

Table 1. Labor Force and Employment in the North Port HMA,* 2000 Through September 2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														September 2012	September 2013
Labor force	272.1	275.3	290.9	296.8	308.4	311.4	318.3	320.3	311.0	304.3	301.6	301.4	304.9	304.4	303.9
Resident employment	263.4	264.3	276.6	283.1	295.9	300.9	308.6	306.9	289.1	270.0	265.5	269.6	278.6	276.8	281.7
Unemployment	8.7	10.9	14.3	13.7	12.5	10.5	9.7	13.4	21.9	34.3	36.2	31.8	26.3	27.6	22.3
Unemployment rate (%)	3.2	4.0	4.9	4.6	4.0	3.4	3.0	4.2	7.0	11.3	12.0	10.6	8.6	9.1	7.3
Total nonfarm payroll jobs	235.2	234.7	244.0	248.0	261.0	273.5	280.0	273.2	260.9	241.5	237.1	239.6	245.5	244.0	247.6
Goods-producing sectors	43.4	42.2	43.0	42.6	45.2	48.5	51.0	45.5	38.3	30.3	28.3	28.8	29.8	29.8	29.2
Mining, logging, & construction	21.7	21.7	23.3	24.0	26.4	29.3	31.9	27.5	21.6	16.7	15.2	15.0	15.4	15.4	15.1
Manufacturing	21.7	20.4	19.8	18.6	18.8	19.2	19.1	18.0	16.7	13.7	13.1	13.7	14.4	14.4	14.1
Service-providing sectors	191.8	192.5	201.0	205.4	215.8	225.0	229.0	227.7	222.6	211.1	208.9	210.9	215.7	214.2	218.4
Trade	45.9	44.7	45.1	44.9	46.6	47.6	47.4	47.3	45.7	41.8	41.4	42.5	44.3	43.9	45.5
Wholesale trade	6.9	6.9	7.3	7.3	7.6	8.2	8.6	8.8	8.2	7.3	7.2	7.3	7.4	7.4	7.4
Retail trade	39.0	37.8	37.8	37.6	39.0	39.4	38.8	38.5	37.5	34.5	34.2	35.2	36.9	36.5	38.1
Transportation & utilities	4.4	4.3	4.2	4.3	4.7	4.8	4.9	4.6	4.3	4.1	4.1	4.3	4.3	4.3	4.4
Information	4.4	4.4	4.3	4.3	4.2	4.3	4.4	4.2	3.8	3.5	3.4	3.4	3.4	3.4	3.3
Financial activities	13.1	13.2	13.7	13.9	14.9	15.8	16.2	16.3	15.6	14.1	13.7	14.0	14.3	14.3	14.0
Professional & business services	20.4	21.7	26.5	27.9	32.7	37.9	38.8	35.4	33.6	30.7	29.8	30.4	31.9	31.2	33.4
Education & health services	36.1	35.5	36.4	38.0	39.1	39.5	40.3	41.5	42.7	43.1	43.7	44.4	44.9	44.8	44.9
Leisure & hospitality	30.7	31.3	32.1	32.8	34.0	34.9	35.4	36.1	34.8	34.1	34.1	34.3	35.6	35.3	35.7
Other services	12.6	12.8	13.3	13.1	13.1	13.1	13.7	13.9	13.5	11.9	11.4	10.8	10.4	10.4	10.4
Government	24.2	24.5	25.4	26.2	26.6	26.9	28.0	28.5	28.7	28.0	27.4	26.8	26.7	26.7	27.0
Federal	2.2	2.0	2.0	2.0	2.0	2.0	2.0	1.9	2.0	2.0	2.2	1.8	1.8	1.8	1.7
State	2.2	2.2	2.3	2.4	2.6	2.6	2.8	2.9	2.9	3.0	3.0	3.0	2.9	2.9	2.9
Local	19.8	20.3	21.1	21.8	22.1	22.3	23.2	23.7	23.8	23.0	22.2	22.1	22.1	22.0	22.4

* North Port-Sarasota-Bradenton 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 North Port HMA,* 2000 to October 1, 2016

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
North Port HMA*	589,959	702,281	736,300	767,500	11,250	1.8	9,725	1.4	10,400	1.4
Manatee submarket	264,002	322,833	343,300	361,000	5,875	2.0	5,850	1.8	5,900	1.7
Sarasota submarket	325,957	379,448	393,000	406,500	5,350	1.5	3,875	1.0	4,500	1.1
Households										
North Port HMA*	262,397	311,475	326,150	339,100	4,900	1.7	4,200	1.3	4,325	1.3
Manatee submarket	112,460	135,729	143,900	150,900	2,325	1.9	2,325	1.7	2,325	1.6
Sarasota submarket	149,937	175,746	182,300	188,200	2,575	1.6	1,875	1.1	1,975	1.1

* North Port-Sarasota-Bradenton HMA.

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2013. Forecast date: October 1, 2016. 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 North Port HMA,* 2000, 2010, and Current

	North Port HMA*			Manatee Submarket			Sarasota Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	320,595	401,103	409,400	138,128	172,690	178,100	182,467	228,413	231,300
Occupied units	262,397	311,475	326,150	112,460	135,729	143,900	149,937	175,746	182,300
Owners	201,478	228,577	231,300	82,947	96,818	99,350	118,531	131,759	132,000
%	76.8	73.4	70.9	73.8	71.3	69.0	79.1	75.0	72.4
Renters	60,919	82,898	94,850	29,513	38,911	44,550	31,406	43,987	50,300
%	23.2	26.6	29.1	26.2	28.7	31.0	20.9	25.0	27.6
Vacant units	58,198	89,628	83,250	25,668	36,961	34,250	32,530	52,667	49,000
Available units	13,225	24,722	18,250	5,474	11,882	9,150	7,751	12,840	9,100
For sale	4,445	9,693	8,100	2,163	4,577	4,025	2,282	5,116	4,075
Rate (%)	2.2	4.1	3.4	2.5	4.5	3.9	1.9	3.7	3.0
For rent	8,780	15,029	10,150	3,311	7,305	5,125	5,469	7,724	5,025
Rate (%)	12.6	15.3	9.7	10.1	15.8	10.3	14.8	14.9	9.1
Other vacant	44,973	64,906	65,000	20,194	25,079	25,100	24,779	39,827	39,900

* North Port-Sarasota-Bradenton HMA.

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2013.

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

Table 4. Residential Building Permit Activity in the North Port HMA,* 2000 Through September 2013

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														September 2012	September 2013
North Port HMA*															
Total	7,593	10,066	10,359	9,233	15,615	14,071	7,926	3,428	2,072	1,763	1,955	2,385	3,113	2,701	5,039
Single-family	5,889	7,013	6,903	7,897	10,989	11,395	5,983	2,215	1,583	1,317	1,704	1,838	2,668	2,353	3,656
Multifamily	1,704	3,053	3,456	1,336	4,626	2,676	1,943	1,213	489	446	251	547	445	348	1,383
Manatee submarket															
Total	3,452	4,664	5,037	3,784	6,402	5,735	3,704	1,703	1,270	1,227	1,247	1,641	1,871	1,704	3,387
Single-family	2,848	3,214	3,034	3,267	4,668	4,509	2,565	1,086	1,012	931	1,144	1,198	1,601	1,431	2,250
Multifamily	604	1,450	2,003	517	1,734	1,226	1,139	617	258	296	103	443	270	273	1,137
Sarasota submarket															
Total	4,141	5,402	5,322	5,449	9,213	8,336	4,222	1,725	802	536	708	744	1,242	997	1,652
Single-family	3,041	3,799	3,869	4,630	6,321	6,886	3,418	1,129	571	386	560	640	1,067	922	1,406
Multifamily	1,100	1,603	1,453	819	2,892	1,450	804	596	231	150	148	104	175	75	246

* North Port-Sarasota-Bradenton 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 North Port HMA, * 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	46,000	62,300	59,900	3.1	- 1.3
Median household income	NA	45,377	47,813	NA	1.8

NA = data not available.

* North Port-Sarasota-Bradenton HMA.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data