

As of August 1, 2021.

Table 1. Labor Force and Employment in the Indianapolis HMA, 2000 Through July 2021

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 12 Months Ending | |
|----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------|---------|---------|---------|---------|---------|------------------|-----------|
| | | | | | | | | | | | | | | | | | | | | | | July 2020 | July 2021 |
| Labor Force | 879.0 | 897.2 | 910.3 | 928.0 | 927.9 | 940.3 | 956.6 | 954.7 | 974.2 | 969.0 | 951.0 | 960.2 | 964.4 | 979.0 | 993.1 | 1,010.8 | 1,038.7 | 1,044.1 | 1,062.0 | 1,077.8 | 1,067.1 | 1,067.5 | 1,078.7 |
| Resident Employment | 856.8 | 866.1 | 867.5 | 883.5 | 882.1 | 893.5 | 914.0 | 914.4 | 923.3 | 882.6 | 862.2 | 878.0 | 888.0 | 908.0 | 936.5 | 965.2 | 997.1 | 1,009.8 | 1,028.3 | 1,046.2 | 997.0 | 1,010.5 | 1,025.6 |
| Unemployment | 22.3 | 31.2 | 42.7 | 44.5 | 45.8 | 46.8 | 42.6 | 40.2 | 51.0 | 86.4 | 88.8 | 82.1 | 76.4 | 71.0 | 56.6 | 45.6 | 41.6 | 34.2 | 33.7 | 31.7 | 70.1 | 57.0 | 53.0 |
| Unemployment Rate (%) | 2.5 | 3.5 | 4.7 | 4.8 | 4.9 | 5.0 | 4.5 | 4.2 | 5.2 | 8.9 | 9.3 | 8.6 | 7.9 | 7.2 | 5.7 | 4.5 | 4.0 | 3.3 | 3.2 | 2.9 | 6.6 | 5.3 | 4.9 |
| Total Nonfarm Payroll Jobs | 897.9 | 904.3 | 900.0 | 905.4 | 916.7 | 929.6 | 941.6 | 953.1 | 955.0 | 913.2 | 912.7 | 929.6 | 955.9 | 975.6 | 994.0 | 1,019.6 | 1,043.7 | 1,059.2 | 1,073.8 | 1,093.3 | 1,044.6 | 1,063.4 | 1,057.0 |
| Goods-Producing Sectors | 171.3 | 168.3 | 163.0 | 160.0 | 160.9 | 160.3 | 160.6 | 156.4 | 150.3 | 129.7 | 124.7 | 125.0 | 129.4 | 130.9 | 132.2 | 135.1 | 139.4 | 143.2 | 143.8 | 148.6 | 145.8 | 146.3 | 151.4 |
| Mining, Logging, & Construction | 49.8 | 50.8 | 50.9 | 51.2 | 53.6 | 53.7 | 55.2 | 55.4 | 51.8 | 42.7 | 40.2 | 41.5 | 43.9 | 44.5 | 44.4 | 46.0 | 49.3 | 51.3 | 51.8 | 54.5 | 56.0 | 55.0 | 59.7 |
| Manufacturing | 121.5 | 117.5 | 112.1 | 108.8 | 107.3 | 106.6 | 105.3 | 101.0 | 98.5 | 87.0 | 84.5 | 83.5 | 85.5 | 86.4 | 87.7 | 89.1 | 90.1 | 92.0 | 92.0 | 94.2 | 89.8 | 91.4 | 91.8 |
| Service-Providing Sectors | 726.6 | 736.0 | 736.9 | 745.4 | 755.8 | 769.3 | 781.0 | 796.8 | 804.7 | 783.5 | 788.0 | 804.6 | 826.4 | 844.7 | 861.8 | 884.6 | 904.3 | 915.9 | 930.0 | 944.7 | 898.8 | 917.1 | 905.5 |
| Wholesale & Retail Trade | 153.3 | 155.1 | 151.9 | 149.6 | 149.3 | 151.2 | 150.8 | 150.5 | 149.0 | 141.6 | 140.2 | 141.1 | 142.6 | 144.0 | 145.2 | 148.1 | 151.0 | 153.2 | 153.5 | 153.3 | 146.6 | 148.8 | 148.8 |
