

Table 1. Labor Force and Employment in the Jackson HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													December 2012	December 2013
Labor force	249.2	253.6	252.2	257.1	264.0	263.0	257.7	259.7	259.4	258.9	264.5	271.8	271.8	266.0
Resident employment	237.3	242.5	238.7	244.0	250.3	247.3	244.2	246.2	245.1	239.7	242.1	249.1	251.8	247.1
Unemployment	11.9	11.1	13.5	13.1	13.7	15.8	13.5	13.4	14.3	19.2	22.3	22.6	20.0	18.8
Unemployment rate (%)	4.8	4.4	5.3	5.1	5.2	6.0	5.3	5.2	5.5	7.4	8.4	8.3	7.4	7.1
Total nonfarm payroll jobs	246.3	249.5	248.4	252.1	258.0	258.8	262.9	263.7	262.5	254.5	253.7	255.7	257.1	259.7
Goods-producing sectors	33.1	33.3	32.5	33.6	35.5	35.4	35.9	35.0	33.2	28.7	27.7	27.8	27.2	27.1
Mining, logging, & construction	12.2	13.1	12.9	12.7	12.8	13.0	13.9	14.3	14.1	11.9	11.5	11.5	10.8	10.7
Manufacturing	20.9	20.2	19.6	20.8	22.7	22.4	22.1	20.7	19.1	16.7	16.2	16.3	16.4	16.4
Service-providing sectors	213.2	216.2	215.9	218.5	222.5	223.4	227.0	228.7	229.3	225.9	226.0	227.9	229.9	232.6
Trade	41.8	41.6	40.2	40.5	40.3	40.6	41.6	41.3	40.6	38.7	38.4	38.5	38.3	37.7
Wholesale trade	12.7	11.9	11.5	11.6	11.4	11.6	12.1	12.1	11.7	11.0	10.8	10.7	10.5	10.4
Retail trade	29.1	29.7	28.7	28.9	28.9	29.0	29.5	29.2	28.9	27.7	27.6	27.8	27.8	27.3
Transportation & utilities	10.5	10.8	10.5	10.6	11.2	11.3	11.4	11.5	11.3	10.7	10.2	10.1	10.1	10.3
Information	7.8	7.5	6.5	5.7	5.1	4.7	4.4	4.3	4.7	4.5	4.5	4.3	4.5	4.5
Financial activities	16.3	16.6	16.3	16.2	16.1	16.3	16.7	16.6	16.3	15.8	15.2	15.2	15.3	15.4
Professional & business services	25.7	25.6	26.0	26.8	28.2	28.8	29.1	29.3	29.5	27.3	28.0	28.9	30.1	32.5
Education & health services	28.5	29.4	30.8	31.6	33.2	34.0	35.1	36.3	36.8	38.0	39.0	38.9	39.2	40.1
Leisure & hospitality	18.0	18.9	19.7	20.5	21.2	21.8	22.6	22.5	22.4	22.0	21.6	22.3	22.7	23.0
Other services	12.1	12.3	12.3	12.5	12.3	12.3	12.6	12.3	11.9	11.5	11.7	12.5	12.6	12.7
Government	52.5	53.4	53.6	54.2	55.1	53.5	53.6	54.6	56.0	57.3	57.4	57.2	57.2	56.5
Federal	5.6	5.5	5.4	5.5	5.5	5.5	5.9	6.0	6.3	6.2	6.1	5.9	5.9	5.7
State	26.1	26.7	26.5	27.1	27.5	25.7	25.5	26.3	26.9	27.4	27.5	27.6	27.5	27.3
Local	20.7	21.3	21.6	21.6	22.2	22.3	22.1	22.4	22.8	23.7	23.8	23.7	23.7	23.4

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through December 2013.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Jackson 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										
Jackson HMA	525,346	567,122	581,100	591,300	4,175	0.8	3,725	0.7	3,400	0.6
Households										
Jackson HMA	189,734	209,914	215,300	219,500	2,025	1.0	1,425	0.7	1,400	0.6

Notes: Rates of change are calculated on a compound basis. The current date is January 1, 2014. The forecast date is January 1, 2017.

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

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

	Jackson HMA		
	2000	2010	Current
Total housing inventory	206,561	232,658	236,700
Occupied units	189,734	209,914	215,300
Owners	132,484	142,480	144,500
%	69.8	67.9	67.1
Renters	57,250	67,434	70,800
%	30.2	32.1	32.9
Vacant units	16,827	22,744	21,400
Available units	8,396	10,247	9,525
For sale	2,242	3,172	2,950
Rate (%)	1.7	2.2	2.0
For rent	6,154	7,075	6,575
Rate (%)	9.7	9.5	8.5
Other vacant	8,431	12,497	11,900

Notes: Numbers may not add to totals because of rounding. The current date is January 1, 2014.

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

Table 4. Residential Building Permit Activity in the Jackson HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													December 2012	December 2013
Jackson HMA														
Total	2,312	2,686	3,438	3,570	4,506	3,535	3,734	3,057	2,131	1,210	1,393	1,327	1,525	1,525
Single-family	2,029	2,334	2,490	3,062	3,406	3,493	3,536	2,890	2,081	1,185	1,303	1,207	1,450	1,525
Multifamily	283	352	948	508	1,100	42	198	167	50	25	90	120	80	0

Notes: Numbers may not add to totals because of rounding. Current includes data through December 2013.

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

Table 5. Median Income in the Jackson HMA, 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	46,600	56,700	58,800	2.0	1.2
Median household income	38,800	44,100	42,600	1.3	– 1.1

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2012 median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data