

As of November 1, 2020.

**Table 1. Labor Force and Employment in the Greenville HMA, 2000 Through October 2020**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					October 2019	October 2020
Labor Force	382.6	376.7	369.8	372.2	379.6	384.2	391.4	397.3	400.3	397.4	390.1	395.2	397.3	401.1	406.9	418.5	421.5	424.3	429.9	435.5	435.0	444.0
Resident Employment	371.4	359.6	349.5	348.3	355.3	360.5	368.2	376.7	376.2	355.6	349.4	358.0	364.9	374.3	383.5	396.4	402.6	408.1	416.5	424.3	423.3	419.2
Unemployment	11.3	17.2	20.2	23.9	24.3	23.7	23.2	20.6	24.1	41.8	40.7	37.2	32.4	26.8	23.4	22.1	19.0	16.2	13.4	11.2	11.8	24.8
Unemployment Rate (%)	2.9	4.6	5.5	6.4	6.4	6.2	5.9	5.2	6.0	10.5	10.4	9.4	8.2	6.7	5.7	5.3	4.5	3.8	3.1	2.6	2.7	5.6
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	433.3	432.9	420.3
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	77.1	77.1	76.3
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	19.1	19.3
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	57.9	58.0	57.0
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	356.2	355.8	344.0
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	65.0	64.9	65.0
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	18.9	19.2
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	46.0	46.0	45.8
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	12.8	12.8
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	6.7	6.8	6.4
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	19.2	19.3	18.8
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	74.9	75.1	71.0
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	52.2	52.3	51.5
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	47.2	46.9	42.0
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	15.0	14.9	14.2
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	63.3	62.9	62.4
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	2.8	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	14.7	13.6
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	45.7	45.4	45.8

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

Source: U.S. Bureau of Labor Statistics



As of November 1, 2020.

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	936,100	973,300	9,850	1.3	10,600	1.2	12,400	1.3
Households										
Greenville HMA	282,801	321,113	367,400	382,900	3,825	1.3	4,375	1.3	5,175	1.4

Notes: The current date is November 1, 2020. The forecast date is November 1, 2023.  
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of November 1, 2020.

**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	403,000
Occupied Units	282,801	321,113	367,300
Owner-Occupied	202,767	221,590	248,200
%	71.7	69.0	67.6
Renter-Occupied	80,034	99,523	119,100
%	28.3	31.0	32.4
Vacant Units	29,454	41,076	35,650
Available Units	14,346	19,375	12,675
For Sale	4,455	6,585	3,025
Rate (%)	2.1	2.9	1.2
For Rent	9,891	12,790	9,650
Rate (%)	11.0	11.4	7.5
Other Vacant	15,108	21,701	23,000

Note: The current date is November 1, 2020.

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



As of November 1, 2020.

**Table 4. Residential Building Permit Activity in the Greenville HMA, 2000 Through October 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	12 Months Ending	
																					October 2019	October 2020
Greenville HMA																						
Total	5,629	5,470	5,965	7,108	6,382	7,897	7,422	8,573	3,827	1,998	1,962	2,697	3,858	3,972	4,488	6,470	7,667	5,922	7,767	6,796	6,453	7,743
Sales	4,805	4,898	5,744	5,845	5,960	6,699	6,551	5,615	3,053	1,765	1,758	1,942	2,658	3,328	3,396	3,951	4,247	4,556	5,455	5,686	5,223	6,061
Rental	824	572	221	1,263	422	1,198	871	2,958	774	233	204	755	1,200	644	1,092	2,519	3,420	1,366	2,312	1,110	1,230	1,682

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



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	NA	NA	72,251	NA	NA
Median Household Income	NA	NA	58,621	NA	NA

NA = not available.  
Note: Income data for the HMA during the years 1999 and 2009 are not available.  
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