

Table 1. Labor Force and Employment in the Nashville HMA,* 2000 Through March 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Labor Force	717.2	717.4	714.3	724.2	735.3	753.9	776.6	793.9	803.6	801.4	822.1	841.4	831.4	840.9
Resident Employment	694.2	690.0	683.0	690.5	702.1	719.9	743.7	761.8	757.8	726.7	750.8	774.0	761.2	777.0
Unemployment	23.0	27.5	31.3	33.7	33.1	34.0	32.9	32.1	45.8	74.7	71.2	67.3	70.2	64.0
Unemployment Rate (%)	3.2	3.8	4.4	4.7	4.5	4.5	4.2	4.0	5.7	9.3	8.7	8.0	8.4	7.6
Total Nonfarm Payroll Jobs	698.2	693.7	689.6	697.6	715.3	735.4	751.8	762.5	760.6	726.0	734.3	751.7	739.1	755.8
Goods Producing	128.9	122.5	116.5	116.2	118.0	120.5	123.3	121.0	112.8	94.1	91.1	94.3	91.8	95.4
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	32.2	31.0	32.8
Manufacturing	93.0	88.8	83.8	81.8	83.6	84.5	84.1	79.3	73.4	62.4	60.4	62.1	60.8	62.5
Service Providing	569.3	571.3	573.1	581.4	597.3	614.9	628.5	641.5	647.8	631.9	643.3	657.3	647.4	660.4
Trade	116.0	115.2	111.9	114.6	117.6	121.1	122.7	124.0	124.7	119.0	118.8	121.2	119.5	121.2
Wholesale Trade	36.3	36.0	35.0	34.5	34.7	36.2	36.5	36.7	37.8	36.2	35.8	36.8	36.1	36.6
Retail Trade	79.7	79.2	76.9	80.1	82.9	84.9	86.2	87.3	86.9	82.8	83.0	84.4	83.4	84.6
Transportation & Utilities	27.0	26.8	26.1	27.2	28.4	29.6	31.0	30.5	29.9	28.7	29.0	29.5	29.2	29.6
Information	21.6	23.3	21.6	19.9	19.4	19.7	19.3	19.8	21.1	20.0	19.3	18.8	19.1	18.7
Financial Activities	46.9	44.2	43.6	44.7	44.5	45.2	45.7	46.2	45.9	45.0	46.2	46.9	46.5	47.0
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	106.5	100.6	108.3
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	121.0	119.5	121.2
Leisure & Hospitality	68.9	68.6	69.7	71.7	72.0	74.6	77.6	80.7	79.5	76.5	76.9	77.7	76.8	78.3
Other Services	27.6	29.0	30.5	30.2	29.7	29.7	30.3	30.4	30.9	30.0	30.0	31.7	30.4	32.2
Government	90.2	91.6	92.1	94.2	95.9	96.9	98.6	99.9	103.1	104.6	106.0	104.2	105.8	103.8
Federal	11.0	11.2	11.2	11.4	11.5	11.4	11.5	11.5	11.9	12.4	13.2	12.8	13.3	12.7
State	26.2	26.7	26.8	28.1	28.4	28.6	29.2	29.3	29.8	29.4	29.3	28.2	28.9	28.4
Local	53.0	53.7	54.1	54.7	56.0	56.9	57.9	59.1	61.4	62.8	63.5	63.2	63.6	62.7

* Nashville-Davidson—Murfreesboro—Franklin HMA.

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 HMA,* 2000 to April 1, 2015

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
	2000	2010	Current	Forecast						
Population										
Nashville HMA	1,311,789	1,589,934	1,634,000	1,702,000	27,800	1.9	22,050	1.4	22,650	1.4
Central Submarket	569,891	626,681	640,900	662,800	5,675	1.0	7,100	1.1	7,300	1.1
Southern Suburbs Submarket	308,661	445,786	464,700	494,100	13,700	3.7	9,450	2.1	9,800	2.1
Remainder Submarket	433,237	517,467	528,100	544,600	8,425	1.8	5,325	1.0	5,500	1.0
Households										
Nashville HMA	510,222	615,374	628,800	653,200	10,500	1.9	6,725	1.1	8,125	1.3
Central Submarket	237,405	259,499	263,500	272,100	2,200	0.9	2,000	0.8	2,875	1.1
Southern Suburbs Submarket	111,168	161,118	167,000	177,300	5,000	3.8	2,950	1.8	3,425	2.0
Remainder Submarket	161,649	194,757	198,300	203,800	3,300	1.9	1,775	0.9	1,825	0.9

* Nashville-Davidson–Murfreesboro–Franklin HMA.

