

As of May 1, 2023.

Table 1. Labor Force and Employment in the Atlanta-Sandy Springs-Alpharetta MSA, 2000 Through April 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	
																								April 2022	April 2023
Labor Force	2,362.7	2,416.4	2,456.4	2,478.7	2,508.8	2,591.2	2,663.8	2,737.1	2,768.4	2,725.1	2,727.5	2,754.7	2,781.4	2,786.3	2,804.4	2,814.3	2,941.7	3,064.9	3,084.7	3,112.1	3,070.3	3,136.2	3,184.6	3,154.9	2,932.8
Resident Employment	2,289.9	2,326.5	2,325.3	2,349.7	2,380.6	2,442.9	2,530.0	2,605.0	2,583.9	2,441.2	2,443.1	2,484.3	2,540.4	2,570.8	2,614.1	2,651.0	2,788.9	2,924.5	2,966.6	3,006.0	2,862.6	3,014.8	3,091.8	3,049.4	2,845.4
Unemployment	72.8	90.0	131.0	129.0	128.2	148.4	133.8	132.1	184.5	283.9	284.4	270.4	241.0	215.5	190.2	163.3	152.8	140.3	118.0	106.1	207.8	121.3	92.8	105.5	87.3
Unemployment Rate (%)	3.1	3.7	5.3	5.2	5.1	5.7	5.0	4.8	6.7	10.4	10.4	9.8	8.7	7.7	6.8	5.8	5.2	4.6	3.8	3.4	6.8	3.9	2.9	3.3	3.0
Total Nonfarm Payroll Jobs	2,299.5	2,310.4	2,268.2	2,245.2	2,275.4	2,344.9	2,411.0	2,459.9	2,433.3	2,296.8	2,276.3	2,312.2	2,355.0	2,415.1	2,503.9	2,584.1	2,669.7	2,735.3	2,796.6	2,864.1	2,719.3	2,841.8	2,987.4	2,897.0	3,018.7
Goods-Producing Sectors	334.8	325.2	308.7	299.1	304.0	310.5	316.0	314.5	295.0	247.0	234.1	235.6	234.6	240.5	252.6	264.8	277.7	286.6	295.6	303.8	293.0	300.9	315.5	306.3	318.5
Mining, Logging, & Construction	130.8	131.3	125.9	123.3	127.9	133.9	140.0	141.3	129.4	102.9	93.4	91.5	88.6	93.0	102.4	109.1	116.6	121.6	126.9	132.1	129.7	133.1	139.1	135.0	141.4
Manufacturing	204.0	193.9	182.7	175.8	176.1	176.5	176.0	173.3	165.6	144.1	140.7	144.1	146.0	147.5	150.1	155.7	161.1	165.0	168.7	171.7	163.3	167.8	176.4	171.3	177.2
Service-Providing Sectors	1,964.8	1,985.2	1,959.5	1,946.1	1,971.3	2,034.4	2,095.0	2,145.4	2,138.3	2,049.9	2,042.2	2,076.6	2,120.3	2,174.6	2,251.3	2,319.3	2,392.0	2,448.7	2,501.0	2,560.4	2,426.3	2,541.0	2,671.9	2,590.6	2,700.1
Wholesale & Retail Trade	421.1	421.7	409.7	400.7	400.5	414.3	427.6	435.8	426.6	394.8	389.9	395.6	401.3	407.8	418.9	430.2	436.0	440.7	444.4	446.5	425.2	440.4	461.0	448.8	462.1
Wholesale Trade	156.1	156.5	149.2	147.3	147.6	150.8	153.8	155.5	154.0	142.0	139.3	140.2	141.8	142.1	146.0	149.2	149.2	149.9	153.0	155.6	147.7	150.0	159.5	153.4	160.7
