

As of May 1, 2023.

**Table 1. Labor Force and Employment in the Greenville HMA, 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	377.3	375.2	370.6	372.4	381.4	384.5	398.6	402.6	403.4	399.9	393.5	397.0	398.0	402.4	407.0	417.6	419.6	415.2	419.3	425.6	425.2	431.3	439.3	434.6	441.9
Resident Employment	366.3	357.9	348.2	347.6	354.9	358.8	373.4	380.2	377.4	357.2	351.8	360.1	366.2	376.3	384.3	395.8	401.2	399.6	406.6	414.9	401.3	416.2	426.4	420.7	429.0
Unemployment	11.0	17.3	22.5	24.9	26.6	25.7	25.2	22.4	26.0	42.7	41.6	36.9	31.8	26.1	22.7	21.8	18.4	15.6	12.7	10.7	23.8	15.1	12.8	13.9	12.8
Unemployment Rate (%)	2.9	4.6	6.1	6.7	7.0	6.7	6.3	5.6	6.4	10.7	10.6	9.3	8.0	6.5	5.6	5.2	4.4	3.8	3.0	2.5	5.6	3.5	2.9	3.2	2.9
Total Nonfarm Payroll Jobs	374.1	370.5	359.3	355.6	358.9	364.2	370.8	379.6	378.7	353.6	354.5	362.4	368.5	379.4	388.5	401.7	409.3	416.7	428.1	433.5	411.0	427.9	449.3	435.4	453.1
Goods-Producing Sectors	100.2	95.3	86.5	82.7	80.1	78.2	76.5	77.2	75.3	66.3	62.6	63.9	65.3	68.3	70.3	72.3	75.1	76.1	77.3	77.0	73.9	77.3	82.2	79.0	82.8
Mining, Logging, & Construction	23.1	22.3	20.9	20.8	20.7	21.3	21.8	22.5	20.8	16.5	14.7	14.3	14.6	15.6	16.2	16.7	18.0	18.2	18.8	19.2	19.3	19.8	21.1	20.2	21.6
Manufacturing	77.1	72.9	65.5	61.8	59.5	56.9	54.7	54.7	54.5	49.8	47.9	49.6	50.7	52.7	54.0	55.6	57.1	57.9	58.5	57.8	54.6	57.5	61.1	58.8	61.2
Service-Providing Sectors	273.9	275.3	272.9	273.0	278.8	286.0	294.3	302.5	303.4	287.3	291.9	298.5	303.2	311.1	318.2	329.5	334.2	340.6	350.9	356.5	337.1	350.6	367.0	356.4	370.2
Wholesale & Retail Trade	67.4	65.7	60.7	57.6	60.0	62.3	63.9	64.6	62.6	56.8	57.0	58.1	58.4	59.4	60.4	63.5	63.5	63.5	64.4	64.9	63.6	64.6	67.4	65.6	67.6
Wholesale Trade	16.8	16.7	15.7	14.7	14.8	16.4	17.3	17.9	17.8	16.0	16.5	17.1	17.3	17.5	17.6	19.1	18.9	18.5	18.4	19.0	18.8	19.0	20.2	19.5	20.2
Retail Trade	50.6	49.0	45.0	42.9	45.2	45.9	46.6	46.7	44.8	40.8	40.5	41.0	41.1	41.9	42.8	44.4	44.6	45.0	46.0	45.9	44.8	45.6	47.2	46.1	47.4
Transportation & Utilities	14.1	14.2	13.9	13.3	12.5	12.4	12.9	13.1	13.1	11.7	10.9	11.1	11.2	11.2	11.4	11.4	11.8	12.4	12.9	12.8	12.7	13.6	14.5	13.9	14.9
Information	8.5	8.1	7.6	7.5	7.5	7.2	7.1	7.1	7.6	7.2	6.8	7.1	7.4	7.3	7.1	7.4	7.1	7.3	7.3	6.6	6.3	6.6	7.0	6.7	7.2
Financial Activities	14.8	14.5	14.7	14.9	15.4	16.2	15.1	15.1	15.9	15.3	15.2	15.1	15.1	15.9	16.1	16.7	17.8	18.5	18.9	19.5	19.8	20.4	21.4	20.8	21.7
Professional & Business Services	48.2	48.0	47.1	48.3	49.0	51.0	54.6	58.1	57.6	50.6	55.7	60.8	62.7	64.7	67.0	69.8	69.0	70.3	73.2	75.0	68.9	74.3	76.1	75.4	75.5
Education & Health Services	28.2	30.4	32.7	34.5	35.4	36.3	37.1	38.1	38.9	39.4	41.7	41.8	41.5	42.9	44.8	46.7	48.7	49.9	51.8	52.5	51.1	53.7	56.7	54.6	57.7
Leisure & Hospitality	31.7	32.2	32.7	33.0	34.0	34.4	36.2	37.1	37.1	36.4	36.2	36.6	36.9	38.3	39.7	41.0	42.3	43.6	45.9	47.0	39.5	43.0	46.8	44.5	47.7
Other Services	11.4	11.6	12.0	11.8	12.7	12.9	13.2	13.7	13.1	12.6	12.1	12.7	13.7	13.9	13.6	13.7	14.1	14.3	14.7	14.9	13.6	14.3	15.2	14.6	15.4
Government	49.8	50.6	51.6	52.1	52.3	53.2	54.3	55.7	57.6	57.3	56.2	55.3	56.3	57.4	58.2	59.3	59.9	60.8	61.8	63.4	61.5	60.1	61.8	60.2	62.6
Federal	2.6	2.5	2.5	2.5	2.5	2.4	2.4	2.4	2.5	2.4	2.8	2.5	2.4	2.4	2.4	2.6	2.7	2.7	2.7	2.8	3.0	2.9	3.0	3.0	3.0
State	13.2	13.1	13.2	13.0	13.2	13.3	13.6	13.7	13.9	13.6	13.5	13.2	13.2	13.1	13.4	13.7	13.8	14.1	14.5	14.8	13.9	13.8	14.3	13.7	14.6
Local	34.0	35.0	36.0	36.5	36.6	37.4	38.3	39.6	41.2	41.3	40.0	39.7	40.7	42.0	42.3	43.1	43.5	44.0	44.6	45.8	44.7	43.4	44.5	43.6	45.0

