

**Table 1. Labor Force and Employment in the Greenville HMA,\* 2000 to Current**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		September 2016	September 2017
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	401.7	407.3	418.0	422.2	421.5	424.1
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	374.9	384.1	395.9	403.9	402.2	408.0
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	23.3	22.1	18.3	19.3	16.1
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	4.3	4.6	3.8
Total nonfarm payroll jobs	374.1	370.6	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	409.5	408.2	412.3
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	68.2	70.3	72.2	75.4	74.5	77.4
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	18.5	17.8	20.0
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	52.6	54.0	55.5	56.9	56.7	57.3
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	334.1	333.7	334.9
Trade	67.4	65.7	60.7	57.6	60.0	62.3	63.9	64.6	62.6	56.9	57.0	58.1	58.4	59.4	60.4	63.5	63.7	63.7	64.8
Wholesale trade	16.8	16.7	15.7	14.7	14.8	16.4	17.3	17.9	17.8	16.1	16.5	17.1	17.3	17.5	17.6	19.1	18.9	19.0	18.9
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	44.8	44.7	45.9
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	11.6	11.6	11.5
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	7.2	7.0
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	17.7	17.5	17.9
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	69.2	69.7	68.0
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	48.4	48.1	48.5
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	42.5	42.1	42.5
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	14.0	14.3
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	59.8	60.3
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
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	13.7	13.7	13.7
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	43.6	43.5	43.9

\*Greenville-Anderson-Mauldin HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through September 2017.

Source: U.S. Bureau of Labor Statistics

**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 (%)
<b>Population</b>										
Greenville HMA*	725,680	824,112	898,800	931,800	9,850	1.3	9,950	1.2	11,000	1.2
<b>Households</b>										
Greenville HMA*	282,801	321,113	350,900	363,500	3,825	1.3	3,975	1.2	4,200	1.2

\* Greenville-Anderson-Mauldin HMA.

Notes: Rates of change are calculated on a compound basis. The current date is October 1, 2017. The forecast date is October 1, 2020.

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 HMA,\* 2000, 2010, and Current**

	Greenville HMA*		
	2000	2010	Current
Total housing inventory	312,255	362,189	385,700
Occupied units	282,801	321,113	350,900
Owner-occupied	202,767	221,590	225,700
%	71.7	69.0	64.3
Renter-occupied	80,034	99,523	125,200
%	28.3	31.0	35.7
Vacant units	29,454	41,076	34,750
Available units	14,346	19,375	7,750
For sale	4,455	6,585	1,950
Rate (%)	2.1	2.9	0.9
For rent	9,891	12,790	5,800
Rate (%)	11.0	11.4	4.4
Other vacant	15,108	21,701	27,000

\* Greenville-Anderson-Mauldin HMA.

Notes: Numbers may not add to totals because of rounding. The current date is October 1, 2017.

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

**Table 4. Residential Building Permit Activity in the Greenville HMA,\* 2000 to Current**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		September 2016	September 2017
<b>Greenville HMA*</b>																			
Total	5,449	5,335	5,852	6,326	6,540	7,328	7,330	6,726	3,934	2,263	2,021	2,677	3,802	3,886	4,470	7,524	8,136	7,993	6,586
Single-family	4,690	4,860	5,229	5,449	5,581	6,389	6,190	5,522	2,915	1,720	1,747	1,898	2,641	3,245	3,297	3,773	4,228	4,114	4,647
Multifamily	759	475	623	877	959	939	1,140	1,204	1,019	543	274	779	1,161	641	1,173	3,751	3,908	3,879	1,939

\* Greenville-Anderson-Mauldin HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through September 2017.

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

**Table 5. Median Income in the Greenville HMA,\* 1999, 2009, and 2016**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	47,200	57,200	63,500	1.9	1.5
Median household income	38,458	43,283	50,644	1.2	2.3

\* Greenville-Anderson-Mauldin HMA.

Notes: The 2016 income data are based on the 2013 Office of Management and Budget metropolitan statistical area (MSA) definition; the 2010 and 2000 income data are based on previous MSA definitions, which do not include Anderson County.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2016 median household income—U.S. Census Bureau, 2009 and 2016 American Community Survey 1-year data