

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	November 2015	November 2016
Labor force	589.1	598.8	597.1	599.9	611.9	635.5	658.0	674.5	687.7	681.0	697.1	701.5	704.5	709.7	717.7	724.9	723.8	738.8
Resident employment	570.0	573.3	564.7	568.9	582.7	611.7	636.3	648.0	646.3	613.0	622.2	633.4	646.5	659.8	672.9	686.9	685.3	704.8
Unemployment	19.1	25.5	32.4	31.1	29.3	23.9	21.7	26.5	41.4	68.0	74.9	68.1	58.1	49.9	44.8	38.0	38.6	34.0
Unemployment rate (%)	3.2	4.3	5.4	5.2	4.8	3.8	3.3	3.9	6.0	10.0	10.7	9.7	8.2	7.0	6.2	5.2	5.3	4.6
Total nonfarm payroll jobs	562.3	562.6	557.9	560.5	575.8	601.0	622.1	631.0	618.7	583.7	580.0	586.2	594.6	608.0	624.1	647.9	646.0	670.4
Goods-producing sectors	73.2	70.2	69.6	71.1	75.3	80.0	84.5	82.9	76.0	62.6	56.6	54.9	55.7	58.0	60.7	64.9	64.6	68.5
Mining, logging, & construction	33.2	33.5	34.7	37.3	41.5	46.0	50.7	49.8	43.6	33.4	29.2	27.5	27.8	30.2	32.7	35.5	35.2	38.1
Manufacturing	40.0	36.7	34.9	33.9	33.8	34.1	33.8	33.1	32.4	29.2	27.5	27.4	27.9	27.8	28.0	29.5	29.4	30.3
Service-providing sectors	489.2	492.4	488.3	489.4	500.5	521.0	537.6	548.1	542.6	521.1	523.4	531.3	538.9	550.0	563.4	583.0	581.4	602.0
Trade	96.7	93.8	94.0	95.6	98.1	101.7	104.7	106.7	104.0	96.2	94.4	93.8	94.9	96.3	97.6	101.1	101.0	103.7
Wholesale trade	26.3	26.2	25.9	26.8	26.9	27.8	29.9	30.2	28.6	26.7	25.6	24.8	24.7	24.7	24.0	24.5	24.4	25.0
Retail trade	70.4	67.6	68.1	68.8	71.2	73.9	74.8	76.5	75.4	69.5	68.8	69.0	70.2	71.6	73.6	76.6	76.6	78.7
Transportation & utilities	32.9	31.7	30.4	29.4	30.1	31.1	32.2	32.5	32.3	30.7	30.0	30.3	30.6	31.5	33.0	34.5	34.4	35.6
Information	15.3	14.4	13.2	12.4	11.6	11.9	11.1	10.2	10.2	10.4	10.2	9.6	9.2	9.2	9.2	9.2	9.2	9.0
Financial activities	56.5	57.9	57.7	57.6	58.4	59.3	59.8	60.1	59.7	55.8	55.7	58.0	60.0	61.5	60.9	61.6	61.4	64.0
Professional & business services	84.7	88.2	81.5	79.0	78.7	84.4	91.7	90.6	84.3	79.5	82.4	87.5	91.0	94.0	98.2	101.2	101.2	103.7
Education & health services	59.6	61.1	63.5	64.7	67.9	71.3	74.5	77.9	81.7	83.7	85.7	87.8	89.2	91.3	93.4	97.3	97.0	101.3
Leisure & hospitality	50.8	51.7	53.1	53.9	56.8	61.0	62.7	66.5	67.9	65.3	65.0	66.3	69.0	71.8	75.5	80.0	79.5	85.2
Other services	23.3	23.4	24.4	25.1	25.7	26.1	26.9	27.5	25.8	23.2	23.0	21.6	20.3	20.6	21.7	22.7	22.6	23.4
Government	69.3	70.2	70.5	71.6	73.2	74.4	74.0	76.2	76.7	76.4	77.1	76.5	74.7	73.9	73.8	75.3	75.1	76.2
Federal	17.8	17.7	17.7	18.0	17.8	17.4	16.9	17.0	17.1	17.5	18.0	17.3	17.3	17.0	16.8	17.1	17.0	17.7
State	11.4	11.5	11.2	11.3	11.4	12.1	12.2	12.4	12.3	12.2	12.3	12.4	12.2	12.2	12.6	13.4	13.4	13.6
Local	40.1	41.1	41.5	42.3	44.0	45.0	44.9	46.7	47.3	46.6	46.8	46.8	45.2	44.7	44.4	44.8	44.7	44.9

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through November 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Jacksonville 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										
Jacksonville HMA	1,122,750	1,345,596	1,484,000	1,562,000	22,300	1.8	20,750	1.5	26,000	1.7
Duval County submarket	778,879	864,263	929,600	965,000	8,550	1.0	9,800	1.1	11,800	1.3
Suburban submarket	263,949	380,904	446,300	484,000	11,700	3.7	9,800	2.4	12,550	2.7
Rural submarket	79,922	100,429	107,900	112,700	2,050	2.3	1,125	1.1	1,600	1.5
Households										
Jacksonville HMA	432,627	524,146	578,000	606,600	9,150	1.9	8,075	1.5	9,525	1.6
Duval County submarket	303,747	342,450	370,800	384,900	3,875	1.2	4,250	1.2	4,700	1.3
Suburban submarket	99,857	144,130	166,800	179,400	4,425	3.7	3,400	2.2	4,200	2.5
Rural submarket	29,023	37,566	40,500	42,250	850	2.6	440	1.1	580	1.4

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is December 1, 2016. The forecast date is December 1, 2019.

