

**Table 1. Labor Force and Employment in the Knoxville HMA, 2000 Through August 2018**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			August 2017	August 2018
Labor Force	373.8	383.3	395.8	396.2	394.2	398.0	417.0	423.6	424.8	426.1	415.1	419.8	413.5	405.4	399.2	403.8	412.5	418.8	417.2	421.5
Resident Employment	360.6	368.4	378.7	378.0	376.8	379.3	398.7	407.3	401.0	387.2	379.9	386.6	384.3	376.2	374.7	382.6	394.1	404.1	400.6	407.9
Unemployment	13.1	14.9	17.1	18.2	17.4	18.7	18.4	16.3	23.7	38.9	35.3	33.2	29.2	29.2	24.5	21.2	18.3	14.7	16.6	13.6
Unemployment Rate (%)	3.5	3.9	4.3	4.6	4.4	4.7	4.4	3.8	5.6	9.1	8.5	7.9	7.1	7.2	6.1	5.2	4.4	3.5	4.0	3.2
Total Nonfarm Payroll Jobs	335.6	339.4	346.1	349.6	356.5	360.9	367.2	371.4	373.2	356.8	358.2	364.2	367.5	369.4	376.4	384.9	392.4	395.8	394.9	397.6
Goods-Producing Sectors	67.4	64.1	62.8	62.0	61.8	62.1	63.1	62.2	59.7	51.0	50.4	52.4	52.2	52.0	52.1	53.1	55.8	56.9	56.5	59.0
Mining, Logging, & Construction	16.9	16.4	16.4	17.0	17.7	18.0	19.5	20.3	19.9	17.3	17.1	17.6	16.8	16.9	17.0	17.6	17.7	18.3	18.0	19.2
Manufacturing	50.6	47.7	46.4	45.1	44.1	44.1	43.6	41.9	39.8	33.6	33.3	34.8	35.4	35.0	35.1	35.5	38.1	38.7	38.5	39.8
Service-Providing Sectors	268.1	275.2	283.4	287.5	294.6	298.8	304.1	309.2	313.5	305.8	307.8	311.8	315.3	317.4	324.3	331.8	336.6	338.8	338.4	338.6
Wholesale & Retail Trade	58.7	59.6	60.2	60.9	62.8	63.7	64.8	66.8	66.3	61.7	60.6	60.9	62.3	61.9	62.3	63.3	64.8	64.5	64.9	64.4
Wholesale Trade	14.5	14.8	15.3	16.0	16.7	16.5	16.7	17.3	17.8	16.9	16.4	16.4	16.8	16.5	16.4	16.7	16.8	16.6	16.6	17.0
Retail Trade	44.2	44.8	44.9	44.9	46.1	47.2	48.1	49.5	48.5	44.8	44.2	44.5	45.5	45.4	45.9	46.6	48.0	47.9	48.3	47.4
Transportation & Utilities	10.5	11.1	11.2	11.0	11.1	11.4	11.9	11.9	11.8	10.8	11.3	12.0	12.2	13.0	13.9	14.7	14.5	13.5	13.7	13.9
Information	6.2	5.9	6.1	6.2	6.3	6.1	6.2	5.8	5.8	5.7	5.7	5.8	5.7	5.8	5.8	5.7	5.7	5.8	5.8	5.7
Financial Activities	14.9	15.1	15.8	17.1	17.6	18.1	18.3	18.5	18.8	18.1	17.8	17.7	18.0	18.0	18.2	18.7	19.1	19.4	19.3	19.3
Professional & Business Services	43.3	43.9	44.3	44.6	45.1	45.8	47.0	47.9	49.8	49.5	52.6	55.9	55.5	56.1	59.3	61.8	63.2	64.9	64.5	64.8
Education & Health Services	35.3	36.9	39.0	40.5	41.8	43.3	44.7	45.9	47.6	48.2	48.7	50.0	50.2	50.0	50.7	52.0	53.0	54.0	53.9	52.6
Leisure & Hospitality	30.1	32.7	33.7	33.8	35.7	36.9	37.4	38.2	37.9	36.5	36.1	36.7	38.0	38.7	39.7	40.9	41.4	42.0	41.4	43.3
Other Services	12.7	13.4	14.1	14.8	14.8	14.7	14.9	15.3	15.7	15.5	14.5	13.8	14.2	14.3	14.4	14.7	14.8	14.9	14.9	15.0
Government	56.4	56.8	59.0	58.6	59.5	58.7	58.8	59.0	59.8	59.9	60.6	59.0	59.3	59.5	60.0	59.9	60.1	59.8	60.0	59.6
Federal	6.3	6.1	6.1	6.0	5.8	5.8	5.8	5.9	5.8	5.8	6.1	5.8	5.7	5.6	5.4	5.3	5.4	5.4	5.4	5.4
State	18.8	18.7	19.8	19.7	19.6	19.6	19.6	19.4	19.6	19.5	19.7	19.6	20.0	19.4	19.9	19.9	19.8	20.0	19.9	20.1
Local	31.4	32.0	33.1	32.9	34.1	33.3	33.4	33.7	34.5	34.5	34.8	33.7	33.7	34.5	34.8	34.7	35.0	34.4	34.6	34.1

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, 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 (%)
<b>Population</b>										
Knoxville HMA	748,259	837,571	886,800	909,600	8,925	1.1	5,850	0.7	7,600	0.8
<b>Households</b>										
Knoxville HMA	305,590	340,435	362,100	371,800	3,475	1.1	2,575	0.7	3,225	0.9

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018. The forecast date is September 1, 2021. Rates of change are calculated on a compound basis.  
 Sources: 2000 and 2010—U.S. Census; current and forecast—estimates by analyst

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

	Knoxville HMA		
	2000	2010	Current
Total Housing Inventory	335,484	381,111	400,400
Occupied Units	305,590	340,435	362,100
Owner-Occupied	218,613	238,882	250,500
%	71.5	70.2	69.2
Renter-Occupied	86,977	101,553	111,600
%	28.5	29.8	30.8
Vacant Units	29,894	40,676	38,250
Available Units	15,059	18,727	15,250
For Sale	4,923	6,845	6,150
Rate (%)	2.2	2.8	2.4
For Rent	10,136	11,882	9,075
Rate (%)	10.4	10.5	7.5
Other Vacant	14,835	21,949	23,000

*Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018.*

*Sources: 2000 and 2010—U.S. Census; current—estimates by analyst*

**Table 4.** Residential Building Permit Activity in the Knoxville HMA, 2000 Through August 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			August 2017	August 2018
Knoxville HMA																				
Total	4,018	3,780	4,405	5,149	6,307	6,055	6,787	5,235	3,186	2,534	2,777	1,532	2,050	2,384	3,329	3,060	3,787	4,574	3,889	4,448
Single-Family	3,017	3,154	3,479	4,563	5,058	5,331	5,563	4,322	2,306	1,611	1,606	1,319	1,577	2,042	2,140	2,592	2,917	3,372	2,967	3,336
Multifamily	1,001	626	926	586	1,249	724	1,224	913	880	923	1,171	213	473	342	1,189	468	870	1,202	922	1,112

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017 final data and analyst estimates; 2018 preliminary data and analyst estimates

**Table 5.** Median Income in the Knoxville HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	NA	NA	63,879	NA	NA
Median Household Income	NA	NA	51,848	NA	NA

NA = data not available.

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 2017 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2017