

As of April 1, 2024.

**Table 1. Labor Force and Employment in the Nashville-Davidson--Murfreesboro--Franklin HMA, 2010 Through March 2024**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															March 2023	March 2024
Labor Force	878.8	894.2	899.7	909.2	916.6	941.0	975.0	1,013.4	1,049.8	1,089.0	1,076.2	1,095.9	1,128.9	1,145.2	1,130.3	1,150.5
Resident Employment	801.5	823.3	840.8	853.3	868.7	898.8	938.3	983.8	1,021.2	1,060.7	1,000.6	1,054.4	1,097.9	1,114.8	1,099.5	1,120.7
Unemployment	77.2	70.9	59.0	55.9	47.9	42.3	36.7	29.7	28.6	28.3	75.6	41.5	31.0	30.3	30.8	29.8
Unemployment Rate (%)	8.8	7.9	6.6	6.2	5.2	4.5	3.8	2.9	2.7	2.6	7.0	3.8	2.7	2.6	2.7	2.6
Total Nonfarm Payroll Jobs	763.4	787.0	817.5	847.1	881.2	915.6	950.9	984.0	1,015.6	1,046.1	1,002.8	1,055.5	1,124.6	1,157.5	1,136.1	1,159.2
Goods-Producing Sectors	95.0	98.3	103.5	108.3	113.2	118.3	122.4	127.6	130.4	133.9	128.4	134.9	143.4	147.2	144.9	147.5
Mining, Logging, & Construction	31.7	32.7	33.1	33.3	35.3	39.1	40.1	43.1	46.0	49.0	49.5	52.5	57.6	60.9	58.7	61.0
Manufacturing	63.3	65.6	70.4	74.9	77.9	79.2	82.3	84.5	84.3	84.8	78.9	82.4	85.8	86.3	86.2	86.4
Service-Providing Sectors	668.4	688.7	713.9	738.9	768.0	797.3	828.5	856.4	885.2	912.2	874.4	920.5	981.3	1,010.3	991.1	1,011.8
Wholesale & Retail Trade	123.1	126.6	129.1	130.6	133.9	134.9	136.4	140.1	142.4	144.1	139.0	143.2	149.7	153.2	150.7	153.4
Wholesale Trade	36.6	37.9	39.6	40.8	40.4	39.7	39.3	40.7	41.8	42.7	40.9	42.1	46.0	47.9	46.5	48.2
Retail Trade	86.5	88.7	89.5	89.8	93.5	95.2	97.1	99.4	100.6	101.4	98.1	101.1	103.7	105.3	104.2	105.2
Transportation & Utilities	29.6	30.7	33.7	36.7	38.7	41.2	45.1	47.2	51.6	57.1	60.9	67.2	71.1	71.3	70.8	71.6
Information	19.8	19.8	20.7	20.9	20.6	21.6	22.8	23.4	23.4	24.8	23.5	26.2	31.9	32.0	32.7	31.5
Financial Activities	48.4	49.6	51.0	53.7	56.6	59.6	62.8	66.2	68.4	70.7	69.7	74.7	79.9	79.7	79.9	78.6
Professional & Business Services	100.6	108.8	117.8	125.8	136.6	146.9	155.3	161.2	168.9	174.9	169.8	181.4	195.3	198.1	197.2	196.8
Education & Health Services	123.5	126.9	130.5	133.6	136.9	141.8	146.5	150.2	153.4	155.2	152.9	157.9	164.2	172.5	166.2	174.1
Leisure & Hospitality	79.7	81.6	86.4	90.5	95.7	100.4	105.5	110.8	116.5	121.6	97.6	107.2	122.3	131.0	125.4	131.5
Other Services	31.8	33.8	35.0	36.4	36.9	37.6	39.2	40.8	42.3	43.5	40.7	43.4	45.9	47.6	46.5	48.1
Government	111.9	111.0	109.8	110.7	112.0	113.4	114.8	116.7	118.5	120.3	120.3	119.4	121.0	124.8	121.9	126.1
Federal	13.5	13.0	12.7	12.5	12.7	13.3	13.6	13.8	14.0	14.4	14.9	14.8	14.9	15.9	15.0	16.2
State	29.8	29.0	28.6	28.9	29.3	29.1	28.6	29.3	29.8	29.7	29.7	29.4	29.4	30.1	29.5	30.2
Local	68.7	69.0	68.5	69.3	70.0	71.0	72.6	73.6	74.8	76.2	75.8	75.2	76.8	78.9	77.3	79.7

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



As of April 1, 2024.

Table 2. Population and Household Trends in the Nashville-Davidson--Murfreesboro--Franklin HMA, 2010 to Forecast

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
	2010	2020	Current	Forecast	Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Nashville-Davidson--Murfreesboro--Franklin HMA	1,670,890	2,014,444	2,126,200	2,229,900	34,350	1.9	27,850	1.4	34,800	1.6
Households										
Nashville-Davidson--Murfreesboro--Franklin HMA	647,037	781,767	865,900	911,200	13,450	1.9	21,050	2.6	15,100	1.7

Notes: The current date is April 1, 2024. The forecast date is April 1, 2027.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of April 1, 2024.

**Table 3. Housing Inventory, Tenure, and Vacancy  
in the Nashville-Davidson--Murfreesboro--  
Franklin HMA, 2010, 2020, and Current**

	Nashville-Davidson-- Murfreesboro--Franklin HMA		
	2010	2020	Current
Total Housing Inventory	702,909	838,466	940,900
Occupied Units	647,037	781,767	865,900
Owner-Occupied	434,446	498,015	537,200
%	67.1	63.7	62.0
Renter-Occupied	212,591	283,752	328,700
%	32.9	36.3	38.0
Vacant Units	55,872	56,699	75,000
Available Units	34,142	29,578	44,000
For Sale	12,218	6,888	9,400
Rate (%)	2.7	1.4	1.7
For Rent	21,924	22,690	34,600
Rate (%)	9.3	7.4	9.5
Other Vacant	21,730	27,121	31,000

Notes: The current date is April 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



**Table 4. Residential Building Permit Activity in the Nashville-Davidson--Murfreesboro--Franklin HMA, 2010 Through March 2024**

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														March 2023	March 2024
Nashville-Davidson--Murfreesboro--Franklin HMA															
Total	5,860	6,987	10,177	12,760	16,344	20,243	21,926	20,631	19,742	25,707	30,519	33,751	34,914	32,376	23,869
Sales	4,388	4,547	6,058	7,569	9,230	11,722	12,924	13,747	13,605	14,546	15,720	17,532	15,557	15,055	14,062
Rental	1,472	2,440	4,119	5,191	7,114	8,521	9,002	6,884	6,137	11,161	14,799	16,219	19,357	17,321	9,807

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023 preliminary data and estimates by the analyst



**Table 5. Median Income in the Nashville-Davidson--Murfreesboro--Franklin HMA, 2009, 2019, and 2022**

	Median Income (\$)			Average Annual Change (%)	
	2010	2019	2022	2010 to 2019	2019 to 2022
Median Family Income	65,200	80,000	96,700	2.3	6.5
Median Household Income	47,975	70,262	80,034	4.3	4.4

Note: Data for outlying counties are excluded in some years: Maury County in 2010 and Hickman County in 2022.  
Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

