

Table 1. Labor Force and Employment in the Nashville HMA,* 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															June 2013	June 2014
Labor force	717.2	717.4	714.3	724.2	735.3	753.9	776.6	793.9	803.3	801.5	821.9	839.4	845.1	848.1	848.4	848.4
Resident employment	694.2	690.0	683.0	690.5	702.1	719.9	743.7	761.8	757.3	726.3	749.7	771.3	788.0	792.8	792.1	799.1
Unemployment	23.0	27.5	31.3	33.7	33.1	34.0	32.9	32.1	46.0	75.1	72.2	68.1	57.1	55.3	56.3	49.3
Unemployment rate (%)	3.2	3.8	4.4	4.7	4.5	4.5	4.2	4.0	5.7	9.4	8.8	8.1	6.8	6.5	6.6	5.8
Total nonfarm payroll jobs	698.2	693.7	689.6	697.6	715.3	735.4	751.8	762.5	760.6	726.0	734.4	756.7	784.0	808.3	795.8	820.9
Goods-producing sectors	128.9	122.5	116.5	116.2	118.0	120.5	123.3	121.0	112.8	94.1	91.1	94.4	99.0	103.8	101.4	106.7
Mining, logging, & construction	35.9	33.7	32.8	34.4	34.4	36.0	39.2	41.7	39.3	31.7	30.7	31.7	32.0	32.7	31.9	34.4
Manufacturing	93.0	88.8	83.8	81.8	83.6	84.5	84.1	79.3	73.4	62.4	60.4	62.7	67.1	71.1	69.5	72.3
Service-providing sectors	569.3	571.3	573.1	581.4	597.3	614.9	628.5	641.5	647.8	631.9	643.3	662.3	685.0	704.5	694.4	714.2
Trade	116.0	115.2	111.9	114.6	117.6	121.1	122.7	124.0	124.7	119.0	118.8	122.2	124.5	125.4	124.8	126.8
Wholesale trade	36.3	36.0	35.0	34.5	34.7	36.2	36.5	36.7	37.8	36.2	35.8	37.1	38.6	39.9	39.3	40.5
Retail trade	79.7	79.2	76.9	80.1	82.9	84.9	86.2	87.3	86.9	82.8	83.0	85.1	85.9	85.5	85.5	86.3
Transportation & utilities	27.0	26.8	26.1	27.2	28.4	29.6	31.0	30.5	29.9	28.7	29.0	30.1	33.1	34.9	34.5	34.9
Information	21.6	23.3	21.6	19.9	19.4	19.7	19.3	19.8	21.1	20.0	19.3	19.3	20.2	20.4	20.2	20.2
Financial activities	46.9	44.2	43.6	44.7	44.5	45.2	45.7	46.2	45.9	45.0	46.2	47.4	48.8	50.9	50.0	51.0
Professional & business services	88.6	86.5	87.0	84.1	91.5	96.7	98.9	101.9	100.6	93.0	98.6	106.6	114.6	121.5	117.7	127.4
Education & health services	82.8	86.1	90.6	94.9	98.4	101.4	104.4	108.1	112.0	114.9	118.5	121.5	124.3	127.2	125.8	127.4
Leisure & hospitality	68.9	68.6	69.7	71.7	72.0	74.6	77.6	80.7	79.5	76.5	76.9	79.0	83.6	88.0	85.5	90.0
Other services	27.6	29.0	30.5	30.2	29.7	29.7	30.3	30.4	30.9	30.0	30.0	31.4	31.9	32.8	32.4	33.0
Government	90.2	91.6	92.1	94.2	95.9	96.9	98.6	99.9	103.1	104.6	106.0	105.1	103.9	103.5	103.5	103.4
Federal	11.0	11.2	11.2	11.4	11.5	11.4	11.5	11.5	11.9	12.4	13.2	12.9	12.6	12.3	12.4	12.2
State	26.2	26.7	26.8	28.1	28.4	28.6	29.2	29.3	29.8	29.4	29.3	28.5	28.0	27.9	27.8	28.1
Local	52.9	53.8	54.1	54.7	56.0	56.8	58.0	59.1	61.4	62.9	63.5	63.7	63.3	63.3	63.3	63.2

*Nashville-Davidson--Murfreesboro--Franklin HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2014.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Nashville 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										
Nashville HMA*	1,311,789	1,589,934	1,705,000	1,789,000	27,800	1.9	27,050	1.7	28,000	1.6
Central submarket	569,891	626,681	668,000	691,400	5,675	1.0	9,725	1.5	7,800	1.2
Southern Suburbs submarket	308,661	445,786	492,900	529,500	13,700	3.7	11,100	2.4	12,200	2.4
Remainder submarket	433,237	517,467	543,600	568,100	8,425	1.8	6,150	1.2	8,175	1.5
Households										
Nashville HMA*	510,222	615,374	656,400	685,100	10,500	1.9	9,650	1.5	9,575	1.4
Central submarket	237,405	259,499	274,600	282,900	2,200	0.9	3,550	1.3	2,775	1.0
Southern Suburbs submarket	111,168	161,118	176,950	188,700	5,000	3.8	3,725	2.2	3,925	2.2
Remainder submarket	161,649	194,757	204,900	213,600	3,300	1.9	2,375	1.2	2,900	1.4

*Nashville-Davidson--Murfreeseboro--Franklin HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is July 1, 2014. The forecast date is July 1, 2017.

