

As of September 1, 2020.

Table 1. Labor Force and Employment in the Nashville HMA, 2000 Through August 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					August 2019	August 2020
Labor Force	747.0	753.7	761.5	765.2	764.7	779.9	820.6	835.1	840.4	843.6	878.3	896.6	901.3	905.8	910.8	935.7	971.0	1,009.6	1,048.8	1,091.4	1,077.5	1,082.0
Resident Employment	723.8	725.7	728.8	729.4	730.6	744.3	785.4	800.7	791.7	763.5	802.4	826.6	843.2	849.8	863.3	893.3	934.7	979.8	1,019.9	1,062.8	1,048.8	1,017.6
Unemployment	23.2	28.0	32.7	35.8	34.1	35.6	35.2	34.3	48.6	80.1	75.9	70.0	58.1	56.0	47.5	42.4	36.3	29.8	28.9	28.6	28.7	64.4
Unemployment Rate (%)	3.1	3.7	4.3	4.7	4.5	4.6	4.3	4.1	5.8	9.5	8.6	7.8	6.4	6.2	5.2	4.5	3.7	3.0	2.8	2.6	2.7	6.0
Total Nonfarm Payroll Jobs	734.1	728.4	723.8	731.0	748.9	768.6	785.1	794.7	793.5	756.3	762.5	786.1	816.5	846.1	880.3	914.6	949.9	983.0	1,014.7	1,047.9	1,037.5	1,020.5
Goods-Producing Sectors	142.0	134.6	127.8	126.9	128.0	129.8	132.2	128.6	120.6	100.2	95.0	98.3	103.5	108.3	113.2	118.3	122.4	127.6	130.4	133.7	133.1	127.3
Mining, Logging, & Construction	37.3	35.3	34.1	35.8	35.7	37.4	40.6	43.3	40.8	32.7	31.7	32.7	33.1	33.3	35.3	39.1	40.1	43.1	46.0	48.9	48.1	49.0
Manufacturing	104.7	99.4	93.7	91.1	92.4	92.5	91.7	85.4	79.8	67.4	63.3	65.6	70.4	74.9	77.9	79.2	82.3	84.5	84.3	84.8	85.0	78.3
Service-Providing Sectors	592.1	593.8	596.0	604.1	620.8	638.7	652.9	666.0	672.9	656.2	667.5	687.8	712.9	737.9	767.0	796.3	827.5	855.4	884.4	914.2	904.5	893.2
Wholesale & Retail Trade	120.6	119.6	116.5	118.9	122.1	125.4	127.1	128.4	129.4	123.4	123.1	126.6	129.1	130.6	133.9	134.9	136.4	140.1	142.4	145.0	143.7	144.6
Wholesale Trade	37.5	37.1	36.1	35.5	35.7	37.1	37.4	37.6	38.7	37.0	36.6	37.9	39.6	40.8	40.4	39.7	39.3	40.7	41.8	42.9	42.5	42.7
Retail Trade	83.1	82.5	80.4	83.4	86.4	88.3	89.7	90.8	90.7	86.4	86.5	88.7	89.5	89.8	93.5	95.2	97.1	99.4	100.6	102.1	101.2	102.0
Transportation & Utilities	27.9	27.7	26.9	28.0	29.2	30.4	31.8	31.2	30.5	29.3	29.6	30.7	33.7	36.7	38.7	41.2	45.1	47.2	51.6	57.1	55.5	59.1
Information	22.2	23.9	22.2	20.4	19.9	20.3	19.9	20.4	21.7	20.6	19.8	19.8	20.7	20.9	20.6	21.6	22.8	23.4	23.4	24.7	24.2	24.2
Financial Activities	49.1	46.5	46.0	47.1	47.0	47.7	48.2	48.6	48.4	47.3	48.4	49.6	51.0	53.7	56.6	59.6	62.8	66.2	68.4	71.4	70.2	72.8
Professional & Business Services	91.3	89.1	89.5	86.4	93.8	99.0	101.4	104.3	103.1	95.3	100.6	108.8	117.8	125.8	136.6	146.9	155.3	161.2	168.9	176.4	174.3	173.3
Education & Health Services	85.5	89.0	93.8	98.0	101.8	105.0	108.2	112.1	116.1	118.9	122.7	126.0	129.5	132.6	135.9	140.8	145.6	149.2	152.5	154.9	153.8	151.4
Leisure & Hospitality	70.9	70.7	71.9	74.0	74.5	77.1	80.2	83.5	82.4	79.4	79.7	81.6	86.4	90.5	95.7	100.4	105.5	110.8	116.5	121.8	120.0	107.2
Other Services	29.0	30.4	31.8	31.5	31.1	31.2	31.7	31.8	32.3	31.4	31.8	33.8	35.0	36.4	36.9	37.6	39.2	40.8	42.3	43.3	43.0	41.2
Government	95.7	97.0	97.6	99.7	101.5	102.6	104.3	105.8	109.0	110.5	111.9	111.0	109.8	110.7	112.0	113.4	114.8	116.7	118.5	119.7	119.7	119.4
Federal	11.2	11.4	11.4	11.6	11.7	11.6	11.7	11.7	12.1	12.6	13.5	13.0	12.7	12.5	12.7	13.3	13.6	13.8	14.0	14.4	14.3	14.5
State	26.8	27.2	27.3	28.5	28.8	29.1	29.7	29.8	30.2	29.8	29.8	29.0	28.6	28.9	29.3	29.1	28.6	29.3	29.8	29.9	29.9	30.3
Local	57.7	58.5	58.9	59.6	61.0	61.9	63.0	64.3	66.7	68.1	68.7	69.0	68.5	69.3	70.0	71.0	72.6	73.6	74.8	75.4	75.5	74.6

