

Table 1. Labor Force and Employment in the Knoxville HMA, 1990 Through December 2010

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				December 2009	December 2010
Labor Force	270.8	276.4	288.7	297.2	301.2	309.4	309.9	312.4	317.6	319.2	318.6	324.8	330.6	333.9	337.4	342.0	351.1	355.6	361.1	359.5	364.3
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	319.6	323.2	326.7	336.5	342.0	341.5	328.2	335.1
Unemployment	12.7	13.5	14.5	13.5	11.8	12.2	12.2	12.4	11.0	9.5	10.8	12.2	13.2	14.3	14.1	15.2	14.6	13.6	19.6	31.4	29.2
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	4.5	4.1	3.8	5.4	8.7	8.0
Total Nonfarm Payroll Jobs	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	332.6	336.3	336.3	321.2	322.8
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	56.5	55.9	53.6	46.1	45.3
Mining, Logging, & 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	18.2	18.9	18.5	16.2	16.0
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	38.3	37.0	35.1	29.8	29.4
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	276.1	280.4	282.7	275.1	277.5
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	60.0	61.9	61.3	57.0	56.3
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	15.9	16.5	16.9	16.2	15.9
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	45.4	44.4	40.9	40.4
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	11.1	11.1	11.1	10.1	10.6
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	6.0	5.6	5.6	5.5	5.4
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	17.5	17.8	17.2	16.8
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	39.9	40.6	42.5	42.0	44.0
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	41.8	43.5	44.1	44.6
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	34.9	35.6	35.5	34.1	34.2
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	14.3	14.7	14.7	14.4
Government	48.6	49.2	50.1	51.8	51.8	52.2	51.9	51.2	51.3	51.4	51.7	51.9	52.9	52.2	52.9	52.2	52.3	51.8	50.7	50.5	51.3
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	5.2	5.2	5.1	5.4
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	18.3	16.7	16.6	16.9
Local	20.7	21.2	21.9	22.9	23.6	24.5	24.9	24.8	25.8	26.1	26.6	27.1	28.2	27.8	29.9	27.9	27.9	28.3	28.8	28.8	29.0

Notes: Numbers may not add to totals because of 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 January 1, 2014

	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	711,000	734,700	8,125	1.4	8,825	1.3	7,900	1.1
Households										
Knoxville HMA	211,734	253,005	288,800	296,900	4,125	1.8	3,325	1.2	2,700	0.9

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2011. Forecast date: January 1, 2014. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 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	317,400
Occupied Units	211,734	253,005	288,800
Owners	143,206	177,605	203,000
%	67.6	70.2	70.3
Renters	68,528	75,400	85,800
%	32.4	29.8	29.7
Vacant Units	16,394	23,137	28,650
Available Units	8,933	12,834	10,150
For Sale	2,645	4,135	4,150
Rate (%)	1.8	2.3	2.0
For Rent	6,288	8,699	5,975
Rate (%)	8.4	10.3	6.5
Other Vacant	7,461	10,303	18,500

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2011.

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

Table 4. Residential Building Permit Activity in the Knoxville HMA, 1990 Through December 2010

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				December 2009	December 2010
Knoxville HMA																					
Total	3,153	3,005	3,654	4,086	4,082	4,158	5,019	4,209	3,587	3,673	3,522	3,668	4,183	4,638	5,965	5,757	6,453	4,849	2,856	1,660	1,930
Single-family	2,781	2,755	3,449	3,576	3,719	3,416	3,839	3,141	2,956	3,062	2,946	3,074	3,373	4,458	4,970	5,243	5,301	4,076	2,041	1,150	1,200
Multifamily	372	250	205	510	363	742	1,180	1,068	631	611	576	594	810	180	995	514	1,152	773	815	510	730

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Knoxville HMA, 1989, 1999, and 2009

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2009	1989 to 1999	1999 to 2009
Median Family Income	NA	45,500	58,800	NA	2.9
Median Household Income	25,134	36,874	45,156	3.9	1.9

NA = not available.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census; 2010 median household income—U.S. Census Bureau, American Community Survey, 2010