

**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	2014	2015	2016	12 Months Ending	
																		July 2016	July 2017
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	907.3	915.7	940.0	972.6	956.8	990.9
Resident employment	723.8	725.7	728.8	729.4	730.6	744.3	785.4	800.8	791.7	763.5	802.4	826.6	843.2	851.1	868.4	897.7	935.7	919.9	955.4
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	56.2	47.4	42.3	36.9	36.9	35.5
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	3.8	3.9	3.6
Total nonfarm payroll jobs	734.0	728.4	723.8	731.0	748.9	768.6	785.1	794.7	793.5	756.3	762.5	786.1	816.4	846.1	880.2	914.6	949.6	935.7	969.3
Goods-producing sectors	141.9	134.5	127.7	126.8	128.0	129.7	132.1	128.5	120.4	100.0	94.8	98.1	103.4	108.1	113.0	118.1	121.8	120.1	125.4
Mining, logging, & construction	37.3	35.2	34.0	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	39.5	42.2
Manufacturing	104.6	99.3	93.6	91.0	92.3	92.3	91.6	85.2	79.6	67.3	63.1	65.4	70.3	74.8	77.7	79.0	81.8	80.6	83.2
Service-providing sectors	592.1	593.8	596.1	604.3	621.0	638.9	653.0	666.2	673.1	656.3	667.7	688.0	713.1	738.1	767.2	796.5	827.8	815.6	843.9
Trade	120.7	119.9	116.7	119.2	122.2	125.7	127.4	128.8	129.9	123.8	123.5	127.0	129.3	130.9	134.2	135.2	136.1	135.7	137.7
Wholesale trade	37.6	37.4	36.3	35.8	35.9	37.4	37.7	38.0	39.2	37.4	37.0	38.3	39.9	41.1	40.7	40.0	39.4	39.5	39.5
Retail trade	83.1	82.5	80.4	83.4	86.3	88.3	89.7	90.8	90.7	86.4	86.5	88.7	89.4	89.8	93.5	95.2	96.7	96.2	98.2
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	44.5	43.7	45.4
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	23.1	22.7	23.5
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	62.7	61.2	63.9
Professional & business services	91.1	88.9	89.3	86.3	93.7	98.9	101.2	104.1	102.9	95.1	100.4	108.5	117.7	125.7	136.5	146.7	155.9	152.8	159.9
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	145.7	143.4	148.4
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	105.6	103.4	108.5
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	38.9	38.4	39.3
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	115.2	114.2	117.3
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	13.5	13.6
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	28.9	28.9	30.0
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	72.7	71.9	73.7

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

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through July 2017.

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 (%)
<b>Population</b>										
Nashville HMA*	1,381,287	1,670,890	1,906,000	2,011,000	28,950	1.9	32,050	1.8	35,000	1.8
Central submarket	569,891	626,681	695,500	722,800	5,675	1.0	9,375	1.4	9,100	1.3
Southern Suburbs submarket	308,661	445,786	543,900	591,900	13,700	3.7	13,400	2.7	16,000	2.9
Remainder submarket	502,735	598,423	666,700	696,200	9,575	1.8	9,300	1.5	9,825	1.5
<b>Households</b>										
Nashville HMA*	536,666	647,037	733,700	772,200	11,050	1.9	11,800	1.7	12,850	1.7
Central submarket	237,405	259,499	286,700	297,400	2,200	0.9	3,700	1.4	3,575	1.2
Southern Suburbs submarket	111,168	161,118	194,450	211,000	5,000	3.8	4,550	2.6	5,525	2.8
Remainder submarket	188,093	226,420	252,550	263,900	3,825	1.9	3,575	1.5	3,775	1.5

\* Nashville-Davidson--Murfreesboro--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 August 1, 2017. The forecast date is August 1, 2020.

