

**Table 1. Labor Force and Employment in the Greenville-Spartanburg HMA, 2000 Through September 2012**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Labor force	428.2	418.8	414.1	418.1	426.3	430.6	440.0	447.3	451.5	447.3	444.9	447.1	446.5	445.8
Resident employment	415.6	399.3	390.0	391.5	398.1	403.2	413.9	424.3	423.9	398.6	399.3	406.7	404.8	409.3
Unemployment	12.7	19.5	24.1	26.5	28.2	27.4	26.1	23.0	27.6	48.8	45.6	40.4	41.7	36.5
Unemployment rate (%)	3.0	4.6	5.8	6.3	6.6	6.4	5.9	5.2	6.1	10.9	10.2	9.0	9.3	8.2
Total nonfarm payroll jobs	436.2	432.2	420.6	416.5	420.0	425.3	434.3	444.2	443.7	413.4	412.6	419.3	417.6	423.1
Goods-producing sectors	120.8	115.4	105.7	102.0	99.3	96.1	94.0	95.2	92.8	81.4	77.2	78.2	78.0	78.8
Mining, logging, & construction	18.8	18.1	16.9	16.8	17.1	17.7	17.9	18.6	17.2	13.6	11.8	11.4	11.5	11.1
Manufacturing	94.6	90.5	81.9	78.7	75.3	71.5	68.7	69.0	68.2	62.1	60.2	61.8	61.5	62.4
Service-providing sectors	315.3	316.8	314.9	314.5	320.9	329.2	340.3	349.1	350.9	332.0	335.4	340.9	339.6	344.3
Trade	70.8	68.6	63.9	60.8	62.6	65.2	66.7	67.2	65.4	59.3	59.6	61.0	60.9	61.4
Transportation & utilities	14.3	14.5	14.3	13.8	12.9	13.0	13.3	13.5	13.5	12.1	11.3	11.5	11.4	11.7
Information	7.8	7.5	7.0	7.0	6.9	6.6	6.6	6.5	7.0	6.6	6.3	6.5	6.5	6.5
Financial activities	14.1	13.8	13.9	14.2	14.8	15.5	14.6	14.6	15.4	14.7	14.6	14.3	14.4	14.2
Professional & business services	44.7	44.9	43.6	43.8	44.5	46.7	50.4	53.4	53.4	46.7	51.5	54.9	54.3	54.4
Education & health services	22.6	24.7	26.8	28.2	28.9	29.8	30.4	31.2	32.1	32.6	34.9	36.1	35.8	36.8
Leisure & hospitality	25.9	26.3	26.7	27.1	27.8	28.1	29.5	30.5	30.5	29.8	29.7	30.1	29.9	30.3
Other services	9.2	9.4	9.8	9.6	10.4	10.7	11.1	11.5	10.9	10.5	10.1	10.3	10.2	10.2
Government	54.2	55.4	56.7	57.5	57.8	58.1	59.4	61.1	63.3	63.5	62.6	61.7	61.8	61.6
Federal	NA	NA	2.6	2.6	2.6	2.6	2.6	2.6	2.7	2.6	2.9	2.6	2.6	2.5
State	NA	NA	14.1	14.0	14.0	13.5	13.8	14.3	14.6	14.1	13.9	13.6	13.1	11.7
Local	NA	NA	40.0	40.9	41.2	42.1	43.0	44.3	46.1	46.8	45.9	45.5	44.2	44.8

NA = data not available.

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 Greenville-Spartanburg HMA, 2000 to October 1, 2015**

	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>										
Greenville-Spartanburg HMA	813,731	921,293	944,600	971,900	10,750	1.2	9,325	1.0	9,100	1.0
Greenville submarket	559,940	636,986	655,400	676,600	7,700	1.3	7,375	1.1	7,075	1.1
Spartanburg submarket	253,791	284,307	289,200	295,300	3,050	1.1	1,950	0.7	2,025	0.7
<b>Households</b>										
Greenville-Spartanburg HMA	314,887	356,530	365,000	375,600	4,175	1.2	3,400	0.9	3,525	1.0
Greenville submarket	217,152	247,284	254,100	262,300	3,025	1.3	2,725	1.1	2,725	1.1
Spartanburg submarket	97,735	109,246	110,900	113,300	1,150	1.1	660	0.6	800	0.7

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2012. Forecast date: October 1, 2015. 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 Greenville-Spartanburg HMA, 2000, 2010, and Current**

	Greenville-Spartanburg HMA			Greenville Submarket			Spartanburg Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	346,028	400,043	404,400	239,042	277,415	281,000	106,986	122,628	123,400
Occupied units	314,887	356,530	365,000	217,152	247,284	254,100	97,735	109,246	110,900
Owners	223,038	244,835	246,000	152,699	168,575	169,800	70,339	76,260	76,250
%	70.8	68.7	67.4	70.3	68.2	66.8	72.0	69.8	68.8
Renters	91,849	111,695	119,000	64,453	78,709	84,350	27,396	32,986	34,700
%	29.2	31.3	32.6	29.7	31.8	33.2	28.0	30.2	31.3
Vacant units	31,141	43,513	39,350	21,890	30,131	26,900	9,251	13,382	12,500
Available units	15,977	21,803	17,850	11,173	14,755	11,700	4,804	7,048	6,125
For sale	5,058	7,140	6,625	3,417	4,885	4,350	1,641	2,255	2,275
Rate (%)	2.2	2.8	2.6	2.2	2.8	2.5	2.3	2.9	2.9
For rent	10,919	14,663	11,200	7,756	9,870	7,325	3,163	4,793	3,850
Rate (%)	10.6	11.6	8.6	10.7	11.1	8.0	10.4	12.7	10.0
Other vacant	15,164	21,710	21,550	10,717	15,376	15,200	4,447	6,334	6,350

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2012.

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

**Table 4. Residential Building Permit Activity in the Greenville-Spartanburg HMA, 2000 Through September 2012**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Greenville-Spartanburg HMA														
Total	5,915	5,799	6,423	7,073	7,222	7,577	7,782	7,521	4,454	2,918	2,116	2,393	2,215	3,265
Single-family	5,262	5,270	5,620	6,155	6,325	7,106	7,136	6,021	3,440	2,055	2,034	2,171	2,115	2,690
Multifamily	653	529	803	918	897	471	646	1,500	1,014	863	82	222	100	575
Greenville submarket														
Total	4,348	4,227	4,437	4,992	5,003	5,422	5,526	5,411	3,175	1,890	1,542	1,861	1,725	2,625
Single-family	3,747	3,874	4,088	4,366	4,378	4,983	4,980	4,375	2,363	1,449	1,472	1,639	1,625	2,050
Multifamily	601	353	349	626	625	439	546	1,036	812	441	70	222	100	575
Spartanburg submarket														
Total	1,567	1,572	1,986	2,081	2,219	2,155	2,256	2,110	1,279	1,028	574	532	490	640
Single-family	1,515	1,396	1,532	1,789	1,947	2,123	2,156	1,646	1,077	606	562	532	490	640
Multifamily	52	176	454	292	272	32	100	464	202	422	12	0	0	0

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

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