

Table 1. Labor Force and Employment in the Greensboro HMA,* 2000 Through June 2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														June 2012	June 2013
Labor force	574.5	579.4	588.0	588.0	587.0	596.9	610.5	601.1	612.6	611.4	617.1	612.6	618.3	615.2	617.9
Resident employment	554.6	549.2	551.4	551.4	555.5	566.9	582.5	572.5	574.6	548.2	550.0	549.3	559.4	554.1	559.7
Unemployment	19.9	30.2	36.6	36.6	31.5	29.9	28.1	28.6	38.0	63.2	67.1	63.2	58.9	61.1	58.2
Unemployment rate (%)	3.5	5.2	6.2	6.2	5.4	5.0	4.6	4.8	6.2	10.3	10.9	10.3	9.5	9.9	9.4
Total nonfarm payroll jobs	577.9	570.4	564.0	556.2	559.4	569.3	581.9	588.0	583.0	548.3	539.9	542.3	548.3	545.6	548.4
Goods-producing sectors	146.7	139.4	132.2	125.6	123.2	124.1	122.1	119.5	113.8	97.8	92.4	92.7	92.4	93.0	91.7
Mining, logging, & construction	30.2	29.9	27.6	27.3	28.1	29.0	29.6	29.9	28.1	23.0	21.1	20.9	20.3	20.9	20.1
Manufacturing	116.6	109.7	104.6	98.5	95.1	95.0	92.5	89.7	85.7	74.8	71.3	71.7	72.1	72.0	71.6
Service-providing sectors	431.1	431.0	431.8	430.6	436.3	445.3	459.8	468.4	469.1	450.5	447.6	449.7	456.0	452.6	456.7
Trade	90.8	89.9	87.2	85.2	85.5	86.6	89.0	91.2	88.1	82.3	81.0	81.5	83.0	82.1	83.7
Transportation & utilities	32.5	32.0	28.3	28.4	27.9	27.9	27.4	26.6	26.2	24.1	23.8	25.2	25.6	25.4	25.8
Information	12.4	12.0	10.6	9.9	9.0	8.9	8.8	8.6	8.5	7.8	7.5	7.5	7.3	7.4	7.2
Financial activities	32.8	33.0	33.2	33.1	33.3	34.0	34.7	35.6	35.1	33.5	32.0	31.3	29.9	30.7	29.7
Professional & business services	69.4	65.4	65.4	62.9	65.7	69.6	73.1	73.4	73.5	66.3	69.5	73.2	76.3	75.3	75.7
Education & health services	67.6	71.1	75.6	78.5	81.0	84.4	87.9	90.2	91.5	92.3	91.5	90.5	92.3	91.3	92.5
Leisure & hospitality	42.6	43.5	45.9	46.4	47.8	47.9	50.5	52.4	52.6	50.4	49.6	50.4	51.4	50.6	51.9
Other services	21.2	21.3	21.4	21.3	21.4	21.0	20.8	21.7	22.2	21.4	20.1	19.5	19.7	19.6	19.7
Government	61.7	62.8	64.3	65.0	64.7	65.4	67.6	69.0	71.3	72.5	72.6	70.6	70.5	70.3	70.4
Federal	5.9	5.8	5.8	5.6	5.5	5.6	5.9	6.1	6.2	6.2	6.6	6.0	6.1	6.0	6.0
State	12.7	12.9	13.7	14.7	15.1	15.3	15.6	15.8	16.8	17.6	18.1	18.2	18.1	18.2	18.1
Local	43.2	44.1	44.7	44.7	44.1	44.5	46.1	47.1	48.3	48.8	48.0	46.4	46.4	46.3	46.3

* Greensboro–High Point–Winston-Salem HMA.

