

As of January 1, 2022.

**Table 1. Labor Force and Employment in the Huntsville HMA, 2000 Through December 2021**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Labor Force	182.7	184.0	183.6	188.9	192.5	193.4	197.3	202.0	205.7	207.1	208.3	210.7	209.3	210.6	210.0	210.3	212.5	216.8	223.6	229.2	231.9	235.0
Resident Employment	176.0	176.7	174.9	179.8	183.5	186.2	190.8	195.6	196.6	191.2	190.7	193.2	194.5	197.1	197.2	198.7	201.5	208.0	215.8	223.2	221.3	229.2
Unemployment	6.6	7.3	8.7	9.2	9.0	7.2	6.6	6.4	9.1	15.8	17.6	17.4	14.9	13.5	12.9	11.6	11.0	8.8	7.8	6.0	10.6	5.8
Unemployment Rate (%)	3.6	4.0	4.7	4.9	4.7	3.7	3.3	3.2	4.4	7.6	8.5	8.3	7.1	6.4	6.1	5.5	5.2	4.0	3.5	2.6	4.6	2.4
Total Nonfarm Payroll Jobs	185.8	187.2	185.9	189.7	194.3	199.2	204.6	211.5	215.6	210.6	210.0	210.1	212.0	215.7	217.4	222.4	227.7	232.7	238.7	245.2	240.9	249.1
Goods-Producing Sectors	43.8	42.7	40.6	38.0	36.4	37.7	39.6	40.7	39.4	34.0	31.1	29.6	29.9	30.4	31.0	31.6	32.4	33.4	34.4	35.4	35.9	37.4
Mining, Logging, & Construction	7.2	7.4	7.1	7.0	6.8	6.7	7.4	8.0	7.7	6.6	7.5	7.2	7.0	7.4	7.7	8.1	8.2	8.6	9.2	9.5	9.7	10.3
Manufacturing	36.6	35.4	33.4	31.0	29.6	31.0	32.2	32.7	31.7	27.4	23.7	22.5	22.9	23.0	23.3	23.5	24.2	24.8	25.2	25.9	26.2	27.1
Service-Providing Sectors	142.0	144.5	145.4	151.7	157.9	161.6	165.0	170.7	176.3	176.5	178.9	180.4	182.1	185.3	186.4	190.8	195.3	199.2	204.3	209.8	205.0	211.7
Wholesale & Retail Trade	25.1	26.3	26.5	27.3	27.9	28.3	28.3	29.1	28.8	27.5	27.4	28.0	28.1	28.5	28.9	29.8	30.1	30.3	30.7	31.2	30.7	31.9
Wholesale Trade	5.5	5.8	5.6	5.5	5.6	5.7	5.9	5.9	5.9	5.6	5.4	5.5	5.6	5.7	5.8	5.9	5.8	6.0	6.1	6.1	6.2	6.3
Retail Trade	19.6	20.5	20.9	21.8	22.3	22.6	22.4	23.2	22.9	21.9	22.0	22.5	22.5	22.8	23.1	23.9	24.3	24.3	24.6	25.1	24.5	25.6
Transportation & Utilities	2.7	2.8	2.6	2.6	2.7	2.9	3.1	3.1	2.9	2.7	2.6	2.6	2.6	2.8	2.9	3.1	3.1	3.0	3.3	3.8	3.6	3.8
Information	2.4	2.3	2.0	1.9	1.9	2.2	2.2	2.2	2.4	2.4	2.5	2.6	2.7	2.7	2.7	2.7	2.5	2.6	2.6	2.4	2.2	2.3
Financial Activities	5.8	5.8	5.8	5.8	5.8	6.0	6.1	6.4	6.4	6.3	6.1	6.0	6.0	6.3	6.3	6.3	6.5	6.7	6.9	7.0	7.1	7.2
Professional & Business Services	33.6	33.6	33.8	37.3	41.2	41.8	43.3	45.3	48.2	49.2	49.2	48.2	48.2	49.3	49.9	52.0	54.3	55.5	57.4	60.0	60.8	63.7
Education & Health Services	10.1	11.2	11.7	12.5	13.1	14.1	14.9	15.8	16.5	16.7	17.0	17.3	18.0	19.0	19.3	19.9	20.7	21.2	21.8	22.3	21.4	21.2
Leisure & Hospitality	14.6	14.7	14.9	15.3	15.5	16.3	16.7	17.5	18.3	18.0	17.8	17.6	18.0	18.4	18.9	20.2	20.7	21.6	22.5	22.6	19.3	20.7
Other Services	7.1	7.3	7.4	7.5	7.8	7.8	7.5	7.6	7.7	7.6	7.7	7.9	8.0	7.9	8.0	7.9	7.8	8.0	8.2	8.6	8.2	8.2
Government	40.5	40.5	40.7	41.5	42.0	42.2	42.9	43.8	45.1	46.2	48.6	50.3	50.6	50.4	49.6	49.0	49.5	50.3	51.2	51.9	51.7	52.8
Federal	15.4	15.5	15.4	15.2	15.4	15.5	15.5	15.8	16.3	17.4	19.4	20.8	20.8	20.5	19.8	19.3	19.3	19.3	19.3	19.5	20.1	20.4
State	0.0	5.4	5.5	6.1	6.1	6.1	6.0	6.2	6.3	6.2	6.2	6.5	6.5	6.4	6.4	6.4	6.4	6.4	6.5	6.7	6.4	6.5
Local	0.0	19.6	19.8	20.2	20.5	20.7	21.5	21.8	22.5	22.6	23.0	23.0	23.3	23.5	23.4	23.3	23.8	24.6	25.3	25.6	25.2	25.9

