

As of January 1, 2020

**Table 1. Labor Force and Employment in the Greensboro-High Point HMA, 2000 Through December 2019**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				Dec 2018	Dec 2019
Labor Force	352.6	357.1	356.9	359.9	356.9	361.0	369.2	366.1	370.1	367.9	365.6	365.4	366.2	365.3	361.0	364.2	366.2	368.1	367.6	367.6	372.7
Resident Employment	340.5	338.1	333.6	336.7	337.2	342.2	351.5	348.2	347.1	327.4	323.5	326.0	330.3	334.4	336.9	342.6	347.1	350.9	352.5	352.5	357.2
Unemployment	12.2	18.9	23.3	23.2	19.7	18.8	17.7	17.9	23.0	40.4	42.1	39.3	36.0	30.9	24.1	21.6	19.1	17.3	15.1	15.1	15.5
Unemployment Rate (%)	3.5	5.3	6.5	6.5	5.5	5.2	4.8	4.9	6.2	11.0	11.5	10.8	9.8	8.5	6.7	5.9	5.2	4.7	4.1	4.1	4.2
Total Nonfarm Payroll Jobs	373.0	365.8	357.9	352.7	354.6	360.5	367.5	370.0	365.1	340.8	336.6	339.1	341.6	345.5	348.2	354.5	358.0	358.7	360.2	360.2	362.1
Goods-Producing Sectors	99.6	93.7	89.7	85.8	84.0	84.6	82.7	81.4	77.7	66.3	63.4	64.5	65.0	65.8	66.7	68.7	70.2	70.7	70.4	70.4	70.7
Mining, Logging, & Construction	18.8	18.5	17.1	17.4	17.9	18.5	18.6	18.6	17.4	14.0	12.5	12.7	12.3	12.6	13.1	13.8	14.5	15.0	15.6	15.6	15.7
Manufacturing	80.8	75.2	72.5	68.4	66.1	66.1	64.1	62.8	60.3	52.3	50.9	51.8	52.6	53.2	53.5	54.8	55.7	55.7	54.8	54.8	54.9
Service-Providing Sectors	273.4	272.1	268.2	267.0	270.6	275.9	284.8	288.6	287.4	274.5	273.3	274.6	276.6	279.6	281.5	285.9	287.8	288.0	289.8	289.8	291.5
Wholesale & Retail Trade	59.5	58.9	57.4	55.4	55.2	56.4	59.0	60.2	58.0	54.3	53.1	53.0	53.9	55.1	55.8	56.2	57.1	56.8	57.0	56.9	58.4
Wholesale Trade	19.8	19.6	19.2	18.7	18.5	18.7	19.5	20.4	20.0	18.4	18.1	17.8	17.9	18.5	18.8	18.8	19.1	19.1	19.5	19.5	19.8
Retail Trade	39.7	39.3	38.2	36.7	36.7	37.7	39.5	39.8	38.0	35.9	35.0	35.2	36.0	36.6	37.0	37.4	38.0	37.7	37.5	37.5	38.6
Transportation & Utilities	21.3	20.6	17.5	17.6	17.4	17.4	17.1	16.6	16.3	15.0	15.1	15.9	16.0	16.0	16.3	16.7	16.0	17.4	18.4	18.4	19.1
Information	8.0	8.3	7.7	7.5	6.7	6.6	6.4	6.2	6.2	5.7	5.5	5.5	5.4	5.0	5.0	5.0	4.9	4.7	4.6	4.6	4.5
Financial Activities	22.5	22.6	20.9	20.6	20.6	21.3	21.9	22.2	21.9	21.1	20.0	19.4	18.5	18.3	17.8	17.9	18.1	17.8	18.4	18.4	18.4
Professional & Business Services	45.1	42.0	40.2	40.4	42.8	44.4	46.3	46.3	46.3	41.3	44.1	46.3	47.2	47.6	49.0	50.3	49.8	49.0	48.0	48.0	47.4
Education & Health Services	36.6	38.5	40.6	41.1	42.3	44.2	45.6	46.2	46.6	47.0	46.5	46.6	47.5	48.3	47.9	49.7	50.7	50.4	51.2	51.2	51.7
Leisure & Hospitality	26.2	26.5	28.4	28.6	29.6	29.5	31.4	32.7	32.4	30.5	29.9	30.6	31.3	32.2	32.7	33.8	34.9	35.8	36.1	36.1	35.8
Other Services	13.9	13.8	13.7	13.4	13.4	13.0	12.8	13.3	13.3	12.8	12.1	11.9	12.2	12.5	12.6	12.5	12.4	12.4	12.4	12.4	12.4
Government	40.2	40.9	41.9	42.4	42.6	43.4	44.3	44.9	46.4	46.9	46.9	45.4	44.6	44.7	44.4	43.8	43.9	43.8	43.8	43.8	43.8
Federal	4.5	4.5	4.4	4.3	4.2	4.2	4.5	4.7	4.7	4.5	4.6	4.2	4.3	4.2	4.1	4.2	4.3	4.3	4.2	4.2	4.2
State	9.3	9.5	10.2	11.1	11.4	11.5	11.7	11.9	12.5	12.8	13.1	13.0	12.9	12.8	12.5	12.1	12.2	12.4	12.6	12.6	12.7
Local	26.4	26.9	27.2	27.0	27.0	27.7	28.1	28.4	29.2	29.6	29.2	28.2	27.5	27.7	27.8	27.4	27.4	27.2	27.0	27.0	26.9

