

As of September 1, 2021.

Table 1. Labor Force and Employment in the Jacksonville HMA, 2000 Through August 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	
																						August 2020	August 2021
Labor Force	594.6	601.9	594.7	594.2	606.3	630.6	652.8	671.0	683.5	673.6	691.2	697.3	699.5	707.5	714.8	722.9	738.8	757.3	771.1	784.7	777.7	782.1	802.2
Resident Employment	575.1	577.3	566.2	567.6	582.7	612.3	636.3	649.5	646.2	611.2	619.2	629.8	640.3	655.9	669.0	683.7	704.1	726.4	744.2	758.9	729.4	736.3	767.6
Unemployment	19.4	24.6	28.5	26.5	23.7	18.4	16.5	21.5	37.2	62.4	72.0	67.5	59.1	51.6	45.8	39.2	34.7	30.9	26.9	25.8	48.3	45.8	34.6
Unemployment Rate (%)	3.3	4.1	4.8	4.5	3.9	2.9	2.5	3.2	5.4	9.3	10.4	9.7	8.5	7.3	6.4	5.4	4.7	4.1	3.5	3.3	6.2	5.9	4.3
Total Nonfarm Payroll Jobs	561.3	561.7	557.3	559.9	575.4	601.0	622.1	631.0	618.7	583.4	579.9	586.1	594.5	607.9	623.9	646.1	668.4	689.0	709.1	724.1	704.3	710.6	718.9
Goods-Producing Sectors	72.7	69.8	69.6	71.2	75.4	80.1	84.6	83.0	76.1	62.5	56.6	54.9	55.6	57.9	60.6	64.6	68.8	73.3	76.5	79.0	78.9	79.1	79.9
Mining, Logging, & Construction	32.6	33.1	34.6	37.3	41.5	46.0	50.7	49.8	43.6	33.2	29.1	27.4	27.7	30.1	32.6	35.5	39.2	42.3	45.1	46.5	46.4	46.3	47.6
Manufacturing	40.1	36.8	35.0	34.0	33.9	34.2	33.9	33.2	32.5	29.3	27.5	27.5	27.9	27.8	28.0	29.0	29.6	31.0	31.4	32.6	32.5	32.8	32.4
Service-Providing Sectors	488.7	491.8	487.7	488.7	500.0	520.9	537.5	548.0	542.6	521.0	523.3	531.2	538.9	550.0	563.4	581.6	599.6	615.7	632.5	645.1	625.5	631.5	638.9
Wholesale & Retail Trade	96.0	93.0	93.1	94.7	97.3	101.3	104.3	106.2	103.5	95.7	93.9	93.3	94.6	96.0	97.3	100.5	102.9	104.6	108.0	109.0	104.7	105.9	106.0
Wholesale Trade	25.6	25.4	25.0	25.9	26.1	27.4	29.5	29.7	28.1	26.2	25.1	24.3	24.4	24.4	23.7	24.7	25.4	25.0	25.8	27.3	26.5	26.9	26.3
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	75.8	77.5	79.6	82.2	81.7	78.2	79.1	79.7
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	34.2	34.6	36.9	43.6	48.1	49.0	49.0	50.8
Information	15.3	14.5	13.2	12.4	11.6	11.9	11.1	10.2	10.3	10.4	10.2	9.7	9.3	9.2	9.3	9.4	9.5	9.3	9.3	9.0	9.0	9.0	8.9
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	61.5	64.2	67.1	67.2	67.1	68.0	67.5	70.5
Professional & Business Services	84.9	88.5	81.7	79.2	78.9	84.7	92.0	91.0	84.7	79.8	82.7	87.9	91.2	94.3	98.5	101.0	102.7	106.0	108.1	110.0	108.9	109.0	110.7
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	97.6	102.6	105.4	107.5	110.3	109.9	110.3	112.6
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	79.9	82.5	84.7	85.7	86.9	73.6	77.7	76.8
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	23.1	25.0	25.3	26.4	27.0	25.0	25.7	25.3
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	73.7	74.4	75.5	76.3	76.8	77.7	77.5	77.5	77.3
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	17.6	17.8	18.0	18.6	19.2	19.0	18.9
State	11.4	11.5	11.2	11.3	11.4	12.1	12.2	12.4	12.3	13.4	15.0	15.3	15.0	14.9	15.1	15.0	15.1	15.4	15.3	14.9	14.4	14.6	14.2
Local	40.1	41.1	41.5	42.3	44.0	45.0	44.9	46.7	47.3	45.4	44.1	43.9	42.4	42.0	41.8	42.3	42.9	43.1	43.5	44.2	43.9	44.0	44.3

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

Source: U.S. Bureau of Labor Statistics



As of September 1, 2021.

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	1,649,000	1,745,000	22,300	1.8	26,600	1.8	32,050	1.9
Households										
Jacksonville HMA	432,627	524,146	650,200	692,400	9,150	1.9	11,050	1.9	14,050	2.1

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



As of September 1, 2021.

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

	Jacksonville HMA		
	2000	2010	Current
Total Housing Inventory	475,043	598,490	705,400
Occupied Units	432,627	524,146	650,200
Owner-Occupied	292,183	350,768	430,200
%	67.5	66.9	66.2
Renter-Occupied	140,444	173,378	220,000
%	32.5	33.1	33.8
Vacant Units	42,416	74,344	55,150
Available Units	20,438	38,737	17,650
For Sale	5,256	12,228	4,350
Rate (%)	1.8	3.4	1.0
For Rent	15,182	26,509	13,300
Rate (%)	9.8	13.3	5.7
Other Vacant	21,978	35,607	37,500

Notes: The current date is September 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



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Table 4. Residential Building Permit Activity in the Jacksonville HMA, 2000 Through August 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	
																						August 2020	August 2021
Jacksonville HMA																							
Total	12,745	13,127	14,734	15,950	19,402	25,698	20,028	12,532	9,263	4,666	3,606	3,928	7,870	7,362	8,005	10,032	11,966	13,215	16,031	18,835	18,649	16,627	23,769
Sales	9,812	9,885	11,921	14,023	15,225	23,553	16,746	9,674	6,061	3,348	3,445	3,264	4,705	6,421	6,773	7,440	8,973	10,041	10,878	12,488	13,568	12,134	16,805
Rental	2,933	3,242	2,813	1,927	4,177	2,145	3,282	2,858	3,202	1,318	161	664	3,165	941	1,232	2,592	2,993	3,174	5,153	6,347	5,081	4,493	6,964

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



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Table 5. Median Income in the Jacksonville HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	48,800	56,559	73,514	1.5	2.7
Median Household Income	42,439	50,010	65,880	1.7	2.8

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

