

As of August 1, 2022.

Table 1. Labor Force and Employment in the Hickory HMA, 2000 Through July 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							July 2021	July 2022
Labor Force	188.4	187.9	183.0	181.4	179.4	177.7	178.1	173.9	174.1	174.8	176.6	174.2	173.4	170.2	167.0	167.3	169.9	171.2	171.4	172.5	166.1	168.1	166.5	171.1
Resident Employment	182.8	175.8	167.8	166.4	166.6	165.2	166.8	162.8	161.0	148.9	153.2	153.4	155.0	156.0	156.5	158.0	161.8	164.0	165.2	166.2	153.6	160.2	157.5	165.0
Unemployment	5.6	12.1	15.3	15.0	12.8	12.5	11.2	11.1	13.1	25.9	23.5	20.7	18.3	14.2	10.4	9.3	8.2	7.1	6.2	6.3	12.5	7.8	9.0	6.1
Unemployment Rate (%)	3.0	6.4	8.4	8.3	7.1	7.0	6.3	6.4	7.5	14.8	13.3	11.9	10.6	8.4	6.3	5.6	4.8	4.2	3.6	3.6	7.5	4.6	5.4	3.6
Total Nonfarm Payroll Jobs	185.9	177.5	168.7	163.0	163.6	162.3	163.1	162.2	157.8	144.2	142.5	142.6	143.3	144.4	145.3	147.2	150.9	153.6	154.4	154.8	146.9	151.4	149.5	154.4
Goods-Producing Sectors	85.3	78.2	70.3	64.2	61.7	58.9	57.3	55.0	51.0	42.4	41.1	40.9	40.9	41.5	42.0	43.4	44.4	45.7	46.6	46.5	43.6	45.1	44.2	46.5
Mining, Logging, & Construction	6.2	5.9	5.4	5.0	4.8	5.0	5.3	5.4	5.1	4.2	4.0	3.6	3.5	3.7	3.5	3.5	3.8	4.0	4.3	4.6	4.7	5.1	4.9	5.2
Manufacturing	79.2	72.4	64.9	59.2	56.9	53.9	52.0	49.6	45.9	38.2	37.0	37.3	37.4	37.8	38.5	39.9	40.6	41.7	42.3	41.9	38.9	40.1	39.3	41.4
Service-Providing Sectors	100.6	99.3	98.4	98.9	101.9	103.5	105.8	107.2	106.8	101.8	101.5	101.7	102.4	102.9	103.3	103.7	106.6	107.9	107.8	108.4	103.3	106.3	105.3	107.8
Wholesale & Retail Trade	25.4	24.7	23.6	23.3	23.6	23.5	22.9	23.2	23.0	21.6	21.2	21.5	21.9	22.3	22.5	22.9	23.6	23.9	23.8	24.1	23.5	24.1	24.0	24.4
Wholesale Trade	7.4	7.2	6.7	6.7	7.0	7.2	7.0	6.9	6.7	6.3	6.1	6.3	6.5	6.6	6.7	6.8	6.9	6.8	6.7	6.8	6.6	7.0	6.9	7.1
Retail Trade	18.0	17.5	16.9	16.6	16.6	16.3	15.9	16.3	16.3	15.3	15.1	15.2	15.4	15.7	15.8	16.1	16.7	17.1	17.1	17.3	16.9	17.1	17.1	17.3
Transportation & Utilities	6.0	5.7	5.6	5.7	5.7	5.9	6.1	6.2	5.9	5.3	5.3	5.3	5.1	5.1	5.1	5.2	5.6	5.8	5.8	5.7	5.7	6.7	6.4	6.8
Information	1.2	1.2	1.1	1.1	1.1	1.1	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.8	0.9	0.8	0.8	0.7	0.7	0.7	0.7	0.7
Financial Activities	3.1	3.0	2.9	3.0	3.1	3.2	3.4	3.6	3.6	3.4	3.3	3.3	3.3	3.1	3.2	3.2	3.1	3.1	3.1	3.2	3.2	3.1	3.1	3.1
Professional & Business Services	11.7	10.4	11.3	11.1	12.3	12.7	13.6	13.2	12.5	11.0	11.8	13.0	13.8	13.6	13.5	13.1	14.3	14.6	14.1	13.9	13.0	13.7	13.6	14.3
Education & Health Services	14.9	15.6	15.9	16.2	16.5	17.2	17.9	18.5	18.8	19.1	18.9	18.3	18.0	17.9	18.2	18.5	18.6	18.9	19.1	19.3	18.5	18.7	18.6	18.8
Leisure & Hospitality	12.1	12.3	11.5	11.6	11.9	11.9	12.5	12.5	12.2	11.4	11.6	11.6	11.6	12.1	12.3	12.8	13.5	13.9	14.1	14.3	12.3	12.6	12.5	12.7
Other Services	4.2	4.2	3.9	4.1	4.1	4.2	4.2	4.4	4.6	4.4	4.2	4.3	4.5	4.6	4.7	4.7	4.6	4.5	4.7	4.7	4.3	4.6	4.5	4.6
Government	22.0	22.3	22.5	22.8	23.6	23.9	24.1	24.6	25.2	24.9	24.4	23.6	23.4	23.3	22.9	22.5	22.6	22.4	22.5	22.6	22.1	22.0	22.0	22.3
Federal	0.9	0.9	0.8	0.8	0.8	0.8	0.8	0.8	0.9	0.9	1.0	0.8	0.8	0.7	0.7	0.7	0.6	0.6	0.6	0.7	0.7	0.6	0.7	0.6
State	5.9	6.0	6.2	6.6	7.1	7.2	7.3	7.2	7.5	7.6	7.4	7.2	7.1	7.1	6.7	6.5	6.5	6.5	6.5	6.5	6.4	6.3	6.4	6.2
Local	15.2	15.4	15.5	15.5	15.7	15.8	16.0	16.6	16.8	16.5	16.0	15.6	15.5	15.5	15.5	15.4	15.5	15.4	15.4	15.4	15.0	15.2	15.0	15.5

