

Table 1. Labor Force and Employment in the Indianapolis-Carmel HMA, 2000 Through May 2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														May 2012	May 2013
Labor Force	820.8	835.6	847.5	860.0	865.0	877.7	895.8	902.0	913.2	902.2	893.3	898.1	905.4	903.0	908.8
Resident employment	801.1	807.9	808.6	819.1	823.9	835.2	856.6	865.4	866.9	823.7	812.1	822.9	834.9	829.2	837.5
Unemployment	19.7	27.8	38.9	40.9	41.1	42.5	39.2	36.6	46.3	78.4	81.2	75.3	70.5	73.8	71.2
Unemployment rate (%)	2.4	3.3	4.6	4.8	4.7	4.8	4.4	4.1	5.1	8.7	9.1	8.4	7.8	8.2	7.8
Total nonfarm payroll jobs	853.5	860.9	857.6	865.5	877.7	887.9	902.4	916.3	914.4	872.8	871.1	888.6	913.8	900.0	921.4
Goods-producing sectors	160.1	158.1	153.5	151.3	152.9	152.7	153.7	151.0	145.3	125.4	120.6	120.8	125.8	123.2	126.9
Mining, logging, & construction	0.0	0.0	0.0	0.0	0.0	51.7	53.3	53.5	50.0	41.1	38.7	40.0	42.5	41.7	43.1
Manufacturing	112.2	109.0	104.3	101.9	101.3	101.0	100.4	97.6	95.3	84.3	81.9	80.8	83.1	81.6	83.8
Service-providing sectors	693.4	702.9	704.0	714.2	724.8	735.2	748.8	765.3	769.1	747.4	750.5	767.8	788.1	776.8	794.5
Trade	145.5	147.6	144.8	142.7	142.6	144.4	144.1	143.9	142.5	135.3	134.2	137.1	140.4	138.6	141.8
Wholesale trade	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	45.6	0.0	0.0
Retail trade	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	94.7	0.0	0.0
Transportation & utilities	46.0	47.3	47.1	47.2	47.1	49.8	51.1	52.3	52.7	50.5	50.8	51.8	52.3	52.0	52.5
Information	17.4	17.1	16.5	16.3	16.5	16.4	16.1	16.4	16.7	15.7	14.9	14.6	15.5	15.0	15.4
Financial activities	63.0	62.4	62.4	63.6	63.3	63.1	62.9	62.4	60.4	58.2	58.1	58.7	58.9	58.8	58.8
Professional & business services	108.0	106.9	107.5	110.0	116.5	119.6	123.6	129.9	129.3	119.1	121.8	129.1	135.9	132.1	137.7
Education & health services	91.7	95.1	98.0	103.4	106.0	106.1	110.0	115.3	117.5	123.3	126.9	132.5	136.9	134.8	137.9
Leisure & hospitality	80.0	83.5	82.4	83.4	84.6	87.0	89.0	89.3	89.7	87.2	86.2	88.3	92.7	90.1	95.1
Other services	32.9	33.3	33.7	33.9	34.4	34.9	35.4	35.9	35.9	34.7	34.3	34.7	35.2	35.0	35.2
Government	109.0	109.7	111.8	113.7	113.8	114.0	116.5	119.9	124.3	123.5	123.3	121.1	120.3	120.4	120.1
Federal	15.0	14.8	14.5	14.2	14.0	14.0	14.2	14.6	15.4	16.2	17.0	16.4	16.4	16.4	16.4
State	27.6	27.7	28.6	29.3	29.5	29.3	29.4	30.0	30.8	30.7	30.2	30.0	30.5	29.9	30.3
Local	66.4	67.2	68.8	70.2	70.4	70.6	73.0	75.3	78.1	76.6	76.2	74.7	73.5	74.1	73.4

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Indianapolis-Carmel HMA, 2000 to June 1, 2016

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Indianapolis-Carmel HMA	1,525,104	1,756,241	1,815,000	1,872,000	23,100	1.4	18,550	1.0	19,000	1.0
Marion County submarket	860,454	903,393	924,800	944,100	4,300	0.5	6,750	0.7	6,425	0.7
Hamilton County submarket	182,740	274,569	295,100	314,600	9,175	4.2	6,475	2.3	6,500	2.2
Remainder submarket	481,910	578,279	595,300	613,000	9,625	1.8	5,375	0.9	5,900	1.0
Households										
Indianapolis-Carmel HMA	594,874	680,257	700,500	721,200	8,550	1.4	6,400	0.9	6,900	1.0
Marion County submarket	352,164	366,176	373,900	380,800	1,400	0.4	2,450	0.7	2,300	0.6
Hamilton County submarket	65,933	99,835	106,300	113,400	3,400	4.2	2,050	2.0	2,375	2.2
Remainder submarket	176,777	214,246	220,300	227,000	3,750	1.9	1,900	0.9	2,225	1.0

