

As of January 1, 2024.

**Table 1. Labor Force and Employment in the Jacksonville HMA, 2010 Through December 2023**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Labor Force	691.2	697.3	699.5	707.5	714.8	722.9	738.8	752.1	766.7	779.9	777.0	800.1	832.2	872.4
Resident Employment	619.2	629.8	640.3	655.9	669.0	683.7	704.1	721.2	739.8	754.9	725.9	767.5	808.8	847.7
Unemployment	72.0	67.5	59.1	51.6	45.8	39.2	34.7	30.9	26.9	25.0	51.1	32.6	23.5	24.7
Unemployment Rate (%)	10.4	9.7	8.5	7.3	6.4	5.4	4.7	4.1	3.5	3.2	6.6	4.1	2.8	2.8
Total Nonfarm Payroll Jobs	579.9	586.1	594.0	607.2	623.3	645.4	667.4	688.1	708.4	723.8	705.6	735.2	771.8	805.7
Goods-Producing Sectors	56.6	54.9	55.6	57.9	60.6	64.6	68.8	73.3	76.5	79.0	78.7	80.9	84.7	88.6
Mining, Logging, & Construction	29.1	27.4	27.7	30.1	32.6	35.5	39.2	42.3	45.1	46.5	46.3	48.2	50.3	52.1
Manufacturing	27.5	27.5	27.9	27.8	28.0	29.0	29.6	31.0	31.4	32.6	32.5	32.8	34.4	36.5
Service-Providing Sectors	523.3	531.2	538.4	549.3	562.7	580.8	598.7	614.8	631.9	644.7	626.9	654.3	687.1	717.1
Wholesale & Retail Trade	93.7	93.1	94.3	95.7	96.9	100.0	102.3	103.9	107.6	108.6	104.6	108.2	112.3	116.5
Wholesale Trade	25.1	24.3	24.4	24.4	23.7	24.7	25.4	25.0	25.8	27.3	26.6	27.0	28.8	30.6
Retail Trade	68.6	68.8	69.9	71.3	73.2	75.3	76.9	78.9	81.8	81.3	78.0	81.2	83.5	85.9
Transportation & Utilities	30.3	30.6	30.9	31.9	33.4	34.7	35.1	37.6	44.3	48.9	50.8	52.2	55.6	56.7
Information	10.2	9.7	9.3	9.2	9.3	9.4	9.5	9.3	9.6	10.0	10.5	11.4	13.4	13.6
Financial Activities	55.7	58.0	60.0	61.5	60.9	61.5	64.2	67.1	66.9	66.4	67.0	70.0	73.4	76.9
Professional & Business Services	82.6	87.8	91.2	94.2	98.5	101.1	102.8	106.0	107.8	109.7	108.3	115.6	124.8	131.9
Education & Health Services	85.7	87.8	88.8	90.6	92.8	96.9	101.7	104.6	106.7	109.5	109.2	112.1	117.1	123.7
Leisure & Hospitality	65.0	66.3	69.0	71.8	75.5	79.9	82.5	84.7	85.7	86.9	73.8	81.2	86.6	91.9
Other Services	23.0	21.6	20.3	20.6	21.7	23.1	25.0	25.3	26.4	27.0	25.7	26.7	26.7	27.0
Government	77.1	76.5	74.7	73.9	73.7	74.4	75.5	76.3	76.8	77.7	77.2	77.1	77.2	79.0
Federal	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	19.3
State	15.0	15.3	15.0	14.9	15.1	15.0	15.1	15.4	15.3	14.9	14.5	14.1	13.5	13.7
Local	44.1	43.9	42.4	42.0	41.8	42.3	42.9	43.1	43.5	44.2	43.6	44.0	44.7	46.1

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

Source: U.S. Bureau of Labor Statistics



Table 2. Population and Household Trends in the Jacksonville HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Jacksonville HMA	1,345,596	1,605,848	1,725,000	1,824,000	26,050	1.8	31,650	1.9	33,300	1.9
Households										
Jacksonville HMA	524,146	628,344	703,700	757,200	10,400	1.8	20,100	3.1	17,850	2.5

Notes: The current date is January 1, 2024. The forecast date is January 1, 2027.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst

**Table 3. Housing Inventory, Tenure, and Vacancy in the Jacksonville HMA, 2010, 2020, and Current**

	Jacksonville HMA		
	2010	2020	Current
Total Housing Inventory	598,490	690,609	770,650
Occupied Units	524,146	628,344	703,700
Owner-Occupied	350,768	404,058	458,500
%	66.9	64.3	65.2
Renter-Occupied	173,378	224,286	245,200
%	33.1	35.7	34.8
Vacant Units	74,344	62,265	66,950
Available Units	38,737	31,895	38,700
For Sale	12,228	8,406	8,400
Rate (%)	3.4	2.0	1.8
For Rent	26,509	23,489	30,300
Rate (%)	13.3	9.5	11.0
Other Vacant	35,607	30,370	28,250

Notes: The current date is January 1, 2024. 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 U.S. Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst

Table 4. Residential Building Permit Activity in the Jacksonville HMA, 2010 Through December 2023

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Jacksonville HMA														
Total	3,606	3,975	7,780	7,596	8,345	9,671	12,187	13,790	15,963	16,813	17,916	26,996	24,684	20,353
Sales	3,410	3,253	4,700	6,446	6,692	7,496	8,784	9,856	10,800	11,811	13,654	17,799	15,130	11,409
Rental	196	722	3,080	1,150	1,653	2,175	3,403	3,934	5,163	5,002	4,262	9,197	9,554	8,944

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023 preliminary data and estimates by the analyst

**Table 5. Median Income in the Jacksonville HMA, 2009, 2019, and 2022**

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	56,559	73,514	86,459	2.7	5.6
Median Household Income	50,010	65,880	77,583	2.8	5.6

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data