| Wholesale Trade | 49.6 | 49.9 | 48.3 | 46.9 | 47.3 | 48.1 | 48.5 | 49.0 | 49.3 | 46.2 | 45.2 | 46.0 | 46.2 | 46.5 | 46.6 | 47.1 | 48.2 | 48.8 | 49.7 | 51.2 | 48.6 | 50.1 | 47.3 |
| Retail Trade | 103.7 | 105.2 | 103.6 | 102.7 | 102.0 | 103.1 | 102.3 | 101.5 | 99.7 | 95.4 | 95.0 | 95.1 | 96.4 | 97.5 | 98.6 | 101.0 | 102.8 | 104.4 | 103.8 | 102.1 | 98.0 | 98.7 | 101.5 |
| Transportation & Utilities | 47.8 | 49.2 | 49.1 | 49.4 | 49.5 | 52.2 | 53.5 | 54.7 | 55.2 | 52.9 | 53.2 | 55.8 | 58.7 | 62.5 | 64.2 | 66.8 | 70.4 | 70.1 | 72.5 | 75.5 | 78.0 | 76.5 | 79.5 |
| Information | 18.0 | 17.7 | 17.1 | 16.9 | 17.1 | 17.0 | 16.7 | 17.0 | 17.3 | 16.4 | 15.7 | 15.3 | 16.3 | 16.9 | 17.0 | 16.5 | 16.0 | 15.3 | 13.7 | 13.6 | 12.1 | 12.9 | 11.7 |
| Financial Activities | 65.1 | 64.5 | 64.3 | 65.6 | 65.3 | 65.0 | 64.7 | 64.1 | 62.0 | 59.9 | 59.7 | 60.3 | 60.3 | 60.5 | 61.1 | 63.4 | 65.5 | 67.0 | 69.8 | 71.9 | 70.8 | 71.3 | 71.1 |
| Professional & Business Services | 112.2 | 111.0 | 111.4 | 114.1 | 120.6 | 123.9 | 127.6 | 133.6 | 133.3 | 123.4 | 126.4 | 133.9 | 141.9 | 148.6 | 157.4 | 164.9 | 167.7 | 168.8 | 171.6 | 173.2 | 165.6 | 169.1 | 165.3 |
| Education & Health Services | 93.8 | 97.4 | 100.4 | 103.5 | 105.9 | 108.7 | 111.1 | 115.3 | 120.7 | 126.6 | 131.5 | 136.3 | 140.6 | 143.3 | 143.2 | 146.5 | 151.6 | 156.0 | 160.7 | 164.4 | 160.4 | 162.0 | 162.0 |
| Leisure & Hospitality | 85.4 | 88.7 | 87.6 | 88.6 | 89.5 | 91.9 | 93.9 | 94.3 | 95.1 | 92.7 | 91.7 | 93.7 | 97.8 | 99.8 | 101.5 | 105.0 | 107.0 | 108.5 | 109.2 | 110.9 | 90.6 | 98.4 | 92.7 |
| Other Services | 35.4 | 35.8 | 36.4 | 36.8 | 37.7 | 38.6 | 39.4 | 40.2 | 40.7 | 39.8 | 39.9 | 40.7 | 41.7 | 43.0 | 44.4 | 44.7 | 45.4 | 45.6 | 45.9 | 45.9 | 39.8 | 42.2 | 39.3 |
| Government | 115.7 | 116.6 | 118.6 | 121.1 | 120.9 | 120.8 | 123.3 | 126.8 | 131.3 | 130.3 | 130.0 | 127.5 | 126.6 | 126.3 | 127.8 | 128.8 | 129.8 | 131.4 | 133.1 | 136.2 | 135.0 | 136.0 | 135.1 |
| Federal | 15.3 | 15.1 | 14.8 | 14.5 | 14.3 | 14.3 | 14.5 | 14.9 | 15.7 | 16.4 | 17.5 | 16.6 | 16.6 | 16.6 | 16.4 | 16.6 | 17.0 | 17.2 | 17.3 | 17.6 | 18.2 | 17.8 | 18.1 |
| State | 29.3 | 29.4 | 30.3 | 31.1 | 31.2 | 31.0 | 30.9 | 31.5 | 32.4 | 32.2 | 31.6 | 31.6 | 31.8 | 31.5 | 31.9 | 31.9 | 31.9 | 32.0 | 32.5 | 33.7 | 33.7 | 33.9 | 33.8 |
| Local | 71.2 | 72.0 | 73.6 | 75.5 | 75.4 | 75.5 | 77.9 | 80.4 | 83.3 | 81.7 | 80.9 | 79.3 | 78.1 | 78.2 | 79.5 | 80.3 | 80.9 | 82.2 | 83.3 | 84.9 | 83.1 | 84.3 | 83.1 |

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

Source: U.S. Bureau of Labor Statistics



As of August 1, 2021.

