

**Table 1. Labor Force and Employment in the Gainesville HMA, 2000 Through December 2020**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Labor Force	122.6	125.1	124.9	126.1	127.4	131.0	133.6	136.6	139.1	137.5	135.2	135.9	136.7	136.1	136.0	135.8	139.1	142.4	144.2	146.4	141.2
Resident Employment	118.8	120.6	119.8	121.3	122.8	127.2	130.0	132.4	132.8	127.6	124.2	125.4	127.5	128.1	128.8	129.4	133.1	136.9	139.4	142.0	134.0
Unemployment	3.7	4.6	5.1	4.8	4.6	3.9	3.6	4.2	6.3	10.0	11.0	10.5	9.2	7.9	7.2	6.3	6.0	5.5	4.8	4.3	7.2
Unemployment Rate (%)	3.0	3.6	4.1	3.8	3.6	2.9	2.7	3.1	4.5	7.2	8.2	7.7	6.8	5.8	5.3	4.7	4.3	3.9	3.3	3.0	5.1
Total Nonfarm Payroll Jobs	123.5	125.0	124.8	126.2	128.4	130.0	132.0	133.9	133.2	127.4	126.7	126.7	128.1	128.9	131.2	134.9	139.2	142.5	145.6	148.0	142.6
Goods-Producing Sectors	11.1	10.4	10.6	10.4	11.0	11.3	12.2	12.4	11.3	9.3	8.6	8.2	8.7	8.8	8.6	9.2	9.8	10.1	10.5	10.9	11.0
Mining, Logging, & Construction	4.7	4.8	5.1	5.2	5.8	6.2	6.5	6.5	5.7	4.6	4.2	3.9	4.3	4.4	4.4	4.7	5.3	5.6	5.9	6.1	6.2
Manufacturing	6.3	5.6	5.5	5.2	5.2	5.2	5.7	5.8	5.6	4.7	4.4	4.4	4.4	4.4	4.3	4.5	4.5	4.6	4.7	4.8	4.8
Service-Providing Sectors	112.4	114.6	114.2	115.7	117.5	118.7	119.8	121.5	122.0	118.1	118.1	118.4	119.4	120.2	122.5	125.7	129.5	132.4	135.0	137.1	131.6
Wholesale & Retail Trade	16.0	15.9	15.4	15.5	15.6	16.3	16.6	17.5	16.8	15.7	15.5	15.8	15.8	15.9	16.3	16.6	17.1	17.8	18.1	18.0	17.9
Wholesale Trade	1.9	2.0	2.1	2.3	2.4	2.5	2.5	2.6	2.6	2.4	2.3	2.4	2.5	2.7	2.8	2.8	2.8	2.9	3.2	3.4	3.4
Retail Trade	14.1	13.9	13.3	13.2	13.2	13.8	14.1	14.9	14.2	13.3	13.2	13.4	13.3	13.2	13.5	13.8	14.3	14.9	14.9	14.6	14.5
Transportation & Utilities	1.7	2.1	2.3	2.5	2.4	2.4	2.6	2.6	2.7	2.4	2.3	2.3	2.4	2.5	2.6	2.8	3.2	3.2	3.3	3.3	3.3
Information	2.3	2.2	2.0	2.0	2.1	2.0	2.0	2.0	1.9	1.6	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.6	1.8	1.7
Financial Activities	6.4	6.6	6.6	6.2	6.2	6.2	6.5	6.4	6.2	6.0	6.0	6.1	6.3	6.2	6.3	6.4	6.6	7.0	6.8	6.8	6.7
Professional & Business Services	10.3	10.1	8.9	9.4	10.3	10.9	11.1	10.6	10.8	10.3	10.4	10.8	11.3	11.4	12.3	12.9	13.7	14.2	14.8	15.3	15.4
Education & Health Services	19.0	19.6	20.0	20.4	21.1	21.5	21.5	21.3	21.9	22.0	22.1	22.4	22.9	23.1	23.7	24.2	24.8	25.5	26.4	27.5	26.3
Leisure & Hospitality	12.0	12.5	12.3	12.3	13.2	13.9	13.6	14.2	14.7	13.7	13.2	13.3	13.4	13.8	13.9	14.6	15.2	15.4	16.0	16.1	13.5
Other Services	3.5	3.6	4.0	4.2	4.4	4.2	4.4	4.5	4.5	4.2	4.1	4.1	4.1	4.1	4.2	4.5	4.5	4.3	4.4	4.4	4.2
Government	41.2	42.1	42.6	43.3	42.3	41.2	41.6	42.4	42.5	42.1	42.8	42.2	41.9	41.8	41.8	42.2	42.9	43.4	43.6	44.0	42.9
Federal	3.1	3.1	3.2	3.3	3.5	3.7	3.7	3.8	4.0	4.3	4.7	4.4	4.4	4.4	4.5	4.6	4.7	4.7	4.5	4.6	4.9
State	27.0	27.8	28.0	28.6	27.2	25.7	26.0	26.8	27.5	27.8	27.9	27.8	27.5	27.3	27.4	27.7	28.2	28.6	29.0	29.1	28.1
Local	11.1	11.2	11.3	11.4	11.6	11.9	11.9	11.9	11.0	10.0	10.2	10.0	10.0	10.0	10.0	10.0	10.0	10.1	10.2	10.3	9.9

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2021

**Table 2. Population and Household Trends in the Gainesville 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 (%)
<b>Population</b>										
Gainesville HMA	232,392	264,275	290,600	299,000	3,200	1.3	2,450	0.9	2,800	1.0
<b>Households</b>										
Gainesville HMA	92,530	106,637	116,700	120,000	1,400	1.4	930	0.8	1,125	0.9

**Notes:** The forecast period is from the current date (January 1, 2021) to January 1, 2024.

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



As of January 1, 2021

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

	Gainesville HMA		
	2000	2010	Current
Total Housing Inventory	101,019	120,073	128,300
Occupied Units	92,530	106,637	116,800
Owner-Occupied	52,416	59,899	62,600
%	56.6	56.2	53.6
Renter-Occupied	40,114	46,738	54,200
%	43.4	43.8	46.4
Vacant Units	8,489	13,436	11,550
Available Units	4,524	8,550	8,200
For Sale	1,086	1,948	950
Rate (%)	2.0	3.1	1.5
For Rent	3,438	6,602	7,250
Rate (%)	7.9	12.4	11.8
Other Vacant	3,965	4,886	3,350

**Note:** The current date is January 1, 2021.

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



**Table 4. Residential Building Permit Activity in the Gainesville HMA, 2000 Through December 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	2020
<b>Gainesville HMA</b>																					
Total	2,276	2,401	1,884	1,763	2,199	2,575	2,041	2,518	1,054	529	490	487	624	800	799	1,286	1,110	2,269	1,569	2,386	1,500
Sales	1,156	1,295	1,117	1,266	1,535	1,611	1,264	905	490	384	367	296	423	558	536	625	609	684	754	837	604
Rental	1,120	1,106	767	497	664	964	777	1,613	564	145	123	191	201	242	263	661	501	1,585	815	1,549	906

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2019—final data and estimates by the analyst; 2020—preliminary data and estimates by the analyst



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	46,587	52,192	71,692	1.1	3.2
Median Household Income	31,426	44,977	47,762	3.7	0.6

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

