

As of May 1, 2023.

Table 1. Labor Force and Employment in the Louisville HMA, 2000 Through April 2023

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
																								April 2022	April 2023
Labor Force	591.4	582.5	576.6	579.4	581.1	588.3	601.4	603.0	607.1	612.3	628.8	627.4	630.3	636.2	629.5	633.3	650.3	663.8	672.1	674.9	659.6	664.2	671.0	668.5	669.2
Resident Employment	570.6	556.0	545.3	546.4	550.4	554.6	568.1	572.3	569.4	549.3	566.5	570.0	581.3	590.6	593.2	604.1	622.9	637.1	646.9	650.3	616.3	636.6	647.5	642.3	646.6
Unemployment	20.8	26.5	31.3	33.0	30.7	33.6	33.3	30.7	37.7	63.0	62.3	57.5	49.1	45.5	36.4	29.1	27.4	26.8	25.2	24.7	43.3	27.6	23.5	26.2	22.6
Unemployment Rate (%)	3.5	4.5	5.4	5.7	5.3	5.7	5.5	5.1	6.2	10.3	9.9	9.2	7.8	7.2	5.8	4.6	4.2	4.0	3.8	3.7	6.6	4.2	3.5	3.9	3.4
Total Nonfarm Payroll Jobs	610.9	599.1	588.1	584.8	588.9	596.0	604.9	613.5	609.7	583.8	581.1	585.8	599.6	612.9	625.4	641.7	656.8	664.6	670.7	674.6	638.4	661.0	680.8	668.5	684.9
Goods-Producing Sectors	127.5	122.8	115.7	111.7	111.8	111.2	108.8	107.3	103.4	91.3	85.9	86.3	93.0	96.7	100.9	105.0	109.6	110.6	112.6	112.8	106.7	109.5	113.3	110.4	114.6
Mining, Logging, & Construction	32.4	31.9	31.1	30.8	32.1	32.9	31.6	32.0	32.5	29.0	25.0	24.1	24.3	24.8	27.0	28.4	28.2	28.8	29.9	29.7	28.3	29.3	30.5	29.6	30.6
Manufacturing	95.1	90.9	84.6	80.9	79.7	78.3	77.2	75.3	70.9	62.3	60.9	62.1	68.7	71.9	73.9	76.6	81.4	81.9	82.7	83.1	78.4	80.2	82.9	80.7	83.9
Service-Providing Sectors	483.4	476.4	472.4	473.1	477.1	484.8	496.1	506.2	506.3	492.5	495.2	499.5	506.6	516.2	524.5	536.7	547.2	553.9	558.1	561.8	531.7	551.6	567.5	558.1	570.4
Wholesale & Retail Trade	99.9	97.4	95.0	92.8	92.9	93.2	93.5	93.6	92.1	87.5	86.7	87.3	88.8	90.0	90.4	92.3	93.9	95.3	95.1	94.1	90.2	92.8	94.4	93.5	95.0
Wholesale Trade	30.7	29.8	28.5	28.1	28.6	28.9	29.6	29.7	29.3	27.6	27.3	27.7	28.1	28.8	28.7	28.8	28.9	29.0	29.3	29.9	29.1	30.1	32.0	30.8	32.3
Retail Trade	69.2	67.6	66.5	64.7	64.3	64.3	63.9	63.9	62.8	59.9	59.4	59.6	60.7	61.2	61.7	63.5	65.0	66.3	65.8	64.2	61.1	62.7	62.4	62.7	62.6
Transportation & Utilities	41.4	40.3	38.5	36.6	36.3	37.8	41.2	43.9	42.7	39.7	40.9	42.6	41.8	42.3	44.8	47.8	51.2	51.9	54.5	57.0	59.6	61.6	65.0	62.7	66.0
Information	11.8	11.7	11.3	10.7	10.0	9.8	10.0	10.3	10.3	9.6	9.3	9.2	9.4	9.4	9.3	9.0	9.2	9.3	9.2	9.0	8.3	8.5	8.7	8.5	8.9
Financial Activities	37.6	37.6	38.2	38.7	39.1	39.6	41.8	43.3	43.2	42.2	40.5	40.3	41.2	43.0	44.8	46.0	46.7	46.6	46.1	46.9	47.3	48.8	47.8	48.6	47.0
Professional & Business Services	64.1	61.9	61.7	63.3	64.3	67.7	70.6	72.7	73.1	69.1	71.6	73.0	75.0	77.7	81.1	85.1	85.7	86.1	87.4	87.0	81.5	87.8	91.0	89.5	90.5
Education & Health Services	65.5	66.8	69.6	72.6	74.5	76.0	76.2	78.1	80.0	81.8	83.5	83.8	84.9	85.3	85.2	86.9	89.6	94.1	95.3	97.3	94.3	97.2	99.2	97.6	99.8
Leisure & Hospitality	60.1	58.4	56.9	56.5	58.2	58.5	59.5	60.3	60.7	59.4	58.9	59.9	61.6	63.6	65.1	66.6	68.5	69.4	69.6	70.5	55.4	60.1	65.8	62.6	67.0
Other Services	29.6	29.4	29.3	29.4	29.3	28.7	28.4	28.3	27.8	26.2	25.6	25.8	25.6	25.6	24.9	25.1	26.1	26.4	25.8	25.9	23.5	23.8	25.0	24.1	25.5
Government	73.3	72.9	72.1	72.5	72.5	73.6	75.0	75.7	76.4	77.2	78.3	77.8	78.2	79.2	79.0	77.9	76.4	74.9	75.2	74.1	71.6	71.1	70.6	71.2	70.8
Federal	12.4	10.4	9.3	9.4	9.1	9.2	9.3	9.4	9.9	10.4	11.7	9.7	9.1	9.1	8.7	8.8	9.0	9.1	9.4	9.7	10.7	9.9	9.6	9.7	9.6
State	16.3	16.9	17.1	16.5	16.5	16.7	16.9	16.8	17.0	16.9	17.2	18.0	18.6	19.0	19.1	18.6	18.3	17.9	17.6	17.1	16.7	16.6	16.2	16.5	16.4
Local	44.6	45.6	45.7	46.6	46.9	47.7	48.8	49.5	49.6	49.8	49.5	50.1	50.6	51.1	51.1	50.6	49.1	47.9	48.2	47.4	44.2	44.7	44.8	45.0	44.8

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

Source: U.S. Bureau of Labor Statistics



As of May 1, 2023.