Notes: Numbers may not add to totals because of rounding. Current date: June 1, 2013. Forecast date: June 1, 2016. Rates of change are calculated on a compound basis.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Indianapolis-Carmel HMA, 2000, 2010, and Current

	Indianapolis-Carmel HMA			Marion County Submarket			Hamilton County Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	644,873	757,441	770,800	387,183	417,862	419,600	69,478	106,772	112,600	188,212	232,807	238,600
Occupied units	594,874	680,257	700,500	352,164	366,176	373,900	65,933	99,835	106,300	176,777	214,246	220,300
Owners	402,407	452,512	450,500	208,957	206,981	201,700	53,369	79,932	82,850	140,081	165,599	165,900
%	67.6	66.5	64.3	59.3	56.5	53.9	80.9	80.1	77.9	79.2	77.3	75.3
Renters	192,467	227,745	250,000	143,207	159,195	172,100	12,564	19,903	23,400	36,696	48,647	54,400
%	32.4	33.5	35.7	40.7	43.5	46.0	19.1	19.9	22.0	20.8	22.7	24.7
Vacant units	49,999	77,184	70,350	35,019	51,686	45,750	3,545	6,937	6,300	11,435	18,561	18,300
Available units	30,458	43,050	35,700	22,133	30,058	23,750	2,456	4,175	3,500	5,869	8,817	8,475
For sale	7,496	12,432	11,050	4,355	7,136	6,100	799	1,626	1,400	2,342	3,670	3,550
Rate (%)	1.8	2.7	2.4	2.0	3.3	2.9	1.5	2.0	1.7	1.6	2.2	2.1
For rent	22,962	30,618	24,650	17,778	22,922	17,650	1,657	2,549	2,100	3,527	5,147	4,925
Rate (%)	10.7	11.9	9.0	11.0	12.6	9.3	11.7	11.4	8.2	8.8	9.6	8.3
Other vacant	19,541	34,134	34,600	12,886	21,628	22,000	1,089	2,762	2,800	5,566	9,744	9,800

Notes: Numbers may not add to totals because of rounding. Current date: June 1, 2013.

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

Table 4. Residential Building Permit Activity in the Indianapolis-Carmel HMA, 2000 Through May 2013

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														May 2012	May 2013
Indianapolis-Carmel HMA															
Total	15,056	17,881	16,054	15,952	14,804	15,814	12,264	8,847	6,783	5,548	5,879	6,217	6,385	5,800	7,187
Single-family	11,256	14,052	12,646	12,129	11,357	11,150	8,309	6,291	3,971	3,351	3,751	3,566	4,023	3,688	4,619
Multifamily	3,800	3,829	3,408	3,823	3,447	4,664	3,955	2,556	2,812	2,197	2,128	2,651	2,362	2,112	2,568
Marion County submarket															
Total	5,026	7,240	5,342	5,725	4,535	4,449	3,504	1,882	1,754	1,092	1,404	2,015	2,026	1,646	2,372
Single-family	3,125	4,817	3,570	3,120	2,411	2,801	2,145	988	700	638	681	578	513	516	570
Multifamily	1,901	2,423	1,772	2,605	2,124	1,648	1,359	894	1,054	454	723	1,437	1,513	1,130	1,802
Hamilton County submarket															
Total	4,160	4,299	4,344	4,683	4,311	4,753	4,364	3,655	2,118	1,932	1,965	1,843	2,050	1,872	2,421
Single-family	3,179	3,689	3,479	3,882	3,645	3,325	2,630	2,317	1,448	1,103	1,340	1,360	1,644	1,440	1,945
Multifamily	981	610	865	801	666	1,428	1,734	1,338	670	829	625	483	406	432	476
Remainder submarket															
Total	5,870	6,342	6,368	5,544	5,958	6,612	4,396	3,310	2,911	2,524	2,510	2,359	2,309	2,282	2,394
Single-family	4,952	5,546	5,597	5,127	5,301	5,024	3,534	2,986	1,823	1,610	1,730	1,628	1,866	1,732	2,104
Multifamily	918	796	771	417	657	1,588	862	324	1,088	914	780	731	443	550	290

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

Table 5. Median Income in the Indianapolis-Carmel HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	54,600	62,796	61,777	1.4	– 0.8
Median household income	NA	50,410	50,826	NA	0.4

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data