

Table 1. Labor Force and Employment in the Jackson HMA, 1990 Through October 2009

																					12 Months Ending	
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	October 2008	October 2009	
Labor Force	222.8	224.5	225.5	227.5	232.0	236.3	240.6	244.6	248.6	246.6	249.2	253.6	252.2	257.1	264.0	263.8	259.9	260.6	261.3	261.6	256.6	
Resident Employment	210.5	210.0	211.9	215.5	221.0	225.9	230.8	234.8	238.7	237.0	237.3	242.5	238.7	244.0	250.3	248.0	246.3	247.2	246.8	247.6	238.1	
Unemployment	12.4	14.5	13.6	12.0	11.0	10.4	9.8	9.8	9.9	9.6	11.9	11.1	13.5	13.1	13.7	15.8	13.6	13.4	14.5	14.1	18.5	
Unemployment Rate (%)	5.5	6.5	6.0	5.3	4.7	4.4	4.1	4.0	4.0	3.9	4.8	4.4	5.3	5.1	5.2	6.0	5.2	5.1	5.5	5.4	7.2	
Total Nonfarm Employment	196.1	196.3	200.9	207.5	215.8	221.1	225.7	230.9	235.6	239.9	244.2	247.4	246.3	249.9	255.9	256.7	260.8	261.6	260.4	261.2	257.8	
Goods Producing	32.9	32.4	32.8	33.2	34.5	35.0	34.5	34.9	34.5	33.8	33.1	33.3	32.5	33.5	35.5	35.4	35.9	35.0	33.2	33.7	30.9	
Mining, Logging, & Construction	8.9	8.5	9.0	9.7	10.7	11.5	12.1	12.6	12.3	12.3	12.2	13.1	12.9	12.7	12.8	13.0	13.9	14.3	14.2	14.4	13.4	
Manufacturing	24.0	23.9	23.9	23.5	23.9	23.5	22.4	22.3	22.1	21.5	20.9	20.2	19.6	20.8	22.7	22.4	22.1	20.7	19.1	19.4	17.5	
Service Providing	163.2	163.9	168.1	174.3	181.3	186.1	191.2	196.1	201.1	206.1	211.1	214.1	213.8	216.3	220.4	221.3	224.9	226.6	227.2	227.5	226.9	
Trade	35.6	34.9	35.7	36.5	37.4	38.3	38.4	39.4	39.7	40.6	41.8	41.6	40.2	40.4	40.3	40.6	41.6	41.3	40.6	40.8	39.8	
Wholesale Trade	11.6	11.2	11.4	11.5	11.7	11.9	12.0	12.2	12.8	12.8	12.7	11.9	11.5	11.5	11.4	11.6	12.1	12.1	11.7	11.8	11.4	
Retail Trade	24.0	23.7	24.3	25.0	25.7	26.4	26.4	27.2	26.9	27.8	29.1	29.7	28.7	28.9	28.9	29.0	29.5	29.2	28.9	29.0	28.4	
Transportation & Utilities	8.5	8.0	7.9	8.1	8.4	8.9	9.5	10.0	10.0	10.3	10.5	10.8	10.5	10.6	11.2	11.3	11.4	11.5	11.4	11.5	11.1	
Information	5.5	5.2	4.9	5.1	5.4	5.9	6.5	6.4	7.0	7.4	7.8	7.5	6.5	5.6	5.1	4.7	4.4	4.3	4.7	4.6	4.4	
Financial Activities	14.6	14.7	14.4	14.6	14.9	15.1	15.2	15.2	15.6	15.9	16.3	16.6	16.3	16.1	16.1	16.3	16.7	16.6	16.3	16.3	16.1	
Professional & Business Services	17.2	17.3	18.8	20.4	22.3	22.8	23.4	24.4	25.4	25.6	25.7	25.6	26.0	26.8	28.2	28.8	29.1	29.3	29.4	29.6	28.6	
Education & Health Services	20.0	21.5	22.4	23.3	24.4	25.1	26.1	27.2	27.6	27.9	28.5	29.4	30.8	31.6	33.2	34.0	35.1	36.3	36.8	36.7	37.9	
Leisure & Hospitality	11.5	11.6	12.4	13.4	14.1	14.4	15.1	15.6	16.4	17.4	18.0	18.9	19.7	20.4	21.2	21.8	22.6	22.5	22.3	22.4	21.6	
Other Services	7.7	7.9	8.1	8.4	8.6	8.9	9.0	9.3	9.4	9.7	10.0	10.2	10.2	10.3	10.2	10.2	10.5	10.2	9.9	9.9	9.7	
Government	42.8	42.9	43.5	44.6	45.8	46.9	48.1	48.8	49.9	51.2	52.4	53.5	53.5	54.1	55.2	53.5	53.5	54.7	56.0	55.7	57.7	
Federal	5.2	5.3	5.3	5.3	5.3	5.4	5.5	5.5	5.5	5.5	5.6	5.5	5.4	5.5	5.5	5.5	5.9	6.0	6.2	6.2	6.1	
State	20.9	20.8	21.0	21.3	22.1	22.6	23.3	23.9	24.4	25.2	26.1	26.7	26.5	27.1	27.5	25.7	25.5	26.3	26.9	26.8	27.8	
Local	16.7	16.8	17.2	18.0	18.4	18.9	19.3	19.4	20.0	20.5	20.7	21.3	21.6	21.5	22.2	22.3	22.1	22.4	22.9	22.8	23.8	