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 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	1,381,287	1,670,890	1,988,000	2,064,000	28,950	1.9	30,500	1.7	25,300	1.3
Central Submarket	569,891	626,681	699,300	717,800	5,675	1.0	6,975	1.1	6,175	0.9
Southern Suburbs Submarket	308,661	445,786	583,600	616,100	13,700	3.7	13,250	2.6	10,800	1.8
Remainder Submarket	502,735	598,423	705,500	730,500	9,575	1.8	10,300	1.6	8,300	1.2
Households										
Nashville HMA	536,666	647,037	773,100	803,200	11,050	1.9	12,100	1.7	10,050	1.3
Central Submarket	237,405	259,499	297,200	306,600	2,200	0.9	3,625	1.3	3,150	1.0
Southern Suburbs Submarket	111,168	161,118	210,300	221,800	5,000	3.8	4,725	2.6	3,850	1.8
Remainder Submarket	188,093	226,420	265,600	274,700	3,825	1.9	3,750	1.5	3,050	1.1

Notes: The current date is September 1, 2020. The forecast date is September 1, 2023.

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



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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	571,945	702,909	825,900	252,977	283,978	320,800	117,621	171,466	221,600	201,347	247,465	283,500
Occupied Units	536,666	647,037	773,100	237,405	259,499	297,200	265,638	161,118	210,350	188,093	226,420	265,650
Owner-Occupied	359,813	434,446	511,400	131,340	145,115	162,400	198,699	118,166	150,400	145,631	171,165	198,700
%	67.0	67.1	66.1	55.3	55.9	54.6	74.8	73.3	71.5	77.4	75.6	74.8
Renter-Occupied	176,853	212,591	261,700	106,065	114,384	134,800	66,939	42,952	59,950	42,462	55,255	66,950
%	33.0	32.9	33.9	44.7	44.1	45.4	25.2	26.7	28.5	22.6	24.4	25.2
Vacant Units	35,279	55,872	52,750	15,572	24,479	23,600	17,895	10,348	11,250	13,254	21,045	17,900
Available Units	20,630	34,142	29,900	10,137	16,863	16,000	7,895	6,717	6,000	6,202	10,562	7,900
For Sale	7,140	12,218	7,450	2,739	5,243	2,650	2,903	2,673	1,900	2,573	4,302	2,900
Rate (%)	1.9	2.7	1.4	2.0	3.5	1.6	1.4	2.2	1.2	1.7	2.5	1.4
For Rent	13,490	21,924	22,450	7,398	11,620	13,350	4,992	4,044	4,100	3,629	6,260	5,000
Rate (%)	7.1	9.3	7.9	6.5	9.2	9.0	6.9	8.6	6.4	7.9	10.2	6.9
Other Vacant	14,649	21,730	22,850	5,435	7,616	7,600	10,000	3,631	5,250	7,052	10,483	10,000

