

As of April 1, 2025.

**Table 1. Labor Force and Employment in the Sarasota HMA, 2010 Through March 2025**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	12 Months Ending	
																March 2024	March 2025
Labor Force	315.6	314.0	316.3	324.1	333.5	342.3	341.1	346.8	351.9	355.8	349.8	361.2	374.4	391.6	399.1	394.4	400.1
Resident Employment	279.1	281.8	289.1	300.9	313.4	324.8	325.1	332.6	339.4	344.2	324.6	346.3	363.0	379.4	384.9	381.7	385.3
Unemployment	36.5	32.2	27.2	23.2	20.1	17.5	16.0	14.2	12.4	11.6	25.2	14.9	11.4	12.2	14.2	12.7	14.8
Unemployment Rate (%)	11.6	10.3	8.6	7.2	6.0	5.1	4.7	4.1	3.5	3.2	7.2	4.1	3.0	3.1	3.6	3.2	3.7
Total Nonfarm Payroll Jobs	237.3	240.0	245.7	254.7	267.0	280.4	290.6	297.5	304.9	310.4	297.5	313.0	327.4	342.5	351.4	345.5	352.4
Goods-Producing Sectors	28.3	28.8	30.0	31.5	34.4	36.5	38.6	40.1	42.1	43.5	42.9	45.2	47.4	50.1	50.7	50.5	50.8
Mining, Logging, & Construction	15.2	15.0	15.5	16.7	18.9	20.3	22.0	23.5	25.4	26.4	26.5	27.4	28.9	31.4	32.2	31.8	32.3
Manufacturing	13.1	13.7	14.5	14.8	15.5	16.2	16.6	16.6	16.8	17.1	16.4	17.8	18.5	18.7	18.5	18.7	18.5
Service-Providing Sectors	209.0	211.2	215.6	223.1	232.6	243.9	252.0	257.4	262.8	266.9	254.7	267.8	280.0	292.4	300.7	295.0	301.6
Wholesale & Retail Trade	41.3	42.4	44.5	46.2	48.1	50.2	52.0	52.0	53.6	53.5	51.2	53.7	55.8	58.2	59.8	58.7	60.0
Wholesale Trade	7.1	7.2	7.4	7.6	7.9	8.3	8.4	8.4	8.7	8.9	8.4	9.3	10.1	10.5	10.7	10.5	10.8
Retail Trade	34.2	35.2	37.1	38.6	40.2	41.9	43.6	43.6	44.9	44.6	42.8	44.4	45.7	47.7	49.1	48.2	49.3
Transportation & Utilities	4.1	4.3	4.4	4.7	4.8	5.0	5.2	5.4	6.0	6.5	6.8	7.7	7.8	7.9	8.3	8.1	8.3
Information	3.4	3.4	3.4	3.4	3.4	3.5	3.5	3.5	3.4	3.5	3.3	3.4	4.0	4.4	4.7	4.6	4.7
Financial Activities	13.7	14.0	14.3	14.5	14.5	14.7	14.8	14.9	14.8	15.4	15.7	16.7	17.9	18.5	18.9	18.7	19.0
Professional & Business Services	29.8	30.4	31.4	33.9	35.9	38.7	42.1	44.0	43.9	42.8	41.3	45.4	46.8	48.2	49.4	48.3	49.7
Education & Health Services	43.7	44.6	45.0	45.9	47.8	49.7	51.1	52.6	54.1	55.9	54.9	56.0	58.0	61.2	64.5	62.1	65.0
Leisure & Hospitality	34.1	34.3	35.6	37.2	39.5	42.4	42.9	44.4	44.9	46.1	39.1	42.9	46.9	49.3	48.9	49.3	48.4
Other Services	11.6	11.0	10.6	11.0	11.9	12.5	13.0	13.2	14.1	14.7	14.0	14.4	14.7	15.6	16.2	15.8	16.3
Government	27.4	26.8	26.6	26.6	26.7	27.0	27.3	27.4	28.0	28.5	28.5	27.7	28.0	29.2	30.1	29.4	30.3
Federal	2.2	1.8	1.8	1.8	1.9	1.9	1.9	2.0	2.0	2.0	2.1	2.0	2.0	2.1	2.2	2.1	2.2
State	3.9	3.9	3.8	3.8	3.9	3.9	3.9	3.9	3.8	3.6	3.4	3.4	3.3	3.4	3.5	3.4	3.5
Local	21.3	21.1	21.0	21.0	20.9	21.3	21.5	21.5	22.2	22.9	23.0	22.4	22.7	23.7	24.5	23.9	24.6

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of April 1, 2025.

Table 2. Population and Household Trends in the Sarasota HMA, 2010 to Forecast

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Sarasota HMA	702,281	833,716	948,000	995,900	13,150	1.7	22,850	2.6	16,000	1.7
Households										
Sarasota HMA	311,475	368,648	433,800	457,300	5,725	1.7	13,050	3.3	7,825	1.8

Notes: The current date is April 1, 2025. The forecast date is April 1, 2028.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of April 1, 2025.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Sarasota HMA, 2010, 2020, and Current**

	Sarasota HMA		
	2010	2020	Current
Total Housing Inventory	401,103	459,864	525,400
Occupied Units	311,475	368,648	433,800
Owner-Occupied	228,577	271,921	323,500
%	73.4	73.8	74.6
Renter-Occupied	82,898	96,727	110,300
%	26.6	26.2	25.4
Vacant Units	89,628	91,216	91,600
Available Units	24,722	22,839	31,550
For Sale	9,693	6,574	10,700
Rate (%)	4.1	2.4	3.2
For Rent	15,029	16,265	20,850
Rate (%)	15.3	14.4	15.9
Other Vacant	64,906	68,377	60,050

Notes: The current date is April 1, 2025. 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 U.S. Census Bureau. Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



As of April 1, 2025.

Table 4. Residential Building Permit Activity in the Sarasota HMA, 2010 Through March 2025

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	12 Months Ending	
																Mar 2024	Mar 2025
Sarasota HMA																	
Total	1,955	2,446	3,102	5,423	6,146	7,141	9,016	8,179	10,450	10,009	10,593	15,924	16,223	15,748	16,675	16,015	17,913
Sales	1,743	2,145	2,801	3,964	4,583	5,247	6,588	6,685	6,613	6,727	8,968	12,178	10,204	10,109	11,444	10,819	11,335
Rental	212	301	301	1,459	1,563	1,894	2,428	1,494	3,837	3,282	1,625	3,746	6,019	5,639	5,231	5,196	6,578

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2024—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



Table 5. Median Income in the Sarasota HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	62,300	70,900	98,700	1.3	8.6
Median Household Income	45,283	65,526	78,914	3.8	4.8

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data