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

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

	Jacksonville HMA			Duval County Submarket			Suburban Submarket			Rural Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	475,043	598,490	634,300	329,778	388,486	402,100	111,756	165,308	184,000	33,509	44,696	48,300
Occupied units	432,627	524,146	578,000	303,747	342,450	370,800	99,857	144,130	166,800	29,023	37,566	40,500
Owner-occupied	292,183	350,768	365,200	191,734	211,077	209,500	77,004	110,429	125,400	23,445	29,262	30,350
%	67.5	66.9	63.2	63.1	61.6	56.5	77.1	76.6	75.2	80.8	77.9	74.9
Renter-occupied	140,444	173,378	212,800	112,013	131,373	161,300	22,853	33,701	41,400	5,578	8,304	10,150
%	32.5	33.1	36.8	36.9	38.4	43.5	22.9	23.4	24.8	19.2	22.1	25.1
Vacant units	42,416	74,344	56,300	26,031	46,036	31,250	11,899	21,178	17,250	4,486	7,130	7,800
Available units	20,438	38,737	18,950	14,525	28,234	13,300	4,200	8,157	4,175	1,713	2,346	1,450
For sale	5,256	12,228	5,550	3,469	7,442	3,200	1,482	3,793	1,775	305	993	590
Rate (%)	1.8	3.4	1.5	1.8	3.4	1.5	1.9	3.3	1.4	1.3	3.3	1.9
For rent	15,182	26,509	13,400	11,056	20,792	10,100	2,718	4,364	2,400	1,408	1,353	860
Rate (%)	9.8	13.3	5.9	9.0	13.7	5.9	10.6	11.5	5.5	20.2	14.0	7.8
Other vacant	21,978	35,607	37,350	11,506	17,802	17,950	7,699	13,021	13,050	2,773	4,784	6,350

Notes: Numbers may not add to totals because of rounding. The current date is December 1, 2016.

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

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

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	November 2015	November 2016
Jacksonville HMA																		
Total	10,750	12,750	14,361	15,821	19,326	25,730	16,967	11,292	7,027	4,666	3,606	3,949	7,166	7,358	7,781	9,671	9,604	11,329
Single-family	7,966	9,722	10,989	12,784	14,683	18,610	11,500	7,348	5,149	3,323	3,387	3,245	4,579	6,281	6,299	7,253	7,128	8,468
Multifamily	2,784	3,028	3,372	3,037	4,643	7,120	5,467	3,944	1,878	1,343	219	704	2,587	1,077	1,482	2,418	2,476	2,861
Duval County submarket																		
Total	5,801	6,767	8,261	8,399	9,661	13,507	10,083	6,338	4,271	2,694	1,501	1,589	3,939	2,996	3,446	4,514	4,487	5,380
Single-family	3,631	4,947	5,537	5,942	6,193	8,328	6,450	3,498	2,643	1,484	1,429	1,027	1,422	2,002	2,242	2,606	2,539	2,869
Multifamily	2,170	1,820	2,724	2,457	3,468	5,179	3,633	2,840	1,628	1,210	72	562	2,517	994	1,204	1,908	1,948	2,511
Suburban submarket																		
Total	4,080	5,082	5,157	6,474	8,172	10,281	5,422	3,851	2,179	1,674	1,819	1,966	2,885	3,761	3,701	4,008	3,991	4,644
Single-family	3,606	3,955	4,555	5,918	7,054	8,585	3,838	3,059	1,996	1,541	1,672	1,880	2,823	3,741	3,471	3,810	3,775	4,318
Multifamily	474	1,127	602	556	1,118	1,696	1,584	792	183	133	147	86	62	20	230	198	216	326
Rural submarket																		
Total	869	901	943	948	1,493	1,942	1,462	1,103	577	298	286	394	342	601	634	1,149	1,126	1,305
Single-family	729	820	897	924	1,436	1,697	1,212	791	510	298	286	338	334	538	586	837	814	1,281
Multifamily	140	81	46	24	57	245	250	312	67	0	0	56	8	63	48	312	312	24

Notes: Numbers may not add to totals because of rounding. Current includes data through November 2016.

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

Table 5. Median Income in the Jacksonville HMA, 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	48,800	56,559	66,748	1.5	2.8
Median household income	42,439	50,010	53,221	1.7	1.0

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 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data