Table 2. Population and Household Trends in the Louisville 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 (%)
Population										
Louisville HMA	1,121,109	1,235,708	1,320,300	1,339,400	11,450	1.0	6,450	0.5	6,375	0.5
Jefferson County Submarket	693,604	741,096	772,900	777,400	4,750	0.7	2,425	0.3	1,500	0.2
Suburban Submarket	427,505	494,612	547,400	562,000	6,700	1.5	4,025	0.8	4,875	0.9
Households										
Louisville HMA	447,650	496,314	541,650	551,100	4,875	1.0	3,475	0.7	3,150	0.6
Jefferson County Submarket	287,012	309,175	329,300	332,300	2,225	0.7	1,550	0.5	1,000	0.3
Suburban Submarket	160,638	187,139	212,350	218,800	2,650	1.5	1,925	1.0	2,150	1.0

Notes: The current date is May 1, 2023. The forecast date is May 1, 2026.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of May 1, 2023.

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

	Louisville HMA			Jefferson County Submarket			Suburban Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	476,656	540,440	586,075	305,835	337,616	359,625	170,821	202,824	226,450
Occupied Units	447,650	496,314	541,650	287,012	309,175	329,300	160,638	187,139	212,350
Owner-Occupied	310,257	336,911	360,800	186,387	194,997	198,900	123,870	141,914	161,900
%	69.3	67.9	66.6	64.9	63.1	60.4	77.1	75.8	76.2
Renter-Occupied	137,393	159,403	180,850	100,625	114,178	130,400	36,768	45,225	50,450
%	30.7	32.1	33.4	35.1	36.9	39.6	22.9	24.2	23.8
Vacant Units	29,006	44,126	44,425	18,823	28,441	30,325	10,183	15,685	14,100
Available Units	15,783	25,145	21,625	10,985	17,370	15,325	4,798	7,775	6,300
For Sale	4,692	8,655	5,500	2,750	5,042	3,325	1,942	3,613	2,175
Rate (%)	1.5	2.5	1.5	1.5	2.5	1.6	1.5	2.5	1.3
For Rent	11,091	16,490	16,125	8,235	12,328	12,000	2,856	4,162	4,125
Rate (%)	7.5	9.4	8.2	7.6	9.7	8.4	7.2	8.4	7.6
Other Vacant	13,223	18,981	22,800	7,838	11,071	15,000	5,385	7,910	7,800

Notes: The current date is May 1, 2023. 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 Census Bureau.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



As of May 1, 2023.

Table 4. Residential Building Permit Activity in the Louisville HMA, 2000 Through April 2023

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
																								April 2022	April 2023
Louisville HMA																									
Total	8,734	8,535	8,046	8,920	8,850	7,470	5,825	6,039	3,381	2,151	2,207	2,718	3,664	4,479	4,413	5,325	6,197	6,007	6,717	6,406	7,534	7,105	6,180	6,720	6,504
Sales	6,338	7,399	6,575	7,372	8,283	6,527	5,147	4,597	2,446	2,007	1,764	1,580	2,210	2,378	2,399	2,734	3,185	3,506	3,120	3,332	3,859	4,221	3,417	3,887	2,885
Rental	2,396	1,136	1,471	1,548	567	943	678	1,442	935	144	443	1,138	1,454	2,101	2,014	2,591	3,012	2,501	3,597	3,074	3,675	2,884	2,763	2,833	3,619
Jefferson County Submarket																									
Total	4,807	4,465	4,031	4,608	4,486	3,197	2,590	3,151	1,872	882	1,003	1,551	2,044	2,704	2,833	3,143	3,506	3,546	4,522	3,888	3,931	3,374	3,035	3,233	3,751
Sales	2,977	3,973	3,149	3,643	4,113	2,402	2,184	2,225	1,125	851	653	634	859	943	982	950	1,126	1,320	1,242	1,409	1,387	1,459	1,174	1,341	940
Rental	1,830	492	882	965	373	795	406	926	747	31	350	917	1,185	1,761	1,851	2,193	2,380	2,226	3,280	2,479	2,544	1,915	1,861	1,892	2,812
Suburban Submarket																									
Total	3,927	4,070	4,015	4,312	4,364	4,273	3,235	2,888	1,509	1,269	1,204	1,167	1,620	1,775	1,580	2,182	2,691	2,461	2,195	2,518	3,603	3,731	3,145	3,487	2,753
Sales	3,361	3,426	3,426	3,729	4,170	4,125	2,963	2,372	1,321	1,156	1,111	946	1,351	1,435	1,417	1,784	2,059	2,186	1,878	1,923	2,472	2,762	2,243	2,546	1,945
Rental	566	644	589	583	194	148	272	516	188	113	93	221	269	340	163	398	632	275	317	595	1,131	969	902	941	807

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2022—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



As of May 1, 2023.

Table 5. Median Income in the Louisville HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	48,400	61,500	76,900	2.4	1.9
Median Household Income	NA	NA	64,029	NA	NA

NA = data not available.
Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

