

Table 1. Labor Force and Employment in the North Port HMA*, 2000 through March 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			March 2017	March 2018
Labor force	543.9	553.6	581.3	594.0	621.0	627.8	644.0	638.3	622.9	608.4	629.6	630.1	637.6	652.1	671.0	685.5	703.6	721.5	708.6	724.9
Resident employment	526.5	530.8	551.8	565.9	594.8	606.2	624.1	610.3	577.5	538.7	557.2	566.4	584.7	607.5	632.1	650.7	671.7	693.6	677.1	698.1
Unemployment	17.4	22.8	29.5	28.1	26.2	21.6	20.0	28.0	45.3	69.7	72.4	63.7	52.8	44.7	38.8	34.8	31.9	27.9	31.5	26.8
Unemployment rate (%)	3.2	4.1	5.1	4.7	4.2	3.4	3.1	4.4	7.3	11.5	11.5	10.1	8.3	6.8	5.8	5.1	4.5	3.9	4.4	3.7
Total nonfarm payroll jobs	235.3	234.8	244.1	248.1	261.1	273.6	280.1	273.4	261.1	241.6	237.3	240.0	246.1	256.4	269.6	283.7	294.1	300.7	296.3	302.1
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	30.0	31.5	34.4	36.5	38.6	39.9	39.1	40.3
Mining, logging, and 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	15.5	16.7	18.9	20.3	22.0	23.2	22.4	23.5
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	14.5	14.8	15.5	16.2	16.6	16.7	16.6	16.8
Service-providing sectors	191.9	192.6	201.1	205.5	215.9	225.1	229.1	227.9	222.8	211.3	209.1	211.2	216.1	224.8	235.2	247.2	255.5	260.8	257.2	261.8
Wholesale and retail 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	44.5	46.2	48.1	50.2	52.0	52.2	52.1	52.5
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	7.6	7.9	8.3	8.4	8.5	8.4	8.5
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	37.1	38.6	40.2	41.9	43.6	43.7	43.8	44.0
Transportation and 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	4.4	4.7	4.8	4.9	5.0	5.2	5.1	5.2
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	3.4	3.5	3.5	3.4	3.5	3.4
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	14.5	14.5	14.7	14.8	15.0	14.8	15.1
Professional and 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	31.6	35.2	38.3	41.7	45.4	47.3	45.9	47.7
Education and health services	36.1	35.5	36.4	38.0	39.1	39.5	40.3	41.5	42.7	43.1	43.7	44.6	45.1	46.2	48.1	50.0	51.5	52.6	52.0	52.5
Leisure and 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	37.2	39.5	42.4	42.9	44.6	43.4	44.9
Other services	12.7	12.9	13.4	13.2	13.2	13.2	13.8	14.0	13.7	12.1	11.6	11.0	10.6	11.0	11.9	12.6	13.1	13.1	13.0	13.2
Government	24.2	24.5	25.4	26.2	26.6	26.9	28.0	28.5	28.7	27.9	27.4	26.8	26.6	26.6	26.7	27.0	27.3	27.5	27.4	27.4
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	1.9	1.9	1.9	2.0	2.0	2.0
State	2.2	2.2	2.3	2.4	2.6	2.6	2.8	2.9	2.9	3.4	3.9	3.9	3.8	3.8	3.9	3.9	3.9	3.9	3.9	3.9
Local	19.8	20.3	21.1	21.8	22.1	22.3	23.2	23.7	23.8	22.5	21.3	21.1	21.0	21.0	20.9	21.3	21.5	21.6	21.5	21.5

* North Port-Sarasota-Bradenton

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 Forecast

	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	820,000	862,500	11,250	1.8	14,700	2.0	14,150	1.7
Households										
North Port HMA*	262,397	311,475	361,100	380,200	4,900	1.7	6,200	1.9	6,375	1.7

*North Port-Sarasota-Bradenton

Notes: Numbers may not add to totals because of rounding. The current date is April 1, 2018. The forecast date is April 1, 2021. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—U.S. 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*		
	2000	2010	Current
Total housing inventory	320,595	401,103	441,000
Occupied units	262,397	311,475	361,100
Owner-occupied	201,478	228,577	259,400
%	76.8	73.4	71.8
Renter-occupied	60,919	82,898	101,700
%	23.2	26.6	28.2
Vacant units	58,198	89,628	80,000
Available units	13,225	24,722	13,500
For sale	4,445	9,693	3,675
Rate (%)	2.2	4.1	1.4
For rent	8,780	15,029	9,800
Rate (%)	12.6	15.3	8.8
Other vacant	44,973	64,906	66,500

*North Port-Sarasota-Bradenton

Notes: Numbers may not add to totals because of rounding. The current date is April 1, 2018.

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

Table 4. Residential Building Permit Activity in the North Port HMA*, 2000 through March 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			March 2017	March 2018
North Port HMA*																				
Total	7,932	10,183	10,593	9,638	15,723	14,241	8,243	3,315	2,072	1,763	1,997	2,385	3,102	5,423	6,653	6,889	8,875	8,171	8,300	8,425
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	2,655	3,779	4,174	4,992	5,821	5,981	5,850	6,050
Multifamily	2,043	3,170	3,690	1,741	4,734	2,846	2,260	1,100	489	446	293	547	447	1,644	2,479	1,897	3,054	2,190	2,450	2,375

*North Port-Sarasota-Bradenton

Sources: U.S. Census Bureau, Building Permits Survey; 2000-2016 final data and 2017-2018 preliminary data; estimates by analyst

Table 5. Median Income in the North Port HMA*, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	40,694	48,679	53,625	1.8	1.4
Median household income	46,000	62,300	61,900	3.1	- 0.1

*North Port-Sarasota-Bradenton

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 2000 Census; 2009 and 2016 American Community Survey 1-year data