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 Jackson HMA, 1990 to November 1, 2012

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Jackson HMA	446,941	497,197	540,400	553,500	5,025	1.1	4,500	0.9	4,375	0.8
Households										
Jackson HMA	157,818	180,556	200,500	205,900	2,275	1.4	2,075	1.1	1,800	0.9

Notes: Numbers may not add to totals because of rounding. Current date: November 1, 2009. Forecast date: November 1, 2012. Rates of change are calculated on a compound basis.
Sources: 1990 and 2000—1999 Census and 2000 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Jackson HMA, 1990, 2000, and Current

	Jackson HMA		
	1990	2000	Current
Total Housing Inventory	172,127	196,546	225,925
Occupied Units	157,818	180,556	200,500
Owners	106,280	126,173	138,300
%	67.3	69.9	69.0
Renters	51,538	54,383	62,200
%	32.7	30.1	31.0
Vacant Units	14,309	15,990	25,425
Available Units	8,381	8,092	10,425
For Sale	2,352	2,156	4,275
Rate (%)	2.2	1.7	3.0
For Rent	6,029	5,936	6,150
Rate (%)	10.5	9.8	9.0
Other Vacant	5,928	7,898	15,000

Notes: Numbers may not add to totals because of rounding. Current date: November 1, 2009.

Sources: 1990 and 2000—1999 Census and 2000 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Jackson HMA, 1990 Through October 2009

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				October 2008	October 2009
Jackson HMA																					
Total	1,318	1,681	2,220	2,776	3,500	3,172	2,921	2,761	3,757	3,989	2,312	2,686	3,438	3,570	4,506	3,535	3,734	3,057	2,131	2,140	1,129
Single-family	1,163	1,514	1,931	2,513	2,380	2,391	2,340	2,382	2,514	2,611	2,029	2,334	2,490	3,062	3,406	3,493	3,536	2,890	2,081	2,100	1,125
Multifamily	155	167	289	263	1,120	781	581	379	1,243	1,378	283	352	948	508	1,100	42	198	167	50	40	4

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Jackson HMA, 1989, 1999, and 2009

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2009	1989 to 1999	1999 to 2009
Median Family Income	30,600	44,373	56,700	3.8	2.5
Median Household Income	26,365	38,887	NA	4.0	NA

NA = Data are not available.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census