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands. Military jobs were not included in nonfarm payroll data.

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Huntsville 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										
Huntsville HMA	342,376	417,593	501,400	531,200	7,525	2.0	7,125	1.6	9,950	1.9
Households										
Huntsville HMA	134,643	166,146	201,550	214,700	3,150	2.1	3,000	1.7	4,400	2.1

Notes: The current date is January 1, 2022. The forecast date is January 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 Huntsville HMA, 2000, 2010, and Current**

	Huntsville HMA		
	2000	2010	Current
Total Housing Inventory	147,185	181,424	215,200
Occupied Units	134,643	166,146	201,550
Owner-Occupied	95,908	116,340	136,200
%	71.2	70.0	67.6
Renter-Occupied	38,735	49,806	65,350
%	28.8	30.0	32.4
Vacant Units	12,542	15,278	13,650
Available Units	7,645	8,704	5,700
For Sale	2,263	2,957	1,375
Rate (%)	2.3	2.5	1.0
For Rent	5,382	5,747	4,325
Rate (%)	12.2	10.3	6.2
Other Vacant	4,897	6,574	7,950

Notes: The current date is January 1, 2022. 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 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 Huntsville HMA, 2000 Through December 2021**

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
<b>Huntsville HMA</b>																						
Total	1,407	1,629	1,659	4,284	3,822	3,561	4,860	4,463	3,374	2,988	2,414	2,094	3,217	2,511	2,902	2,752	2,992	2,959	3,776	6,026	5,181	7,348
Sales	1,066	1,020	1,235	3,162	3,470	3,530	4,282	3,280	2,515	2,303	2,275	2,016	1,927	1,953	1,794	2,125	2,320	2,577	3,111	3,469	4,220	4,274
Rental	341	609	424	1,122	352	31	578	1,183	859	685	139	78	1,290	558	1,108	627	672	382	665	2,557	961	3,074

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021—preliminary data and estimates by the analyst



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	58,100	67,500	84,900	1.5	2.3
Median Household Income	41,074	65,159	67,157	4.7	0.3

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

