

As of July 1, 2020.

Table 1. Labor Force and Employment in the Columbus HMA, 2000 Through June 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					June 2019	June 2020
Labor Force	910.0	924.9	938.2	942.9	948.5	956.3	973.2	990.5	995.8	994.8	1,004.3	1,003.8	1,003.9	1,016.1	1,027.6	1,037.6	1,055.5	1,075.8	1,085.8	1,098.6	1,090.9	1,100.8
Resident Employment	878.8	892.2	890.4	890.0	893.9	903.7	926.3	942.6	939.4	908.0	913.9	925.0	939.0	950.2	976.8	994.2	1,011.1	1,031.5	1,043.9	1,059.5	1,050.7	1,039.1
Unemployment	31.2	32.6	47.9	52.9	54.7	52.6	46.9	47.9	56.4	86.8	90.4	78.8	64.9	66.0	50.8	43.4	44.4	44.4	41.9	39.1	40.2	61.8
Unemployment Rate (%)	3.4	3.5	5.1	5.6	5.8	5.5	4.8	4.8	5.7	8.7	9.0	7.8	6.5	6.5	4.9	4.2	4.2	4.1	3.9	3.6	3.7	5.6
Total Nonfarm Payroll Jobs	933.7	938.1	931.3	928.1	934.0	941.0	949.9	960.8	957.2	922.8	920.3	941.4	968.0	991.6	1,016.6	1,040.6	1,064.3	1,085.4	1,100.4	1,111.3	1,106.4	1,083.1
Goods-Producing Sectors	147.5	141.5	134.4	128.7	125.5	122.8	121.3	118.4	113.0	98.5	93.5	95.9	98.8	102.0	104.4	107.4	109.1	112.3	115.4	117.3	116.7	116.4
Mining, Logging, & Construction	43.3	43.4	42.2	41.9	42.1	41.5	41.1	39.5	36.4	30.7	28.5	29.8	30.8	32.6	34.4	35.7	37.5	39.9	42.2	44.1	43.1	44.0
Manufacturing	104.2	98.1	92.2	86.8	83.4	81.3	80.2	78.9	76.6	67.8	65.0	66.1	68.0	69.4	70.0	71.7	71.6	72.3	73.3	73.3	73.6	72.4
Service-Providing Sectors	786.2	796.6	796.9	799.4	808.5	818.3	828.6	842.4	844.2	824.4	826.8	845.5	869.2	889.6	912.2	933.2	955.2	973.1	985.0	994.0	989.7	966.6
Wholesale & Retail Trade	163.4	161.6	156.1	150.3	147.7	146.6	143.6	142.9	142.6	136.4	134.8	137.2	138.8	140.4	143.2	143.9	144.9	144.5	144.5	143.1	144.1	138.7
Wholesale Trade	39.4	39.7	38.7	37.7	37.0	37.3	37.6	38.4	39.0	37.2	37.1	37.3	38.1	38.7	40.9	41.2	41.4	40.9	41.4	42.2	41.7	40.9
Retail Trade	124.0	121.9	117.4	112.6	110.7	109.3	106.0	104.5	103.6	99.2	97.7	99.9	100.7	101.7	102.3	102.7	103.5	103.6	103.1	100.9	102.4	97.7
Transportation & Utilities	35.2	35.8	36.1	37.6	39.5	42.0	46.0	50.4	49.7	45.1	43.2	44.7	46.2	46.9	48.7	53.2	57.0	62.6	64.1	69.0	65.4	70.2
Information	22.6	22.7	21.4	20.6	19.8	19.4	18.9	18.6	17.8	17.1	16.8	16.9	17.2	18.5	17.5	16.9	16.9	17.4	17.5	17.4	17.5	17.0
Financial Activities	76.2	77.5	77.7	76.3	74.4	73.4	74.3	73.5	71.3	69.6	69.3	71.0	73.7	75.4	76.6	79.4	82.8	84.9	86.1	86.9	86.7	85.2
Professional & Business Services	130.2	132.8	129.8	131.8	135.3	138.9	143.7	150.2	153.7	146.0	146.8	151.9	159.2	165.8	175.5	176.9	180.5	180.0	181.4	181.6	181.9	176.8
Education & Health Services	89.5	92.1	95.9	99.3	103.0	106.2	109.1	112.4	115.9	120.7	126.2	131.4	136.3	138.8	144.0	148.9	153.2	158.6	161.8	163.2	162.8	158.8
Leisure & Hospitality	81.6	82.6	85.1	86.4	88.5	89.7	90.3	91.0	89.8	87.5	87.3	90.5	94.6	99.5	100.1	102.7	104.7	106.5	107.8	107.9	108.1	97.0
Other Services	34.9	35.9	37.4	38.4	39.1	38.2	38.2	37.6	37.2	36.3	36.0	35.9	37.5	38.3	39.5	40.8	41.3	41.1	41.7	42.1	41.9	40.0
Government	152.6	155.8	157.3	158.7	161.2	164.0	164.5	165.9	166.4	165.7	166.4	166.0	165.8	166.0	167.2	170.5	174.0	177.7	180.0	182.9	181.3	182.9
Federal	14.2	14.0	13.9	13.6	13.2	13.0	13.0	13.4	13.9	14.4	15.6	14.8	14.4	13.9	13.7	13.8	14.3	14.5	14.5	14.5	14.5	14.5
State	63.9	64.7	64.5	64.4	65.6	67.2	67.5	68.6	67.6	67.3	67.7	67.4	68.2	68.8	69.9	72.7	73.9	75.9	77.3	78.8	78.1	79.0
Local	74.5	77.1	79.0	80.7	82.4	83.7	84.0	83.9	84.9	84.0	83.1	83.8	83.1	83.2	83.6	84.0	85.8	87.3	88.3	89.6	88.7	89.3