Retail Trade	265.0	265.2	260.5	253.4	252.9	263.5	273.8	280.3	272.6	252.8	250.6	255.4	259.5	265.7	272.9	281.0	286.8	290.8	291.4	290.9	277.5	290.4	301.5	295.4	301.4
Transportation & Utilities	113.9	112.3	108.6	107.1	108.4	112.4	117.4	120.1	120.0	113.6	113.2	115.4	116.2	116.2	121.1	128.5	137.9	146.8	158.1	171.2	173.3	184.6	193.5	188.7	193.6
Information	107.4	106.9	98.9	89.1	85.2	83.0	82.1	82.4	80.5	78.7	76.9	79.6	81.5	84.7	90.0	94.5	98.9	102.7	100.2	102.2	97.5	110.9	113.6	112.8	114.6
Financial Activities	155.2	157.7	157.5	158.0	159.1	164.5	169.2	169.6	162.6	153.0	148.8	151.3	154.0	156.3	158.6	161.3	165.5	169.6	173.1	177.4	178.9	185.1	198.1	189.4	201.1
Professional & Business Services	417.8	409.1	390.0	382.2	389.2	405.8	416.3	426.4	422.9	391.9	401.6	419.0	432.9	453.8	480.7	495.8	510.5	524.0	535.4	548.2	525.1	557.5	589.1	571.2	589.7
Education & Health Services	183.2	191.7	200.3	207.3	215.2	225.0	234.9	244.3	252.2	256.3	263.9	273.9	286.1	297.9	309.2	321.9	336.8	344.8	356.5	369.0	355.5	368.9	387.9	374.5	396.1
Leisure & Hospitality	196.6	199.5	200.9	205.3	212.1	219.5	227.1	235.6	234.1	223.9	221.5	226.4	234.7	246.2	259.4	269.3	282.5	290.9	297.6	304.7	243.7	265.5	290.5	274.7	299.6
Other Services	88.7	93.8	91.8	92.5	92.8	95.7	97.1	98.1	98.1	97.3	93.5	92.7	92.9	93.5	94.3	96.0	97.7	99.1	100.8	104.6	94.6	98.6	102.7	99.9	104.9
Government	281.0	292.4	301.9	304.0	308.8	314.3	323.3	333.1	341.5	340.3	333.0	322.8	320.7	318.3	319.2	321.9	326.3	330.2	334.9	336.7	332.6	329.5	335.5	330.7	338.5
Federal	46.6	47.8	48.3	47.0	46.1	46.1	45.9	45.4	46.9	48.2	49.8	46.9	45.5	45.1	44.9	45.4	47.0	47.8	47.8	48.6	51.0	51.5	51.9	51.7	52.2
State	63.7	65.5	67.3	68.5	68.2	69.5	71.2	74.1	75.1	74.8	71.4	70.4	70.5	70.6	71.2	71.1	70.2	71.4	73.9	73.7	71.8	70.3	71.6	70.6	72.2
Local	170.7	179.2	186.3	188.4	194.5	198.7	206.2	213.7	219.6	217.3	211.8	205.5	204.7	202.6	203.2	205.4	209.1	211.0	213.2	214.3	209.8	207.7	211.9	208.4	214.1
Covered Employment - HMA*	NA	1,060.8	1,038.7	1,015.7	1,018.0	1,032.5	1,055.2	1,056.6	1,037.8	979.0	977.3	999.3	997.4	1,020.9	1,049.7	1,082.7	1,118.3	1,148.9	1,176.1	1,206.3	1,131.3	1,172.0	1,235.8	NA	NA
Covered Employment - MSA**	NA	2,177.7	2,158.4	2,147.2	2,180.6	2,237.5	2,295.0	2,337.0	2,299.2	2,161.2	2,136.0	2,174.4	2,210.1	2,269.2	2,343.8	2,419.9	2,497.3	2,567.1	2,622.6	2,693.3	2,549.4	2,641.0	2,774.7	NA	NA