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	571,945	702,909	782,500	252,977	283,978	308,000	117,621	171,466	203,200	201,347	247,465	271,300
Occupied units	536,666	647,037	733,700	237,405	259,499	286,700	111,168	161,118	194,450	188,093	226,420	252,550
Owner-occupied	359,813	434,446	472,800	131,340	145,115	154,400	82,842	118,166	136,900	145,631	171,165	181,500
%	67.0	67.1	64.4	55.3	55.9	53.9	74.5	73.3	70.4	77.4	75.6	71.9
Renter-occupied	176,853	212,591	260,900	106,065	114,384	132,300	28,326	42,952	57,550	42,462	55,255	71,050
%	33.0	32.9	35.6	44.7	44.1	46.1	25.5	26.7	29.6	22.6	24.4	28.1
Vacant units	35,279	55,872	48,800	15,572	24,479	21,350	6,453	10,348	8,775	13,254	21,045	18,700
Available units	20,630	34,142	26,050	10,137	16,863	14,350	4,291	6,717	4,975	6,202	10,562	6,725
For sale	7,140	12,218	8,625	2,739	5,243	3,550	1,828	2,673	1,950	2,573	4,302	3,150
Rate (%)	1.9	2.7	1.8	2.0	3.5	2.2	2.2	2.2	1.4	1.7	2.5	1.7
For rent	13,490	21,924	17,400	7,398	11,620	10,800	2,463	4,044	3,025	3,629	6,260	3,575
Rate (%)	7.1	9.3	6.3	6.5	9.2	7.5	8.0	8.6	5.0	7.9	10.2	4.8
Other vacant	14,649	21,730	22,800	5,435	7,616	7,000	2,162	3,631	3,800	7,052	10,483	12,000

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

Notes: Numbers may not add to totals because of rounding. The current date is August 1, 2017.

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	2014	2015	2016	12 Months Ending	
																		July 2016	July 2017
<b>Nashville HMA*</b>																			
Total	11,650	13,605	13,732	16,062	19,003	19,548	19,309	15,972	9,600	5,483	5,908	6,803	9,537	12,851	16,741	21,046	22,975	20,620	19,750
Single-family	9,927	11,669	12,344	13,479	15,168	16,612	16,182	12,435	6,483	4,464	4,427	4,676	6,121	8,036	9,513	11,824	13,200	11,500	13,050
Multifamily	1,723	1,936	1,388	2,583	3,835	2,936	3,127	3,537	3,117	1,019	1,481	2,127	3,416	4,815	7,228	9,222	9,775	9,120	6,700
<b>Central submarket</b>																			
Total	3,087	3,683	3,465	4,339	4,808	5,149	5,238	5,543	2,369	1,729	1,608	1,966	2,963	4,495	6,935	8,785	10,213	10,850	6,475
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	2,584	3,832	3,815	4,025	4,100
Multifamily	711	678	588	1,147	1,178	1,330	1,149	2,290	819	610	567	854	1,621	2,599	4,351	4,953	6,398	6,825	2,375
<b>Southern Suburbs submarket</b>																			
Total	4,758	5,399	5,386	6,492	8,523	7,846	6,545	5,179	3,416	1,859	1,840	2,475	4,065	5,002	5,157	7,137	6,898	5,800	6,325
Single-family	4,038	4,674	4,952	5,613	6,442	6,559	5,969	4,242	2,059	1,497	1,586	1,775	2,561	3,291	3,668	4,360	4,812	3,875	4,250
Multifamily	720	725	434	879	2,081	1,287	576	937	1,357	362	254	700	1,504	1,711	1,489	2,777	2,086	1,925	2,075
<b>Remainder submarket</b>																			
Total	3,805	4,523	4,881	5,231	5,672	6,553	7,526	5,250	3,815	1,895	2,460	2,362	2,509	3,354	4,649	5,124	5,864	3,970	6,950
Single-family	3,513	3,990	4,515	4,674	5,096	6,234	6,124	4,940	2,874	1,848	1,800	1,789	2,218	2,849	3,261	3,632	4,573	3,600	4,700
Multifamily	292	533	366	557	576	319	1,402	310	941	47	660	573	291	505	1,388	1,492	1,291	370	2,250

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

Notes: Numbers may not add to totals because of rounding. Current includes data through July 2017.

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

**Table 5.** Median Income in the Nashville HMA, \* 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	53,700	64,900	66,900	1.9	0.5
Median household income	NA	51,066	57,985	NA	2.1

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

NA = data not available.

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 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data