

As of June 1, 2024.

Table 1. Labor Force and Employment in the Lexington HMA, 2010 Through May 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															May 2023	May 2024
Labor Force	257.0	257.7	258.4	261.2	259.4	261.1	266.8	272.7	270.9	273.6	267.4	268.3	272.7	273.8	273.3	275.3
Resident Employment	236.4	238.9	242.3	245.6	246.6	250.8	257.0	262.7	261.8	264.7	252.2	258.3	263.9	264.5	264.4	265.2
Unemployment	20.6	18.8	16.0	15.6	12.8	10.3	9.8	10.0	9.0	8.9	15.2	10.0	8.8	9.3	9.0	10.0
Unemployment Rate (%)	8.0	7.3	6.2	6.0	4.9	3.9	3.7	3.7	3.3	3.3	5.7	3.7	3.2	3.4	3.3	3.6
Total Nonfarm Payroll Jobs	242.0	245.0	249.8	256.2	263.4	270.5	274.7	277.4	276.4	279.0	265.2	273.2	285.7	295.3	290.5	297.1
Goods-Producing Sectors	39.2	38.5	39.2	39.8	41.5	43.1	43.8	44.3	43.7	44.1	41.8	42.3	45.2	46.5	46.0	46.8
Mining, Logging, & Construction	9.9	9.9	10.2	10.4	11.1	12.3	13.0	13.3	12.9	13.9	13.5	13.4	14.0	14.8	14.4	15.1
Manufacturing	29.3	28.6	29.1	29.5	30.3	30.8	30.7	31.0	30.8	30.3	28.3	28.8	31.2	31.7	31.6	31.6
Service-Providing Sectors	202.9	206.6	210.5	216.3	222.0	227.4	230.9	233.1	232.7	234.8	223.4	230.9	240.5	248.8	244.5	250.4
Wholesale & Retail Trade	36.4	36.8	37.4	37.7	38.3	38.6	39.7	40.3	40.4	40.3	38.4	39.1	39.2	39.3	39.1	39.1
Wholesale Trade	9.0	9.2	9.4	9.4	9.6	9.3	9.6	10.2	10.5	10.8	10.5	10.8	11.0	11.3	11.1	11.1
Retail Trade	27.4	27.6	28.0	28.3	28.7	29.3	30.1	30.1	29.9	29.5	27.9	28.3	28.2	28.0	28.1	28.0
Transportation & Utilities	7.9	8.0	8.3	9.0	10.0	10.7	11.5	11.6	11.3	11.8	11.7	11.5	12.4	12.6	12.5	12.6
Information	3.8	4.3	3.9	3.6	3.4	3.0	3.0	2.8	2.8	2.7	2.5	2.8	3.1	3.2	3.2	3.2
Financial Activities	9.9	9.8	9.7	9.7	9.4	9.6	9.7	9.8	9.9	10.0	9.8	10.5	11.2	11.6	11.4	11.6
Professional & Business Services	30.3	31.3	33.5	36.3	39.1	40.3	39.6	39.4	38.0	37.7	37.4	37.9	38.6	40.3	39.4	40.4
Education & Health Services	31.3	32.4	32.9	33.1	33.3	34.9	35.3	35.8	36.5	37.0	35.1	36.3	37.3	38.7	38.1	39.1
Leisure & Hospitality	26.4	26.1	26.6	27.6	28.5	30.4	31.2	31.5	31.8	32.4	25.4	28.1	31.4	32.8	32.2	32.9
Other Services	9.7	10.1	9.5	9.1	9.0	9.2	9.5	9.6	9.8	10.1	10.6	11.7	13.0	14.2	13.7	14.3
Government	47.1	47.8	48.8	50.2	51.1	50.8	51.4	52.2	52.3	53.0	52.6	53.1	54.3	56.3	55.0	57.2
Federal	4.8	4.6	4.5	4.4	4.5	4.5	4.6	4.6	4.6	4.6	4.7	4.6	4.6	4.8	4.7	4.9
State	23.1	24.1	25.4	26.5	27.7	27.7	27.9	28.2	28.2	28.6	28.9	29.1	29.5	30.8	30.0	31.3
Local	19.2	19.2	18.9	19.2	18.9	18.6	18.9	19.4	19.4	19.8	19.0	19.4	20.1	20.6	20.3	21.0

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.
Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Lexington 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										
Lexington HMA	472,099	516,811	522,800	531,400	4,475	0.9	1,425	0.3	2,850	0.5
Households										
Lexington HMA	190,142	209,217	215,600	220,500	1,900	1.0	1,525	0.7	1,625	0.8

Notes: The current date is June 1, 2024. The forecast date is June 1, 2027.

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



As of June 1, 2024.

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

	Lexington HMA		
	2010	2020	Current
Total Housing Inventory	209,138	226,278	234,125
Occupied Units	190,142	209,217	215,600
Owner-Occupied	114,660	120,963	123,600
%	60.3	57.8	57.3
Renter-Occupied	75,482	88,254	92,000
%	39.7	42.2	42.7
Vacant Units	18,996	17,061	18,525
Available Units	11,618	9,553	9,525
For Sale	3,278	1,808	1,625
Rate (%)	2.8	1.5	1.3
For Rent	8,340	7,745	7,900
Rate (%)	9.9	8.1	7.9
Other Vacant	7,378	7,508	9,000

Notes: The current date is June 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



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Table 4. Residential Building Permit Activity in the Lexington HMA, 2010 Through May 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															May 2023	May 2024
Lexington HMA																
Total	1,361	1,501	2,318	1,654	2,078	2,446	2,732	2,701	2,772	2,396	2,330	2,943	2,709	2,442	2,552	2,418
Sales	1,161	1,015	1,230	1,350	1,331	1,390	1,491	1,648	1,422	1,353	1,517	1,769	1,619	1,333	1,332	1,490
Rental	200	486	1,088	304	747	1,056	1,241	1,053	1,350	1,043	813	1,174	1,090	1,109	1,220	928

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



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Table 5. Median Income in the Lexington HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	64,966	79,425	93,400	2.0	4.1
Median Household Income	55,824	60,492	70,027	0.8	3.7

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

