

**Table 1. Labor Force and Employment in the Nashville-Davidson-Murfreesboro-Franklin HMA, 1990 Through March 2010**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	12 Months Ending	
																					March 2009	March 2010
Labor Force	557.3	562.1	573.5	595.4	616.1	639.6	655.4	670.8	687.7	699.9	717.2	717.4	714.3	724.2	735.3	753.9	776.6	787.0	801.5	796.4	803.3	793.8
Resident Employment	533.3	532.6	543.7	569.3	594.8	616.7	631.5	646.4	666.7	679.9	694.2	690.0	683.0	690.5	702.1	719.9	743.8	754.5	755.2	722.2	749.2	718.3
Unemployment	24.1	29.4	29.8	26.1	21.2	23.0	23.8	24.4	21.1	20.0	23.0	27.5	31.3	33.7	33.1	34.0	32.8	32.6	46.3	74.2	54.1	75.6
Unemployment Rate (%)	4.3	5.2	5.2	4.4	3.4	3.6	3.6	3.6	3.1	2.9	3.2	3.8	4.4	4.7	4.5	4.5	4.2	4.1	5.8	9.3	6.7	9.5
Total Nonfarm Payroll	526.6	525.6	538.0	558.5	588.1	612.7	626.2	646.8	669.5	685.2	698.0	693.5	689.5	697.6	715.3	735.4	751.8	762.5	760.6	723.7	753.3	718.7
Goods Producing	109.8	107.7	109.7	116.2	125.4	128.1	125.9	126.4	127.3	128.9	128.9	122.5	116.5	116.2	118.0	120.5	123.3	121.0	112.8	93.6	108.2	91.0
Mining, Logging, & Construction	22.5	21.9	20.9	23.8	26.9	29.0	31.2	32.9	33.9	34.8	35.9	33.7	32.8	34.4	34.4	36.0	39.2	41.7	39.3	31.5	37.5	30.3
Manufacturing	87.3	85.9	88.9	92.4	98.4	99.1	94.7	93.5	93.4	94.1	93.0	88.8	83.8	81.8	83.6	84.5	84.1	79.3	73.4	62.2	70.7	60.7
Service Providing	416.8	417.9	428.2	442.2	462.7	484.6	500.4	520.4	542.2	556.3	569.1	571.0	573.0	581.4	597.3	614.9	628.5	641.5	647.8	630.1	645.1	627.7
Trade	93.0	92.1	94.0	96.5	98.8	102.2	104.3	107.8	111.5	113.8	116.0	115.2	111.9	114.6	117.6	121.1	122.7	124.0	124.7	119.1	123.4	118.3
Wholesale Trade	29.1	28.8	29.4	30.2	30.9	32.0	32.6	33.7	34.9	35.6	36.3	36.0	35.0	34.5	34.7	36.2	36.5	36.7	37.8	36.1	37.7	35.7
Retail Trade	63.9	63.3	64.6	66.3	67.9	70.2	71.7	74.1	76.6	78.2	79.7	79.2	76.9	80.1	82.9	84.9	86.2	87.3	86.9	83.0	85.7	82.6
Transportation & Utilities	21.6	21.5	21.9	22.5	23.0	23.8	24.3	25.1	25.9	26.5	27.0	26.8	26.1	27.2	28.4	29.6	31.0	30.5	29.9	28.0	29.8	27.2
Information	16.3	15.7	16.3	17.5	18.1	19.4	19.4	19.8	21.4	21.1	21.6	23.3	21.6	19.9	19.4	19.7	19.3	19.8	21.1	20.4	21.0	20.2
Financial Activities	38.2	37.1	36.9	37.4	38.7	40.9	43.4	44.8	47.8	48.7	46.9	44.2	43.6	44.7	44.5	45.2	45.7	46.2	45.9	44.4	45.5	44.2
Professional & Business Services	42.2	42.1	46.0	49.0	54.4	59.0	63.2	67.6	74.2	82.8	88.6	86.6	87.0	84.1	91.5	96.7	98.9	101.9	100.6	92.2	99.0	91.6
Education & Health Services	62.3	64.7	66.8	69.1	72.0	76.8	78.1	80.0	82.6	81.2	82.7	86.1	90.6	94.9	98.4	101.4	104.4	108.1	112.0	115.1	113.1	115.7
Leisure & Hospitality	50.8	51.2	52.6	52.2	55.5	58.5	61.1	64.4	65.1	66.2	68.9	68.6	69.7	71.7	72.0	74.6	77.6	80.7	79.5	76.2	78.7	75.9
Other Services	20.7	20.7	21.1	22.1	23.1	24.4	25.1	26.5	27.5	27.4	27.6	29.0	30.5	30.2	29.7	29.7	30.3	30.4	30.9	30.1	30.7	30.0
Government	72.0	72.9	72.9	76.1	79.1	79.9	81.7	84.6	86.5	88.6	90.2	91.6	92.1	94.2	95.9	96.9	98.6	99.9	103.1	104.6	103.8	104.7
Federal	8.8	8.9	8.9	9.3	9.6	9.8	10.0	10.3	10.5	10.8	11.0	11.2	11.2	11.4	11.5	11.4	11.5	11.5	11.9	12.3	12.0	12.4
State	21.0	21.2	21.2	22.2	23.0	23.3	23.8	24.6	25.2	25.8	26.2	26.7	26.8	28.1	28.4	28.6	29.2	29.3	29.8	29.4	29.6	29.4
Local	42.2	42.8	42.8	44.6	46.5	46.8	47.9	49.7	50.8	52.0	53.0	53.7	54.1	54.7	56.0	56.9	57.9	59.1	61.4	62.9	62.2	62.9