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Greensboro HMA,* 2000 to July 1, 2016

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Greensboro HMA*	1,065,391	1,201,518	1,232,000	1,264,000	13,600	1.2	9,375	0.8	10,650	0.9
Greensboro-High Point submarket	643,430	723,801	743,900	764,000	8,025	1.2	6,175	0.8	6,700	0.9
Winston-Salem submarket	421,961	477,717	488,300	500,000	5,575	1.2	3,250	0.7	3,900	0.8
Households										
Greensboro HMA*	426,000	483,004	496,900	510,600	5,700	1.3	4,275	0.9	4,575	0.9
Greensboro-High Point submarket	256,315	290,694	299,400	308,100	3,450	1.3	2,675	0.9	2,900	1.0
Winston-Salem submarket	169,685	192,310	197,500	202,500	2,275	1.3	1,600	0.8	1,675	0.8

* Greensboro–High Point–Winston-Salem HMA.

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2013. Forecast date: July 1, 2016. Rates of change are calculated on a compound basis.

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

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

	Greensboro HMA*			Greensboro-High Point Submarket			Winston-Salem Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	458,150	537,129	544,100	275,021	322,754	327,200	183,129	214,375	217,000
Occupied units	426,000	483,004	496,900	256,315	290,694	299,400	169,685	192,310	197,500
Owners	290,499	317,314	314,500	171,738	186,999	185,300	118,761	130,315	129,200
%	68.2	65.7	63.3	67.0	64.3	61.9	70.0	67.8	65.4
Renters	135,501	165,690	182,400	84,577	103,695	114,100	50,924	61,995	68,350
%	31.8	34.3	36.7	33.0	35.7	38.1	30.0	32.2	34.6
Vacant units	32,150	54,125	47,250	18,706	32,060	27,800	13,444	22,065	19,450
Available units	17,537	31,614	25,050	9,854	19,108	15,050	7,683	12,506	10,000
For sale	5,391	9,060	8,400	2,984	5,228	4,750	2,407	3,832	3,650
Rate (%)	1.8	2.8	2.6	1.7	2.7	2.5	2.0	2.9	2.7
For rent	12,146	22,554	16,650	6,870	13,880	10,300	5,276	8,674	6,350
Rate (%)	8.2	12.0	8.4	7.5	11.8	8.3	9.4	12.3	8.5
Other vacant	14,613	22,511	22,150	8,852	12,952	12,700	5,761	9,559	9,450

* Greensboro–High Point–Winston-Salem HMA.

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2013.

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

Table 4. Residential Building Permit Activity in the Greensboro HMA,* 2000 Through June 2013

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														June 2012	June 2013
Greensboro HMA*															
Total	8,310	9,258	9,217	8,222	10,088	10,284	10,204	8,546	5,374	3,241	3,104	3,459	3,066	3,840	2,630
Single-family	6,718	7,163	7,477	6,960	8,154	8,910	8,198	7,098	3,959	2,199	2,145	1,974	1,912	1,855	2,080
Multifamily	1,592	2,095	1,740	1,262	1,934	1,374	2,006	1,448	1,415	1,042	959	1,485	1,154	1,985	550
Greensboro-High Point submarket															
Total	4,786	6,393	5,668	4,816	6,139	6,290	6,417	4,966	3,296	2,075	1,903	2,047	1,887	2,200	1,690
Single-family	3,924	4,616	4,495	4,024	4,872	5,220	4,660	3,724	2,070	1,363	1,234	1,054	1,183	1,075	1,350
Multifamily	862	1,777	1,173	792	1,267	1,070	1,757	1,242	1,226	712	669	993	704	1,125	340
Winston-Salem submarket															
Total	3,524	2,865	3,549	3,406	3,949	3,994	3,787	3,580	2,078	1,166	1,201	1,412	1,179	1,640	940
Single-family	2,794	2,547	2,982	2,936	3,282	3,690	3,538	3,374	1,889	836	911	920	729	780	730
Multifamily	730	318	567	470	667	304	249	206	189	330	290	492	450	860	210

* Greensboro–High Point–Winston-Salem HMA.

Note: Numbers may not add to totals because of rounding.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst