

As of August 1, 2021.

Table 1. Labor Force and Employment in the New Orleans HMA, 2000 Through July 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						July 2020	July 2021
Labor Force	633.1	626.4	618.4	617.5	618.2	596.1	502.6	520.8	538.7	545.1	570.3	571.4	575.0	581.6	594.7	602.4	599.4	595.5	597.0	603.5	592.7	598.6	590.8
Resident Employment	601.9	593.8	583.9	583.1	586.6	548.4	479.9	500.9	513.8	508.7	528.7	529.8	536.3	544.5	557.6	566.3	566.3	567.1	569.7	577.4	535.4	552.9	539.6
Unemployment	31.2	32.6	34.5	34.3	31.6	47.7	22.8	19.9	24.9	36.5	41.7	41.6	38.7	37.1	37.0	36.1	33.1	28.5	27.3	26.1	57.3	45.7	51.2
Unemployment Rate (%)	4.9	5.2	5.6	5.6	5.1	8.0	4.5	3.8	4.6	6.7	7.3	7.3	6.7	6.4	6.2	6.0	5.5	4.8	4.6	4.3	9.7	7.6	8.7
Total Nonfarm Payroll Jobs	627.3	628.5	618.4	621.3	624.6	565.7	491.4	525.7	538.5	533.8	533.0	539.5	545.2	555.0	566.3	576.4	576.2	575.1	578.2	585.3	529.7	557.2	523.8
Goods-Producing Sectors	90.9	88.4	83.4	82.6	80.4	75.8	77.6	79.2	80.6	77.2	73.5	72.7	71.7	70.3	69.6	68.9	64.5	64.3	64.6	63.6	59.7	61.5	58.1
Mining, Logging, & Construction	0.0	0.0	0.0	0.0	0.0	37.0	40.5	40.6	41.7	40.2	38.7	39.3	39.3	38.4	38.5	38.3	34.4	33.9	34.7	33.5	30.7	32.0	29.0
Manufacturing	47.5	46.0	43.6	41.7	41.1	38.8	37.1	38.6	38.8	37.0	34.9	33.4	32.4	31.9	31.1	30.6	30.1	30.4	29.9	30.1	29.0	29.5	29.0
Service-Providing Sectors	536.4	540.1	535.0	538.7	544.1	489.9	413.7	446.5	457.9	456.7	459.5	466.8	473.6	484.6	496.7	507.5	511.7	510.8	513.6	521.8	470.0	495.7	465.8
Wholesale & Retail Trade	99.8	98.2	95.5	94.9	95.3	85.2	79.6	85.2	85.2	81.8	79.9	81.9	81.8	84.1	86.1	87.6	87.5	85.2	84.0	82.9	77.2	79.3	78.5
Wholesale Trade	28.7	28.5	27.4	26.9	26.4	24.7	23.0	24.5	24.3	23.3	22.4	22.9	22.6	23.3	23.5	23.4	23.1	22.4	22.5	22.3	20.7	21.6	20.4
Retail Trade	71.1	69.7	68.1	68.0	68.9	60.5	56.6	60.7	60.9	58.5	57.5	59.0	59.2	60.8	62.6	64.2	64.4	62.8	61.5	60.6	56.5	57.7	58.1
Transportation & Utilities	29.5	30.3	29.8	28.4	28.7	26.6	24.6	25.0	25.5	24.7	25.3	26.3	27.0	27.7	28.6	29.3	28.6	28.5	29.4	29.9	27.3	28.8	26.0
Information	10.8	10.7	9.6	9.7	10.5	9.4	7.5	8.4	8.9	6.4	7.1	7.5	8.8	9.3	8.4	9.0	7.5	7.3	7.6	8.1	6.0	7.2	5.4
Financial Activities	34.0	34.3	35.1	34.9	34.5	31.1	26.5	27.7	26.9	26.3	26.2	26.7	26.9	27.6	28.8	29.6	30.1	30.0	30.5	31.3	29.6	30.8	28.5
Professional & Business Services	74.7	75.0	72.4	73.1	73.6	69.3	65.7	69.1	69.1	67.5	68.6	68.5	69.7	72.5	74.6	75.3	75.3	75.2	74.8	76.4	71.0	73.6	70.7
Education & Health Services	79.0	82.0	83.6	85.9	86.6	74.8	59.0	66.4	70.8	75.6	77.4	79.4	81.7	85.2	89.9	94.8	99.1	99.2	99.6	103.2	100.5	102.2	101.5
Leisure & Hospitality	81.1	82.0	80.7	82.2	84.7	72.9	58.0	66.1	68.3	67.9	70.0	73.8	76.6	79.1	82.9	85.3	87.4	88.6	90.4	91.9	65.3	78.3	63.0
Other Services	23.1	23.2	23.7	24.1	23.7	20.7	17.0	21.5	21.1	22.1	21.0	21.7	22.3	22.9	23.1	23.8	24.2	24.4	24.4	24.4	21.2	22.6	21.4
Government	104.5	104.6	104.7	105.5	106.5	99.8	75.9	77.3	82.2	84.4	84.0	81.1	78.9	76.1	74.4	72.9	72.0	72.4	72.9	73.7	71.9	72.9	70.8
Federal	16.3	16.3	16.1	16.3	16.0	15.4	12.7	12.1	12.4	12.8	13.0	12.4	12.1	12.1	11.9	11.8	12.3	12.7	13.1	13.4	13.8	13.6	13.5
State	24.8	25.0	25.2	25.7	26.6	25.5	16.8	18.4	20.9	21.1	20.0	18.9	17.9	15.5	14.4	13.1	12.4	12.3	12.2	12.1	12.2	12.3	12.1
Local	63.4	63.4	63.4	63.5	63.9	58.9	46.5	46.8	48.9	50.5	50.9	49.8	48.9	48.6	48.2	47.9	47.3	47.4	47.6	48.2	45.9	47.0	45.2

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 New Orleans 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										
New Orleans HMA	1,337,726	1,189,866	1,271,000	1,278,000	-14,800	-1.2	7,150	0.6	2,525	0.2
Jefferson Parish Submarket	455,466	432,552	430,700	430,200	-2,300	-0.5	-160	0.0	-180	0.0
Orleans Parish Submarket	484,674	343,829	387,800	387,600	-14,100	-3.4	3,875	1.1	-75	0.0
Remainder Submarket	397,586	413,485	452,300	460,600	1,600	0.4	3,425	0.8	2,775	0.6
Households										
New Orleans HMA	505,579	462,863	501,200	506,400	-4,275	-0.9	3,375	0.7	1,725	0.3
Jefferson Parish Submarket	176,234	169,647	170,700	170,900	-660	-0.4	90	0.1	80	0.0
Orleans Parish Submarket	188,251	142,158	160,900	161,600	-4,600	-2.8	1,650	1.1	230	0.1
Remainder Submarket	141,094	151,058	169,700	173,900	1,000	0.7	1,650	1.0	1,400	0.8

Notes: The current date is August 1, 2021. The forecast date is August 1, 2024.

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 New Orleans HMA, 2000, 2010, and Current

	New Orleans HMA			Jefferson Parish Submarket			Orleans Parish Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	556,234	546,694	568,300	187,907	189,135	186,500	215,091	189,896	197,300	153,236	167,663	184,500
Occupied Units	505,579	462,863	501,200	176,234	169,647	170,700	188,251	142,158	160,850	141,094	151,058	169,700
Owner-Occupied	312,656	294,705	316,000	112,549	108,044	105,800	87,589	68,003	77,300	112,518	118,658	132,900
%	61.8	63.7	63.0	63.9	63.7	62.0	46.5	47.8	48.1	79.7	78.6	78.3
Renter-Occupied	192,923	168,158	185,200	63,685	61,603	64,900	100,662	74,155	83,550	28,576	32,400	36,800
%	38.2	36.3	37.0	36.1	36.3	38.0	53.5	52.2	51.9	20.3	21.4	21.7
Vacant Units	50,655	83,831	67,050	11,673	19,488	15,800	26,840	47,738	36,400	12,142	16,605	14,850
Available Units	21,539	36,797	20,175	6,288	11,658	6,500	10,664	17,967	8,975	4,587	7,172	4,650
For Sale	5,036	8,536	4,625	1,332	2,399	1,400	2,016	3,271	1,325	1,688	2,866	1,875
Rate (%)	1.6	2.8	1.4	1.2	2.2	1.3	2.2	4.6	1.7	1.5	2.4	1.4
For Rent	16,503	28,261	15,550	4,956	9,259	5,100	8,648	14,696	7,650	2,899	4,306	2,775
Rate (%)	7.9	14.4	7.7	7.2	13.1	7.3	7.9	16.5	8.4	9.2	11.7	7.0
Other Vacant	29,116	47,034	46,900	5,385	7,830	9,300	16,176	29,771	27,400	7,555	9,433	10,200

Notes: The current date is August 1, 2021. 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 Census Bureau.
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 New Orleans HMA, 2000 Through July 2021

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						July 2020	July 2021
New Orleans HMA																							
Total	4,183	4,555	5,414	6,283	6,494	4,988	7,381	27,648	19,068	10,626	8,588	7,342	4,607	4,678	3,807	3,736	3,726	4,322	4,847	4,428	4,753	4,875	5,625
Sales	3,708	3,531	4,392	5,564	5,866	4,708	6,414	24,421	15,856	6,667	5,580	4,775	3,387	3,323	2,774	2,214	2,719	2,967	3,168	3,374	3,623	3,525	4,265
Rental	475	1,024	1,022	719	628	280	967	3,227	3,212	3,959	3,008	2,567	1,220	1,355	1,033	1,522	1,007	1,355	1,679	1,054	1,130	1,350	1,360
Jefferson Parish Submarket																							
Total	817	1,236	1,304	1,212	1,217	944	793	2,369	1,819	732	574	534	418	580	396	400	630	480	599	787	667	850	1,040
Sales	700	716	939	1,170	1,192	928	793	2,141	1,566	560	374	344	286	294	391	392	447	461	585	547	591	570	640
Rental	117	520	365	42	25	16	0	228	253	172	200	190	132	286	5	8	183	19	14	240	76	280	400
Orleans Parish Submarket																							
Total	679	725	616	969	887	652	2,318	21,423	14,932	8,600	6,173	4,768	2,746	2,258	1,511	835	1,226	1,399	1,846	1,468	1,404	1,430	1,720
Sales	418	455	466	647	594	442	1,524	19,203	12,425	5,072	4,254	3,170	1,785	1,452	793	212	498	688	640	684	672	680	800
Rental	261	270	150	322	293	210	794	2,220	2,507	3,528	1,919	1,598	961	806	718	623	728	711	1,206	784	732	750	920
Remainder Submarket																							
Total	2,687	2,594	3,494	4,102	4,390	3,392	4,270	3,856	2,317	1,294	1,841	2,040	1,443	1,840	1,900	2,501	1,870	2,443	2,402	2,173	2,682	2,595	2,865
Sales	2,590	2,360	2,987	3,747	4,080	3,338	4,097	3,077	1,865	1,035	952	1,261	1,316	1,577	1,590	1,610	1,774	1,818	1,943	2,143	2,360	2,275	2,825
Rental	97	234	507	355	310	54	173	779	452	259	889	779	127	263	310	891	96	625	459	30	322	320	40

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 preliminary data and estimates by the analyst



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Table 5. Median Income in the New Orleans HMA, 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	NA	NA	67,400	NA	NA
Median Household Income	NA	NA	55,710	NA	NA

NA = data not available.

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

