

Table 1. Labor Force and Employment in the Knoxville HMA, 1990 Through June 2007

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	12 Months Ending	
																		June 2006	June 2007
Labor Force	270.8	276.4	288.7	297.2	301.2	309.4	309.9	312.6	317.6	319.2	318.6	324.8	330.6	332.6	335.9	339.4	348.2	343.3	352.4
Resident Employment	258.2	262.9	274.2	283.8	289.4	297.2	297.7	300.0	306.6	309.7	307.7	312.6	317.3	318.3	321.8	324.3	333.9	328.5	339.1
Unemployment	12.6	13.5	14.5	13.4	11.8	12.2	12.2	12.6	11.0	9.5	10.9	12.2	13.3	14.3	14.1	15.1	14.3	14.8	13.3
Unemployment Rate (%)	4.7	4.9	5.0	4.5	3.9	3.9	3.9	4.0	3.5	3.0	3.4	3.8	4.0	4.3	4.2	4.4	4.1	4.3	3.8
Total Nonfarm Employment	242.8	247.5	258.0	267.7	273.7	283.2	284.6	286.3	290.5	296.0	302.9	307.4	313.2	316.4	322.8	326.4	332.4	329.0	335.0
Goods Producing	53.5	52.5	54.4	56.0	56.8	59.6	59.1	59.1	59.3	59.5	59.5	56.9	55.9	55.4	55.1	55.3	56.7	55.9	57.3
Natural Resources, Mining, & Construction	10.8	10.1	11.2	11.9	12.7	15.5	15.7	15.1	15.4	15.3	15.5	15.1	15.1	15.7	16.5	16.7	18.0	17.2	18.7
Manufacturing	42.7	42.4	43.2	44.1	44.2	44.0	43.4	44.1	43.9	44.2	44.0	41.8	40.8	39.7	38.7	38.6	38.7	38.7	38.6
Service Providing	189.3	195.0	203.6	211.7	216.9	223.6	225.5	227.1	231.2	236.6	243.3	250.5	257.3	261.0	267.6	271.2	275.7	273.0	277.7
Trade	45.9	45.2	45.4	45.4	47.2	49.3	50.0	50.4	51.3	52.3	53.9	54.7	55.5	56.2	57.9	58.8	59.9	59.1	60.6
Wholesale Trade	12.9	12.5	12.2	11.9	12.1	12.4	12.4	12.5	13.0	13.2	13.7	14.0	14.5	15.2	15.9	15.7	15.8	15.7	15.8
Retail Trade	33.0	32.7	33.2	33.5	35.1	36.9	37.6	37.9	38.3	39.1	40.2	40.7	41.0	41.0	42.0	43.1	44.1	43.4	44.8
Transportation & Utilities	7.3	7.2	7.2	7.6	8.3	8.6	8.8	9.2	9.5	9.7	9.8	10.4	10.5	10.3	10.4	10.7	11.2	11.0	11.3
Information	5.4	5.2	5.4	5.5	5.5	5.4	5.3	5.4	5.7	5.8	6.0	5.7	5.9	6.0	6.1	5.9	6.1	6.0	6.0
Financial Activities	10.8	11.1	11.6	12.1	12.7	13.2	13.6	13.9	14.4	14.1	14.0	14.2	14.9	16.2	16.7	17.2	17.4	17.3	17.5
Professional & Business Services	22.0	24.0	26.4	28.3	29.8	31.6	31.6	30.8	31.0	33.7	36.8	37.7	38.2	38.4	39.0	39.1	39.4	39.3	39.5
Education & Health Services	21.8	23.0	24.9	26.7	26.7	28.0	28.8	29.9	30.9	30.6	31.7	33.2	35.2	36.6	37.7	39.2	40.6	40.0	40.8
Leisure & Hospitality	19.2	20.6	21.9	23.2	24.2	24.5	24.6	24.6	25.1	26.5	27.7	30.3	31.3	31.4	33.2	34.4	35.2	34.6	35.7
Other Services	8.3	9.5	10.7	11.1	10.8	11.0	11.0	11.8	12.0	12.3	11.7	12.4	13.1	13.8	13.8	13.7	13.9	13.8	14.0
Government	48.6	49.2	50.1	51.8	51.7	52.2	51.9	51.2	51.3	51.3	51.7	52.0	52.9	52.3	52.8	52.2	52.2	51.9	52.3
Federal	6.2	5.9	6.3	6.3	6.1	5.9	6.0	5.9	5.6	5.4	5.5	5.4	5.4	5.3	5.1	5.1	5.1	5.1	5.0
State	21.7	22.1	21.9	22.6	21.9	21.8	21.0	20.5	19.9	19.9	19.6	19.4	19.3	19.1	18.9	19.2	19.3	19.2	19.4
Local	20.7	21.2	21.9	22.9	23.7	24.5	24.9	24.8	25.8	26.0	26.6	27.2	28.2	27.9	28.8	27.9	27.8	27.6	27.9

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 Knoxville HMA, 1990 to July 1, 2010

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Knoxville HMA	534,917	616,079	681,400	716,000	8,116	1.4	9,000	1.4	11,550	1.7
Households										
Knoxville HMA	211,734	253,005	284,600	300,900	4,127	1.8	4,350	1.6	5,450	1.9

Notes: Numbers may not add to totals due to rounding. Rates of change calculated on a compound basis. Current date: July 1, 2007. Forecast date: July 1, 2010.

Sources: 1990 and 2000—U.S. Census; current and forecast—estimates by analyst

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

	Knoxville HMA		
	1990	2000	Current
Total Housing Inventory	228,128	276,142	312,700
Occupied Units	211,734	253,005	284,600
Owners	143,206	177,605	201,900
%	67.6	70.2	70.9
Renters	68,528	75,400	82,700
%	32.4	29.8	29.1
Vacant Units	16,394	23,137	28,050
Available Units	8,933	12,834	10,650
For Sale	2,645	4,135	4,750
Rate (%)	1.8	2.3	2.3
For Rent	6,288	8,699	5,925
Rate (%)	8.4	10.3	6.7
Other Vacant	7,461	10,303	17,400

Notes: Numbers may not add to totals due to rounding. Current date: July 1, 2007.

Sources: 1990 and 2000—U.S. Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Knoxville HMA, 1990 Through June 2007

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	12 Months Ending	
																		June 2006	June 2007
Knoxville HMA																			
Total	3,154	3,005	3,654	4,086	4,084	4,158	5,020	4,210	3,588	3,772	3,904	3,872	5,033	5,117	6,200	5,827	6,540	5,736	5,143
Single-family	2,781	2,755	3,449	3,576	3,719	3,416	3,839	3,141	2,956	2,814	2,579	3,049	3,718	4,123	4,357	4,508	4,625	4,436	4,420
Multifamily	373	250	205	510	365	742	1,181	1,069	632	958	1,325	823	1,315	994	1,843	1,319	1,915	1,300	723

Sources: Knoxville Metropolitan Planning Commission; Department of Building Safety, Blount County; The Market Edge, Inc.; U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Knoxville HMA, 1989, 1999, and 2007

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2007	1989 to 1999	1999 to 2007
Median Family Income	NA	45,500	54,800	NA	2.9
Median Household Income	NA	NA	NA	NA	NA

NA = data are not available.

Sources: 1989 and 1999–1990 and 2000 U.S. Censuses; 2007—U.S. Department of Housing and Urban Development, Office of Policy Development and Research