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012. Forecast date: April 1, 2015. Rates of change are calculated on a compound basis.

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	678,700	252,977	283,978	285,900	117,621	171,466	176,900	172,673	212,211	215,900
Occupied Units	510,222	615,374	628,800	237,405	259,499	263,500	111,168	161,118	167,000	161,649	194,757	198,300
Owners	340,566	411,633	414,700	131,340	145,115	145,000	82,842	118,166	120,500	126,384	148,352	149,200
%	66.7	66.9	66.0	55.3	55.9	55.0	74.5	73.3	72.2	78.2	76.2	75.2
Renters	169,656	203,741	214,100	106,065	114,384	118,500	28,326	42,952	46,500	35,265	46,405	49,100
%	33.3	33.1	34.0	44.7	44.1	45.0	25.5	26.7	27.8	21.8	23.8	24.8
Vacant Units	33,049	52,281	49,850	15,572	24,479	22,400	6,453	10,348	9,850	11,024	17,454	17,600
Available Units	19,345	32,148	29,600	10,137	16,863	14,700	4,291	6,717	6,200	4,917	8,568	8,700
For Sale	6,726	11,503	11,950	2,739	5,243	5,100	1,828	2,673	2,700	2,159	3,587	4,150
Rate (%)	1.9	2.7	2.8	2.0	3.5	3.4	2.2	2.2	2.2	1.7	2.4	2.7
For Rent	12,619	20,645	17,650	7,398	11,620	9,600	2,463	4,044	3,500	2,758	4,981	4,550
Rate (%)	6.9	9.2	7.6	6.5	9.2	7.5	8.0	8.6	7.0	7.3	9.7	8.5
Other Vacant	13,704	20,133	20,250	5,435	7,616	7,700	2,162	3,631	3,650	6,107	8,886	8,900

* Nashville-Davidson—Murfreesboro—Franklin HMA.

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012.

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

Table 4. Residential Building Permit Activity in the Nashville HMA,* 2000 Through March 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Nashville HMA														
Total	10,740	12,047	11,819	13,620	16,281	16,654	15,327	13,567	8,188	4,951	5,869	5,814	4,320	5,965
Single-family	8,796	10,317	10,717	11,666	13,025	14,074	13,811	10,902	5,669	3,957	3,938	4,138	3,750	4,375
Multifamily	1,944	1,730	1,102	1,954	3,256	2,580	1,516	2,665	2,519	994	1,931	1,676	570	1,590
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	1,400	2,150
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	950	1,150
Multifamily	711	547	588	1,121	1,178	1,201	1,039	2,290	819	541	567	854	450	1,000
Southern Suburbs Submarket														
Total	4,691	4,774	4,678	5,321	7,537	6,952	5,767	4,161	3,110	1,566	2,469	2,396	1,425	2,335
Single-family	3,661	4,238	4,490	5,089	5,841	5,947	5,412	3,846	1,867	1,357	1,438	1,702	1,425	1,825
Multifamily	1,030	536	188	232	1,696	1,005	355	315	1,243	209	1,031	694	0	510
Remainder Submarket														
Total	2,962	3,721	3,676	3,986	3,936	4,682	4,432	3,863	2,709	1,725	1,792	1,452	1,495	1,480
Single-family	2,759	3,074	3,350	3,385	3,554	4,308	4,310	3,803	2,252	1,481	1,459	1,324	1,375	1,400
Multifamily	203	647	326	601	382	374	122	60	457	244	333	128	120	80

* Nashville-Davidson—Murfreesboro—Franklin HMA.

Note: Numbers may not add to totals because of rounding.

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

Table 5. Median Income in the Nashville HMA, * 1999, 2009, and 2010

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2010	1999 to 2009	2009 to 2010
Median Family Income	53,700	64,900	65,200	1.9	0.5
Median Household Income	NA	51,066	47,975	NA	– 6.1

* 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; 2009 and 2010 median household income—U.S. Census Bureau, 2009 and 2010 American Community Survey 1-year data