

As of August 1, 2020.

Table 1. Labor Force and Employment in the Sarasota HMA, 2000 Through July 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					July 2019	July 2020
Labor Force	272.0	276.8	290.7	297.0	310.5	313.9	322.0	319.2	311.4	304.2	314.8	315.0	318.8	326.1	335.2	342.1	351.0	359.9	364.8	369.1	367.2	362.1
Resident Employment	263.3	265.4	275.9	282.9	297.4	303.1	312.0	305.2	288.8	269.4	278.6	283.2	292.4	303.7	315.7	324.7	335.1	345.6	352.2	357.7	355.1	341.8
Unemployment	8.7	11.4	14.8	14.1	13.1	10.8	10.0	14.0	22.7	34.8	36.2	31.9	26.4	22.3	19.4	17.3	15.9	14.3	12.6	11.5	12.1	20.3
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	4.0	3.5	3.1	3.3	5.6
Total Nonfarm Payroll Jobs	235.3	234.8	244.1	248.0	261.0	273.5	280.0	273.3	261.0	241.5	237.3	240.0	246.1	256.4	269.6	283.7	294.1	301.0	308.7	313.6	312.3	305.7
Goods-Producing Sectors	43.4	42.2	43.0	42.6	45.2	48.5	51.0	45.5	38.3	30.4	28.3	28.8	30.0	31.5	34.4	36.5	38.6	40.1	42.1	43.5	43.1	43.2
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	15.5	16.7	18.9	20.3	22.0	23.5	25.4	26.4	26.1	26.2
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	16.6	16.8	17.1	17.0	17.0
Service-Providing Sectors	191.9	192.6	201.0	205.4	215.8	225.0	229.0	227.8	222.7	211.2	209.0	211.2	216.0	224.8	235.2	247.2	255.4	260.9	266.5	270.1	269.2	262.5
Wholesale & Retail Trade	45.9	44.7	45.0	44.8	46.5	47.5	47.3	47.2	45.6	41.7	41.3	42.4	44.5	46.2	48.1	50.2	52.0	52.0	53.6	53.4	53.9	51.9
Wholesale Trade	6.9	6.9	7.2	7.2	7.5	8.1	8.5	8.7	8.1	7.2	7.1	7.2	7.4	7.6	7.9	8.3	8.4	8.4	8.7	8.8	8.8	8.6
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	43.6	44.9	44.6	45.1	43.3
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	4.4	4.7	4.8	4.9	5.0	5.3	5.8	6.2	6.1	6.2
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	3.5	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	14.5	14.5	14.7	14.8	14.9	14.8	15.3	15.0	15.2
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	31.6	35.2	38.3	41.7	45.4	47.2	47.4	46.8	46.8	47.2
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	44.6	45.1	46.2	48.1	50.0	51.5	52.9	54.5	55.9	55.5	54.8
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	37.2	39.5	42.4	42.9	44.4	44.9	45.7	45.5	41.0
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	13.3	14.2	14.7	14.5	14.4
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	27.4	28.0	28.6	28.4	28.5
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	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	3.8	3.7	3.7	3.6
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	21.5	22.2	22.9	22.6	22.9

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 Sarasota 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										
Sarasota HMA	589,959	702,281	850,600	880,300	11,250	1.8	14,350	1.9	9,875	1.2
Households										
Sarasota HMA	262,397	311,475	373,200	386,100	4,900	1.7	5,975	1.8	4,300	1.1

Notes: The current date is August 1, 2020. The forecast date is August 1, 2023.

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 Sarasota HMA, 2000, 2010, and Current

	Sarasota HMA		
	2000	2010	Current
Total Housing Inventory	320,595	401,103	457,300
Occupied Units	262,397	311,475	373,200
Owner-Occupied	201,478	228,577	274,500
%	76.8	73.4	73.6
Renter-Occupied	60,919	82,898	98,700
%	23.2	26.6	26.4
Vacant Units	58,198	89,628	84,150
Available Units	13,225	24,722	16,925
For Sale	4,445	9,693	4,475
Rate (%)	2.2	4.1	1.6
For Rent	8,780	15,029	12,450
Rate (%)	12.6	15.3	11.2
Other Vacant	44,973	64,906	67,250

Note: The current date is August 1, 2020.

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 Sarasota HMA, 2000 Through July 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					July 2019	July 2020
Sarasota HMA																						
Total	7,950	9,948	10,186	9,436	15,596	14,095	8,531	3,031	2,072	1,763	1,955	2,385	3,102	5,423	5,782	7,141	8,204	8,179	10,289	10,009	9,009	10,679
Sales	6,411	7,982	7,185	8,452	14,111	12,875	7,107	2,720	1,734	1,366	1,718	1,957	2,739	3,815	4,437	5,295	6,305	6,532	6,787	7,069	6,176	7,292
Rental	1,539	1,966	3,001	984	1,485	1,220	1,424	311	338	397	237	428	363	1,608	1,345	1,846	1,899	1,647	3,502	2,940	2,833	3,393

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017 final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



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Table 5. Median Income in the Sarasota HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	46,000	62,300	70,900	3.1	1.3
Median Household Income	40,469	48,679	65,712	1.9	3.0

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