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 Nashville-Davidson-Murfreesboro-Franklin HMA, 1990 to April 1, 2013

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
<b>Population</b>										
Nashville HMA*	1,048,216	1,311,789	1,601,700	1,676,400	26,350	2.3	29,000	2.0	24,900	1.5
Central Submarket	510,784	569,891	641,300	661,700	5,900	1.1	7,150	1.2	6,800	1.0
Southern Suburbs Submarket	199,591	308,661	442,300	473,300	10,900	4.5	13,350	3.7	10,350	2.3
Remainder Submarket	337,841	433,237	518,100	541,400	9,550	2.5	8,475	1.8	7,775	1.5
<b>Households</b>										
Nashville HMA*	399,565	510,222	613,500	637,800	11,050	2.5	10,350	1.9	8,100	1.3
Central Submarket	207,530	237,405	260,800	267,400	3,000	1.4	2,350	0.9	2,200	0.8
Southern Suburbs Submarket	70,046	111,168	158,300	168,400	4,100	4.7	4,725	3.6	3,375	2.1
Remainder Submarket	121,989	161,649	194,400	202,000	3,975	2.9	3,275	1.9	2,525	1.3

\* Nashville-Davidson-Murfreesboro-Franklin HMA.

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2010. Forecast date: April 1, 2013. 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 Nashville-Davidson-Murfreesboro-Franklin HMA, 1990, 2000, and Current**

	Nashville HMA*			Central Submarket			Southern Suburbs Submarket			Remainder Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	437,463	543,271	664,000	229,064	252,977	286,425	75,630	117,621	168,500	132,769	172,673	209,075
Occupied Units	399,565	510,222	613,500	207,530	237,405	260,800	70,046	111,168	158,300	121,989	161,649	194,400
Owners	256,345	340,566	425,900	111,691	131,340	158,900	50,036	82,842	117,600	94,618	126,384	149,400
%	64.2	66.7	69.4	53.8	55.3	60.9	71.4	74.5	74.3	77.6	78.2	76.9
Renters	143,220	169,656	187,600	95,839	106,065	101,900	20,010	28,326	40,700	27,371	35,265	45,000
%	35.8	33.3	30.6	46.2	44.7	39.1	28.6	25.5	25.7	22.4	21.8	23.1
Vacant Units	37,898	33,049	50,500	21,534	15,572	25,625	5,584	6,453	10,200	10,780	11,024	14,675
Available Units	25,552	19,345	25,500	16,731	10,137	13,625	3,636	4,291	5,700	5,185	4,917	6,175
For Sale	7,381	6,726	8,000	3,785	2,739	3,575	1,425	1,828	2,150	2,171	2,159	2,275
Rate (%)	2.8	1.9	1.8	3.3	2.0	2.2	2.8	2.2	1.8	2.2	1.7	1.5
For Rent	18,171	12,619	17,500	12,946	7,398	10,050	2,211	2,463	3,550	3,014	2,758	3,900
Rate (%)	11.3	6.9	8.5	11.9	6.5	9.0	10.0	8.0	8.0	9.9	7.3	8.0
Other Vacant	12,346	13,704	25,000	4,803	5,435	12,000	1,948	2,162	4,500	5,595	6,107	8,500