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

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

	Nashville HMA*			Central Submarket			Southern Suburbs Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	543,271	667,655	693,900	252,977	283,978	290,100	117,621	171,466	184,300	172,673	212,211	219,500
Occupied units	510,222	615,374	656,400	237,405	259,499	274,600	111,168	161,118	176,950	161,649	194,757	204,900
Owner-occupied	340,566	411,633	429,800	131,340	145,115	149,700	82,842	118,166	127,000	126,384	148,352	153,100
%	66.7	66.9	65.5	55.3	55.9	54.5	74.5	73.3	71.8	78.2	76.2	74.7
Renter-occupied	169,656	203,741	226,600	106,065	114,384	124,900	28,326	42,952	49,950	35,265	46,405	51,800
%	33.3	33.1	34.5	44.7	44.1	45.5	25.5	26.7	28.2	21.8	23.8	25.3
Vacant units	33,049	52,281	37,450	15,572	24,479	15,500	6,453	10,348	7,325	11,024	17,454	14,650
Available units	19,345	32,148	20,500	10,137	16,863	9,675	4,291	6,717	4,350	4,917	8,568	6,425
For sale	6,726	11,503	6,675	2,739	5,243	2,275	1,828	2,673	1,275	2,159	3,587	3,125
Rate (%)	1.9	2.7	1.5	2.0	3.5	1.5	2.2	2.2	1.0	1.7	2.4	2.0
For rent	12,619	20,645	13,800	7,398	11,620	7,400	2,463	4,044	3,075	2,758	4,981	3,300
Rate (%)	6.9	9.2	5.7	6.5	9.2	5.6	8.0	8.6	5.8	7.3	9.7	6.0
Other vacant	13,704	20,133	17,000	5,435	7,616	5,800	2,162	3,631	2,975	6,107	8,886	8,200

*Nashville-Davidson--Murfreesboro--Franklin HMA.

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2014.

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

Table 4. Residential Building Permit Activity in the Nashville HMA,* 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															June 2013	June 2014
Nashville HMA*																
Total	10,740	12,047	11,819	13,620	16,281	16,654	15,327	13,567	8,188	4,933	5,092	5,417	8,247	10,921	9,633	11,965
Single-family	8,796	10,317	10,717	11,666	13,025	14,074	13,811	10,902	5,669	3,957	3,938	4,123	5,340	7,052	6,527	7,636
Multifamily	1,944	1,730	1,102	1,954	3,256	2,580	1,516	2,665	2,519	976	1,154	1,294	2,907	3,869	3,106	4,329
Central submarket																
Total	3,087	3,552	3,465	4,313	4,808	5,020	5,128	5,543	2,369	1,660	1,608	1,966	2,963	4,038	3,382	4,933
Single-family	2,376	3,005	2,877	3,192	3,630	3,819	4,089	3,253	1,550	1,119	1,041	1,112	1,342	1,896	1,672	2,283
Multifamily	711	547	588	1,121	1,178	1,201	1,039	2,290	819	541	567	854	1,621	2,142	1,710	2,650
Southern Suburbs submarket																
Total	4,691	4,774	4,678	5,321	7,537	6,952	5,767	4,161	3,110	1,543	1,692	1,927	3,491	4,443	3,983	4,456
Single-family	3,661	4,238	4,490	5,089	5,841	5,947	5,412	3,846	1,867	1,357	1,438	1,609	2,322	2,984	2,817	3,135
Multifamily	1,030	536	188	232	1,696	1,005	355	315	1,243	186	254	318	1,169	1,459	1,166	1,321
Remainder submarket																
Total	2,962	3,721	3,676	3,986	3,936	4,682	4,432	3,863	2,709	1,730	1,792	1,524	1,793	2,440	2,268	2,576
Single-family	2,759	3,074	3,350	3,385	3,554	4,308	4,310	3,803	2,252	1,481	1,459	1,402	1,676	2,172	2,038	2,218
Multifamily	203	647	326	601	382	374	122	60	457	249	333	122	117	268	230	358

*Nashville-Davidson--Murfreesboro--Franklin HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2014.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Nashville HMA, * 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	53,700	64,900	67,100	1.9	1.1
Median household income	44,278	52,918	54,677	1.8	1.1

*Nashville-Davidson--Murfreesboro--Franklin HMA.

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 2012 median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data