table 4. Residential Building Permit Activity in the Columbia HMA, 2000 Through August 2019

| Type of Building Permit | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 12 Months Ending | |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|-------------|
| | | | | | | | | | | | | | | | | | | | | August 2018 | August 2019 |
| Columbia HMA | | | | | | | | | | | | | | | | | | | | | |
| Total | 5,060 | 4,869 | 6,008 | 6,594 | 7,679 | 7,430 | 9,692 | 8,075 | 4,873 | 3,498 | 2,942 | 2,897 | 3,729 | 4,125 | 4,757 | 5,277 | 4,857 | 5,589 | 5,842 | 5,810 | 4,449 |
| Sales | 4,394 | 4,346 | 4,841 | 5,530 | 6,093 | 6,987 | 6,801 | 5,648 | 3,505 | 2,583 | 2,527 | 2,391 | 2,791 | 3,183 | 3,302 | 3,691 | 3,916 | 4,074 | 4,484 | 4,448 | 3,956 |
| Rental | 666 | 523 | 1,167 | 1,064 | 1,586 | 443 | 2,891 | 2,427 | 1,368 | 915 | 415 | 506 | 938 | 942 | 1,455 | 1,586 | 941 | 1,515 | 1,358 | 1,362 | 493 |

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 Columbia HMA, 1999, 2009, and 2017

| | Median Income (\$) | | | Average Annual Change (%) | |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
| | 1999 | 2009 | 2017 | 1999 to 2009 | 2009 to 2017 |
| Median Family Income | 49,400 | 62,100 | 67,000 | 2.3 | 1.0 |
| Median Household Income | 40,818 | 48,309 | 52,728 | 1.7 | 1.1 |

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 2017 median household income—U.S. Census Bureau, 2009 and 2017 American Community Survey, 1-year data