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, 2020

**Table 2. Population and Household Trends in the Greensboro-High Point 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										
Greensboro-High Point HMA	643,430	723,801	776,400	790,100	8,025	1.2	5,400	0.7	4,550	0.6
Households										
Greensboro-High Point HMA	256,315	290,694	316,000	321,300	3,450	1.3	2,600	0.9	1,775	0.6

**Notes:** The current date is January 1, 2020. The forecast date is January 1, 2023.

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



As of January 1, 2020

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

	Greensboro-High Point HMA		
	2000	2010	Current
Total Housing Inventory	275,021	322,754	341,800
Occupied Units	256,315	290,694	315,800
Owner-Occupied	171,738	186,999	192,300
%	67.0	64.3	60.9
Renter-Occupied	84,577	103,695	123,500
%	33.0	35.7	39.1
Vacant Units	18,706	32,060	25,950
Available Units	9,854	19,108	8,975
For Sale	2,984	5,228	2,325
Rate (%)	1.7	2.7	1.2
For Rent	6,870	13,880	6,650
Rate (%)	7.5	11.8	5.1
Other Vacant	8,852	12,952	17,000

**Note:** The current date is January 1, 2020.

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



As of January 1, 2020

**Table 4. Residential Building Permit Activity in the Greensboro-High Point HMA, 2000 Through December 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	
																				Dec 2018	Dec 2019
Greensboro-High Point HMA																					
Total	4,786	6,393	5,668	4,816	6,139	6,290	6,417	4,966	3,716	2,075	2,027	2,173	2,387	2,582	2,782	2,582	2,865	3,255	3,224	3,179	3,123
Sales	3,956	4,651	4,596	4,116	5,089	5,452	4,960	3,793	2,202	1,373	1,277	1,064	1,194	1,416	1,470	1,658	1,637	2,018	1,954	1,954	2,004
Rental	830	1,742	1,072	700	1,050	838	1,457	1,173	1,514	702	750	1,109	1,193	1,166	1,312	924	1,228	1,237	1,270	1,225	1,119

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2018 final data and estimates by the analyst; 2019 preliminary data and estimates by the analyst



**Table 5. Median Income in the Greensboro-High Point HMA, 1999, 2009, and 2018**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	49,327	58,500	60,500	1.7	0.4
Median Household Income	40,913	43,629	61,937	0.6	4.0

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