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.
Source: U.S. Bureau of Labor Statistics



As of July 1, 2020.

Table 2. Population and Household Trends in the Columbus 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										
Columbus HMA	1,675,013	1,901,974	2,138,000	2,188,000	22,700	1.3	23,050	1.1	16,700	0.8
Franklin County Submarket	1,068,978	1,163,414	1,324,000	1,346,000	9,450	0.9	15,650	1.3	7,300	0.6
Northwest Counties Submarket	150,898	226,514	273,700	290,800	7,550	4.1	4,600	1.9	5,700	2.0
Suburban Counties Submarket	455,137	512,046	540,700	551,700	5,700	1.2	2,800	0.5	3,675	0.7
Households										
Columbus HMA	659,945	748,517	834,600	853,500	8,850	1.3	8,400	1.1	6,275	0.7
Franklin County Submarket	438,778	477,235	537,900	546,700	3,850	0.8	5,925	1.2	2,950	0.5
Northwest Counties Submarket	54,020	80,825	97,700	104,000	2,675	4.1	1,650	1.9	2,100	2.1
Suburban Counties Submarket	167,147	190,457	199,100	202,800	2,325	1.3	840	0.4	1,250	0.6

Note: The forecast period is from the current date (July 1, 2020) to July 1, 2023.

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



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

	Columbus HMA			Franklin County Submarket			Northwest Counties Submarket			Suburban Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	706,212	820,968	885,300	471,016	527,186	566,300	57,591	85,807	102,700	177,605	207,975	216,300
Occupied Units	659,945	748,517	834,600	438,778	477,235	537,800	199,054	80,825	97,700	167,147	190,457	199,100
Owner-Occupied	419,298	471,071	507,400	249,633	264,583	282,600	148,459	65,341	76,300	126,636	141,147	148,500
%	63.5	62.9	60.8	56.9	55.4	52.5	74.6	80.8	78.1	75.8	74.1	74.6
Renter-Occupied	240,647	277,446	327,200	189,145	212,652	255,200	50,596	15,484	21,400	40,511	49,310	50,600
%	36.5	37.1	39.2	43.1	44.6	47.5	25.4	19.2	21.9	24.2	25.9	25.4
Vacant Units	46,267	72,451	50,650	32,238	49,951	28,450	17,215	4,982	4,975	10,458	17,518	17,200
Available Units	27,877	41,732	20,175	21,268	31,112	13,450	4,715	2,710	1,995	4,480	7,910	4,725
For Sale	7,205	12,496	3,525	4,390	7,885	1,700	1,197	1,402	620	1,848	3,209	1,200
Rate (%)	1.7	2.6	0.7	1.7	2.9	0.6	0.8	2.1	0.8	1.4	2.2	0.8
For Rent	20,672	29,236	16,650	16,878	23,227	11,750	3,517	1,308	1,375	2,632	4,701	3,525
Rate (%)	7.9	9.5	4.8	8.2	9.8	4.4	6.5	7.8	6.0	6.1	8.7	6.5
Other Vacant	18,390	30,719	30,500	10,970	18,839	15,000	12,500	2,272	3,000	5,978	9,608	12,500

Note: The current date is July 1, 2020.

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 Columbus HMA, 2000 Through June 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					June 2019	June 2020
Columbus HMA																						
Total	15,496	15,894	17,061	16,767	13,530	12,483	8,170	6,728	4,612	4,320	4,627	3,627	6,259	7,291	8,927	9,337	11,739	10,127	9,756	10,444	10,322	9,243
Sales	12,238	11,470	13,256	14,119	11,982	10,261	6,771	5,122	3,380	2,731	3,002	2,611	3,279	3,924	3,619	3,807	4,658	4,672	4,651	4,492	4,066	4,476
Rental	3,258	4,424	3,805	2,648	1,548	2,222	1,399	1,606	1,232	1,589	1,625	1,016	2,980	3,367	5,308	5,530	7,081	5,455	5,105	5,952	6,256	4,767
Franklin County Submarket																						
Total	9,321	9,757	10,243	9,580	7,086	7,284	4,639	3,967	2,786	2,889	3,238	2,220	3,848	4,264	6,284	6,298	7,237	6,718	5,349	6,317	6,869	5,614
Sales	6,392	5,909	7,225	7,466	5,984	5,671	3,630	2,625	1,918	1,583	1,705	1,347	1,653	1,562	1,770	1,769	1,986	2,052	1,581	1,473	1,356	1,645
Rental	2,929	3,848	3,018	2,114	1,102	1,613	1,009	1,342	868	1,306	1,533	873	2,195	2,702	4,514	4,529	5,251	4,666	3,768	4,844	5,513	3,969
Northwest Counties Submarket																						
Total	3,599	3,511	3,371	3,493	3,011	2,371	1,614	1,389	951	803	745	772	1,507	2,073	1,678	2,045	3,035	2,316	3,017	2,828	2,491	2,518
Sales	3,521	3,194	3,218	3,407	2,974	2,323	1,488	1,297	772	627	689	726	1,010	1,433	1,170	1,253	1,795	1,605	1,818	1,810	1,779	1,803
Rental	78	317	153	86	37	48	126	92	179	176	56	46	497	640	508	792	1,240	711	1,199	1,018	712	715
Suburban Counties Submarket																						
Total	2,576	2,626	3,447	3,694	3,433	2,828	1,917	1,372	875	628	644	635	904	954	965	994	1,467	1,093	1,390	1,299	962	1,111
Sales	2,325	2,367	2,813	3,246	3,024	2,267	1,653	1,200	690	521	608	538	616	929	679	785	877	1,015	1,252	1,209	931	1,028
Rental	251	259	634	448	409	561	264	172	185	107	36	97	288	25	286	209	590	78	138	90	31	83

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 Columbus HMA, 1999, 2009, and 2018

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	53,800	68,600	76,400	2.5	1.2
Median Household Income	NA	NA	64,052	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 2018 median household income—U.S. Census Bureau, 2009 and 2018 American Community Survey, 1-year data