\* Nashville-Davidson-Murfreesboro-Franklin HMA.

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2010.

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

**Table 4. Residential Building Permit Activity in the Nashville-Davidson-Murfreesboro-Franklin HMA, 1990 Through March 2010**

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
																						March 2009	March 2010
<b>Nashville HMA*</b>																							
Total	6,392	5,880	7,004	8,598	10,388	11,556	15,846	12,619	12,531	13,680	10,740	12,047	11,819	13,620	16,281	16,654	15,327	13,567	8,188	4,951	1,818	7,200	5,725
Single-family	5,369	5,368	6,765	8,028	8,620	9,078	10,138	9,458	10,380	10,988	8,796	10,317	10,717	11,666	13,025	14,074	13,811	10,902	5,669	3,957	1,175	4,775	4,400
Multifamily	1,023	512	239	570	1,768	2,478	5,708	3,161	2,151	2,692	1,944	1,730	1,102	1,954	3,256	2,580	1,516	2,665	2,519	994	643	2,425	1,325
<b>Central Submarket</b>																							
Total	1,692	1,594	2,030	2,446	2,979	3,066	4,887	4,162	3,335	3,927	3,087	3,552	3,465	4,313	4,808	5,020	5,128	5,543	2,369	1,660	505	2,250	1,700
Single-family	1,293	1,385	1,861	2,113	2,059	1,999	2,164	2,200	2,455	2,652	2,376	3,005	2,877	3,192	3,630	3,819	4,089	3,253	1,550	1,119	378	1,275	1,225
Multifamily	399	209	169	333	920	1,067	2,723	1,962	880	1,275	711	547	588	1,121	1,178	1,201	1,039	2,290	819	541	127	975	475
<b>Southern Suburbs Submarket</b>																							
Total	2,090	2,354	2,771	3,271	3,857	4,769	6,534	4,504	4,940	4,943	4,691	4,774	4,678	5,321	7,537	6,952	5,767	4,161	3,110	1,566	661	2,650	1,925
Single-family	2,002	2,200	2,750	3,183	3,618	3,923	4,237	3,754	4,290	4,275	3,661	4,238	4,490	5,089	5,841	5,947	5,412	3,846	1,867	1,357	407	1,650	1,575
Multifamily	88	154	21	88	239	846	2,297	750	650	668	1,030	536	188	232	1,696	1,005	355	315	1,243	209	254	1,000	350
<b>Remainder Submarket</b>																							
Total	2,610	1,932	2,203	2,881	3,552	3,721	4,425	3,953	4,256	4,810	2,962	3,721	3,676	3,986	3,936	4,682	4,432	3,863	2,709	1,725	652	2,300	2,100
Single-family	2,074	1,783	2,154	2,732	2,943	3,156	3,737	3,504	3,635	4,061	2,759	3,074	3,350	3,385	3,554	4,308	4,310	3,803	2,252	1,481	390	1,850	1,600
Multifamily	536	149	49	149	609	565	688	449	621	749	203	647	326	601	382	374	122	60	457	244	262	450	500

\* Nashville-Davidson-Murfreesboro-Franklin HMA.

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

**Table 5.** Median Income in the Nashville-Davidson-Murfreesboro-Franklin HMA, 1989, 1999, and 2009

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2009	1989 to 1999	1999 to 2009
Median Family Income	NA	NA	61,964	NA	NA
Median Household Income	NA	NA	51,066	NA	NA

NA = data 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; 2009 median household income—U.S. Census Bureau, American Community Survey, 2009