*Fulton and DeKalb Counties Housing Market Area. **Atlanta-Sandy Springs-Alpharetta Metropolitan Statistical Area.

NA = data not available.

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, 2023.

Table 2. Population and Household Trends in the HMA* and the MSA, 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										
MSA**	4,263,438	5,286,728	6,287,817	6,529,917	102,329	2.2	76,516	1.3	80,700	1.3
HMA*	1,481,871	1,612,474	1,851,000	1,908,000	13,050	0.8	18,200	1.1	19,100	1.0
Households										
MSA**	1,559,712	1,943,885	2,333,600	2,428,000	38,417	2.2	29,787	1.4	31,571	1.3
HMA*	570,581	648,186	760,000	786,400	7,750	1.3	8,550	1.2	8,800	1.1

*Fulton and DeKalb Counties Housing Market Area. **Atlanta-Sandy Springs-Alpharetta Metropolitan Statistical Area.

Notes: The current date is May 1, 2023. The forecast date is May 1, 2026.

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



As of May 1, 2023.

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

	MSA**			HMA*		
	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,650,700	2,172,967	2,509,975	609,863	742,073	831,875
Occupied Units	1,559,712	1,943,885	2,333,600	570,581	648,186	760,000
Owner-Occupied	1,041,714	1,285,066	1,477,600	312,944	356,909	389,600
%	66.8	66.1	63.3	54.8	55.1	51.3
Renter-Occupied	517,998	658,819	856,000	257,637	291,277	370,400
%	33.2	33.9	36.7	45.2	44.9	48.7
Vacant Units	90,988	229,082	176,375	39,282	93,887	71,875
Available Units	52,292	146,001	113,175	23,911	62,500	46,775
For Sale	18,473	50,588	21,975	7,034	17,343	6,525
Rate (%)	1.7	3.8	1.5	2.2	4.6	1.6
For Rent	33,819	95,413	91,200	16,877	45,157	40,250
Rate (%)	6.1	12.7	9.6	6.1	13.4	9.8
Other Vacant	38,696	83,081	63,200	15,371	31,387	25,100

*Fulton and DeKalb Counties Housing Market Area. **Atlanta-Sandy Springs-Alpharetta Metropolitan Statistical Area.

Notes: The current date is May 1, 2023. In this analysis conducted by the U.S. Department of Housing and Urban Development, 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 U.S. Census Bureau.

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



As of May 1, 2023.

Table 4. Residential Building Permit Activity in the HMA* and the MSA, 2000 Through April 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	
																								April 2022	April 2023
MSA**																									
Total	68,671	72,754	72,020	69,220	77,654	76,813	69,193	45,940	21,161	7,384	8,831	8,909	14,412	24,095	27,735	30,782	37,331	35,603	41,254	35,107	36,620	43,604	53,450	48,002	53,256
Sales	50,603	52,525	54,264	58,030	62,097	65,552	57,331	32,556	12,226	5,479	6,435	6,703	9,221	14,905	17,351	20,368	23,130	25,273	27,182	26,663	29,012	31,864	27,447	30,814	23,637
Rental	18,068	20,229	17,756	11,190	15,557	11,261	11,862	13,384	8,935	1,905	2,396	2,206	5,191	9,190	10,384	10,414	14,201	10,330	14,072	8,444	7,608	11,740	26,003	17,188	29,619
HMA*																									
Total	16,321	18,580	18,996	18,757	25,583	23,540	22,990	17,775	8,517	2,406	2,341	3,118	4,147	9,542	9,818	12,023	14,076	12,531	14,694	9,217	7,802	8,902	18,955	12,044	19,682
Sales	9,294	10,440	9,334	11,774	14,443	15,581	14,637	7,637	3,023	1,073	1,138	1,701	1,896	2,462	3,209	3,939	4,708	5,714	6,485	6,183	5,029	5,640	5,697	5,248	4,524
Rental	7,027	8,140	9,662	6,983	11,140	7,959	8,353	10,138	5,494	1,333	1,203	1,417	2,251	7,080	6,609	8,084	9,368	6,817	8,209	3,034	2,773	3,262	13,258	6,796	15,158

*Fulton and DeKalb Counties Housing Market Area. **Atlanta-Sandy Springs-Alpharetta Metropolitan Statistical Area.

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2022—final data and estimates by the analyst; 2023—preliminary data and estimates by the analyst



As of May 1, 2023.

Table 5. Median Income in the Atlanta-Sandy Springs-Alpharetta MSA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	59,900	71,700	91,733	1.8	2.1
Median Household Income	NA	55,464	77,589	NA	2.8

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