Table 2. Population and Household Trends in the Indianapolis 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 | | | | | | | | | | |
| Indianapolis HMA | 1,658,462 | 1,887,877 | 2,110,000 | 2,168,000 | 22,950 | 1.3 | 19,600 | 1.0 | 19,200 | 0.9 |
| Households | | | | | | | | | | |
| Indianapolis HMA | 647,926 | 732,184 | 825,100 | 849,100 | 8,425 | 1.2 | 8,200 | 1.1 | 8,000 | 1.0 |

Notes: The current date is August 1, 2021. The forecast date is August 1, 2024.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of August 1, 2021.

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

| | Indianapolis HMA | | |
|-------------------------|------------------|---------|---------|
| | 2000 | 2010 | Current |
| Total Housing Inventory | 701,812 | 816,509 | 890,400 |
| Occupied Units | 647,926 | 732,184 | 825,100 |
| Owner-Occupied | 441,765 | 489,336 | 539,800 |
| % | 68.2 | 66.8 | 65.4 |
| Renter-Occupied | 206,161 | 242,848 | 285,300 |
| % | 31.8 | 33.2 | 34.6 |
| Vacant Units | 53,886 | 84,325 | 65,250 |
| Available Units | 32,442 | 46,839 | 31,500 |
| For Sale | 8,196 | 13,691 | 4,900 |
| Rate (%) | 1.8 | 2.7 | 0.9 |
| For Rent | 24,246 | 33,148 | 26,600 |
| Rate (%) | 10.5 | 12.0 | 8.5 |
| Other Vacant | 21,444 | 37,486 | 33,800 |

Notes: The current date is August 1, 2021. 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



As of August 1, 2021.

Table 4. Residential Building Permit Activity in the Indianapolis HMA, 2000 Through July 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 | 12 Months Ending | |
|-------------------------|--------|--------|--------|--------|--------|--------|--------|-------|-------|-------|-------|-------|-------|-------|-------|--------|-------|--------|-------|--------|--------|------------------|-----------|
| | | | | | | | | | | | | | | | | | | | | | | July 2020 | July 2021 |
| Indianapolis HMA | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 16,231 | 18,039 | 17,104 | 16,859 | 15,920 | 16,671 | 12,329 | 9,099 | 7,257 | 6,008 | 6,288 | 6,599 | 6,465 | 9,027 | 9,068 | 10,160 | 9,096 | 10,161 | 9,794 | 10,131 | 11,591 | 10,460 | 12,715 |
| Sales | 13,861 | 15,843 | 14,312 | 14,049 | 13,751 | 14,655 | 10,429 | 7,994 | 4,552 | 4,197 | 3,984 | 3,739 | 4,115 | 5,183 | 5,036 | 5,345 | 5,927 | 6,871 | 7,429 | 7,239 | 8,537 | 7,207 | 9,989 |
| Rental | 2,370 | 2,196 | 2,792 | 2,810 | 2,169 | 2,016 | 1,900 | 1,105 | 2,705 | 1,811 | 2,304 | 2,860 | 2,350 | 3,844 | 4,032 | 4,815 | 3,169 | 3,290 | 2,365 | 2,892 | 3,054 | 3,253 | 2,726 |

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



Table 5. Median Income in the Indianapolis HMA, 1999, 2013, and 2019

| | Median Income (\$) | | | Average Annual Change (%) | |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
| | 1999 | 2013 | 2019 | 1999 to 2013 | 2013 to 2019 |
| Median Family Income | NA | 63,889 | 82,637 | NA | 4.4 |
| Median Household Income | NA | 51,087 | 62,502 | NA | 3.4 |

NA = data not available.
Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2013 and 2019 median household income—U.S. Census Bureau, 2013 and 2019 American Community Survey, 1-year data