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Hickory 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										
Hickory HMA	341,851	365,497	368,500	375,000	2,375	0.7	250	0.1	2,175	0.6
Households										
Hickory HMA	133,966	144,504	149,300	152,600	1,050	0.8	390	0.3	1,100	0.7

Notes: The current date is August 1, 2022. The forecast date is August 1, 2025.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



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Table 3. Housing Inventory, Tenure, and Vacancy in the Hickory HMA, 2000, 2010, and Current

	Hickory HMA		
	2000	2010	Current
Total Housing Inventory	144,874	162,613	166,075
Occupied Units	133,966	144,504	149,300
Owner-Occupied	99,497	103,966	107,300
%	74.3	71.9	71.9
Renter-Occupied	34,469	40,538	42,000
%	25.7	28.1	28.1
Vacant Units	10,908	18,109	16,775
Available Units	4,231	7,712	3,275
For Sale	1,507	2,415	1,075
Rate (%)	1.5	2.3	1.0
For Rent	2,724	5,297	2,200
Rate (%)	7.3	11.6	5.0
Other Vacant	6,677	10,397	13,500

Notes: The current date is August 1, 2022. In this analysis conducted by the U.S. Department of Housing and Urban Development, 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



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Table 4. Residential Building Permit Activity in the Hickory HMA, 2000 Through July 2022

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	12 Months Ending	
																							July 2021	July 2022
Hickory HMA																								
Total	2,552	2,432	1,875	1,619	1,885	1,626	1,553	1,668	926	601	488	380	335	428	594	805	655	880	1,336	1,308	1,567	1,880	1,724	2,265
Sales	2,013	1,856	1,714	1,511	1,584	1,497	1,496	1,641	900	591	400	345	293	426	458	543	592	727	900	704	1,089	1,317	1,146	1,604
Rental	539	576	161	108	301	129	57	27	26	10	88	35	42	2	136	262	63	153	436	604	478	563	578	661

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022 preliminary data and estimates by the analyst



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	44,475	52,457	60,275	1.7	1.2
Median Household Income	37,818	37,351	52,737	-0.1	2.9

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