Note: The current date is September 1, 2020.

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



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Table 4. Residential Building Permit Activity in the Nashville HMA, 2000 Through August 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					August 2019	August 2020
Nashville HMA																						
Total	12,385	13,854	13,370	15,569	18,773	19,699	18,898	15,520	10,415	6,418	6,017	6,699	10,177	12,997	16,602	19,297	21,226	21,186	20,202	24,556	23,105	28,215
Sales	9,765	11,648	12,437	13,524	15,395	17,040	16,605	12,870	6,519	4,330	4,374	4,528	6,048	7,797	9,214	11,691	13,088	13,708	13,852	14,635	14,374	14,386
Rental	2,620	2,206	933	2,045	3,378	2,659	2,293	2,650	3,896	2,088	1,643	2,171	4,129	5,200	7,388	7,606	8,138	7,478	6,350	9,921	8,731	13,829
Central Submarket																						
Total	3,287	3,704	3,620	4,313	4,910	5,134	5,280	5,580	2,369	1,809	1,818	2,418	2,970	4,290	6,413	8,394	9,566	6,410	7,076	9,968	9,004	12,054
Sales	2,397	3,091	3,006	3,287	4,140	4,163	4,541	3,737	1,626	1,119	1,074	1,118	1,503	1,924	2,595	4,057	3,963	3,980	3,938	4,034	4,002	3,968
Rental	890	613	614	1,026	770	971	739	1,843	743	690	744	1,300	1,467	2,366	3,818	4,337	5,603	2,430	3,138	5,934	5,002	8,086
Southern Suburbs Submarket																						
Total	5,137	5,450	4,865	5,883	8,225	7,479	6,450	4,778	4,260	2,144	1,925	2,355	3,849	5,298	4,646	6,146	6,637	6,983	6,092	7,255	6,867	7,870
Sales	3,835	4,547	4,865	5,462	6,120	6,229	5,444	4,189	1,985	1,359	1,438	1,611	2,324	3,017	3,353	3,995	4,378	4,248	4,331	4,548	4,476	4,736
Rental	1,302	903	0	421	2,105	1,250	1,006	589	2,275	785	487	744	1,525	2,281	1,293	2,151	2,259	2,735	1,761	2,707	2,392	3,134
Remainder Submarket																						
Total	3,961	4,700	4,885	5,373	5,638	7,086	7,168	5,162	3,786	2,465	2,274	1,926	3,358	3,409	5,543	4,758	5,023	7,793	7,034	7,333	7,233	8,291
Sales	3,533	4,010	4,566	4,775	5,135	6,648	6,620	4,944	2,908	1,852	1,862	1,799	2,221	2,856	3,266	3,639	4,747	5,480	5,583	6,053	5,896	5,683
Rental	428	690	319	598	503	438	548	218	878	613	412	127	1,137	553	2,277	1,119	276	2,313	1,451	1,280	1,337	2,608

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



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Table 5. Median Income in the Nashville HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	53,700	58,646	86,035	0.9	3.9
Median Household Income	NA	47,975	70,262	NA	3.9

NA = data not available.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