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 Greenville 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										
Greenville HMA	725,680	824,112	970,300	1,006,000	9,850	1.3	11,150	1.3	11,900	1.2
Households										
Greenville HMA	282,801	321,113	389,600	405,500	3,825	1.3	5,225	1.5	5,300	1.3

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 Greenville HMA, 2000, 2010, and Current**

	Greenville HMA		
	2000	2010	Current
Total Housing Inventory	312,255	362,189	428,075
Occupied Units	282,801	321,113	389,600
Owner-Occupied	202,767	221,590	264,100
%	71.7	69.0	67.8
Renter-Occupied	80,034	99,523	125,500
%	28.3	31.0	32.2
Vacant Units	29,454	41,076	38,475
Available Units	14,346	19,375	16,975
For Sale	4,455	6,585	4,575
Rate (%)	2.1	2.9	1.7
For Rent	9,891	12,790	12,400
Rate (%)	11.0	11.4	9.0
Other Vacant	15,108	21,701	21,500

Notes: The current date is May 1, 2023. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), 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 Greenville HMA, 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
Greenville HMA																									
Total	6,097	6,069	5,859	6,456	6,751	7,933	7,372	7,479	4,177	2,321	2,002	2,859	4,098	3,995	4,559	7,930	8,193	6,799	7,230	8,063	9,334	12,504	8,805	10,299	7,347
Sales	4,743	4,898	5,520	5,825	5,817	6,560	6,407	5,557	2,949	1,793	1,758	1,912	2,658	3,258	3,312	3,852	4,247	4,556	5,412	5,403	6,592	8,936	7,085	7,895	6,168
Rental	1,354	1,171	339	631	934	1,373	965	1,922	1,228	528	244	947	1,440	737	1,247	4,078	3,946	2,243	1,818	2,660	2,742	3,568	1,720	2,404	1,179

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



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**Table 5. Median Income in the Greenville HMA, 1999, 2009, and 2021**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	47,200	57,200	77,200	1.9	2.5
Median Household Income	39,295	44,705	62,265	1.3	2.8

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

