

As of March 1, 2019.

Table 1. Labor Force and Employment in the Atlanta-Sandy Springs-Roswell MSA, 2000 Through February 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			February 2018	February 2019
Labor Force	2,373.5	2,418.8	2,448.4	2,467.5	2,501.5	2,584.6	2,662.2	2,740.5	2,777.7	2,722.6	2,720.0	2,760.2	2,791.0	2,789.9	2,808.5	2,847.0	2,944.9	3,034.6	3,046.7	3,073.4
Resident Employment	2,299.0	2,329.9	2,324.9	2,347.2	2,382.2	2,445.7	2,538.1	2,618.8	2,606.8	2,452.1	2,440.0	2,486.9	2,545.5	2,572.6	2,619.5	2,684.7	2,794.3	2,896.7	2,914.0	2,958.4
Unemployment	74.5	88.9	123.5	120.3	119.4	138.9	124.0	121.7	170.9	270.6	280.0	273.3	245.5	217.3	189.0	162.3	150.5	137.9	132.7	115.0
Unemployment Rate (%)	3.1	3.7	5.0	4.9	4.8	5.4	4.7	4.4	6.2	9.9	10.3	9.9	8.8	7.8	6.7	5.7	5.1	4.5	4.4	3.7
Total Nonfarm Payroll Jobs	2,299.5	2,310.4	2,268.2	2,245.2	2,275.4	2,344.9	2,411.1	2,460.2	2,433.4	2,296.9	2,276.0	2,311.7	2,354.2	2,414.3	2,503.2	2,582.2	2,664.8	2,727.5	2,737.2	2,796.5
Goods-Producing Sectors	340.0	330.4	313.9	304.3	307.2	313.9	319.9	318.6	299.0	250.7	237.7	239.2	238.4	244.2	256.4	268.5	281.6	290.8	291.9	301.0
Mining, Logging, & Construction	130.8	131.3	125.9	123.3	127.9	133.9	140.0	141.3	129.4	102.9	93.4	91.5	88.6	93.0	102.4	109.1	116.6	121.6	122.2	128.8
Manufacturing	209.2	199.1	188.0	181.0	179.4	180.0	179.9	177.3	169.6	147.9	144.3	147.7	149.8	151.2	154.0	159.4	165.0	169.2	169.7	172.2
Service-Providing Sectors	1,959.5	1,980.0	1,954.3	1,940.9	1,968.1	2,031.0	2,091.2	2,141.6	2,134.4	2,046.1	2,038.3	2,072.5	2,115.8	2,170.1	2,246.8	2,313.6	2,383.2	2,436.6	2,445.4	2,495.5
Wholesale & Retail Trade	421.1	421.7	409.7	400.7	400.5	414.3	427.6	435.8	426.5	394.8	389.8	395.5	401.3	407.8	418.8	429.9	435.5	440.2	440.8	445.5
Wholesale Trade	156.1	156.5	149.2	147.3	147.6	150.8	153.8	155.5	153.9	142.0	139.2	140.1	141.8	142.1	145.9	148.9	148.7	149.4	149.7	153.8
Retail Trade	265.0	265.2	260.5	253.4	252.9	263.5	273.8	280.3	272.6	252.8	250.6	255.4	259.5	265.7	272.9	281.0	286.8	290.8	291.1	291.7
Transportation & Utilities	127.9	126.5	121.3	118.0	118.8	121.6	125.1	128.2	128.1	122.5	122.8	125.6	126.6	126.9	132.8	138.6	145.0	151.4	152.7	159.5
Information	107.3	106.7	98.6	88.9	85.0	82.7	81.8	82.0	80.1	78.2	76.4	79.1	80.9	84.0	89.3	93.7	97.8	101.6	101.4	97.6
Financial Activities	155.2	157.7	157.5	158.0	159.1	164.5	169.2	169.6	162.6	153.0	148.8	151.3	154.0	156.4	159.0	162.0	166.6	171.0	171.7	174.5
Professional & Business Services	398.6	390.0	372.3	366.3	375.8	393.5	405.0	414.7	411.1	379.8	388.9	405.7	419.4	440.1	466.0	481.8	497.1	510.0	512.3	526.3
Education & Health Services	183.2	191.7	200.3	207.3	215.2	225.0	234.9	244.3	252.1	255.8	263.0	272.7	284.6	296.0	306.9	319.3	333.8	341.5	343.2	356.1
Leisure & Hospitality	196.6	199.5	200.9	205.3	212.1	219.5	227.1	235.6	234.1	223.9	221.5	226.4	234.7	246.2	259.4	269.3	282.5	290.9	292.4	300.9
Other Services	88.7	93.8	91.8	92.5	92.8	95.7	97.1	98.1	98.1	97.3	93.5	92.7	92.9	93.5	94.3	96.0	97.7	99.1	99.2	99.4
Government	281.0	292.4	301.9	304.0	308.8	314.3	323.4	333.3	341.8	340.8	333.6	323.6	321.6	319.3	320.4	323.1	327.3	331.0	331.8	335.8
Federal	46.6	47.8	48.3	47.0	46.1	46.1	45.9	45.4	46.9	48.2	49.8	46.9	45.5	45.1	44.9	45.2	46.5	47.1	47.1	47.0
State	63.7	65.5	67.3	68.5	68.2	69.5	71.3	74.3	75.4	75.3	72.0	71.2	71.4	71.6	72.3	72.4	71.7	72.9	73.5	75.8
Local	170.7	179.2	186.3	188.4	194.5	198.7	206.2	213.7	219.6	217.3	211.8	205.5	204.7	202.6	203.2	205.4	209.1	211.0	211.2	213.0

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

Source: U.S. Bureau of Labor Statistics



As of March 1, 2019.

Table 2. Population and Household Trends in the Atlanta-Sandy Springs-Roswell MSA, 2000 to Forecast

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Atlanta MSA	4,263,438	5,286,728	6,033,000	6,296,000	102,300	2.2	83,650	1.5	87,700	1.4
Northern Atlanta Suburbs HMA	1,594,206	2,125,737	2,479,000	2,592,000	53,150	2.9	39,650	1.7	37,650	1.5
Households										
Atlanta MSA	1,559,712	1,943,885	2,205,000	2,300,000	38,400	2.2	29,250	1.4	31,950	1.4
Northern Atlanta Suburbs HMA	569,129	747,831	859,800	898,800	17,850	2.8	12,550	1.6	13,000	1.5

Notes: The current date is March 1, 2019. The forecast date is March 1, 2022.

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 Atlanta-Sandy Springs-Roswell MSA, 2000, 2010, and Current

	Atlanta MSA			Northern Atlanta Suburbs MSA		
	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,650,700	2,172,967	2,360,000	593,671	816,402	905,200
Occupied Units	1,559,712	1,943,885	2,204,500	569,129	747,831	859,800
Owner-Occupied	1,041,714	1,285,066	1,385,000	418,354	538,743	599,500
%	66.8	66.1	62.8	73.5	72.0	69.7
Renter-Occupied	517,998	658,819	819,500	150,775	209,088	260,300
%	33.2	33.9	37.2	26.5	28.0	30.3
Vacant Units	90,988	229,082	155,600	24,542	68,571	45,400
Available Units	52,292	146,001	78,000	15,338	45,653	24,400
For Sale	18,473	50,588	21,850	6,041	18,759	7,650
Rate (%)	1.7	3.8	1.6	1.4	3.4	1.3
For Rent	33,819	95,413	56,150	9,297	26,894	16,750
Rate (%)	6.1	12.7	6.4	5.8	11.4	6.0
Other Vacant	38,696	83,081	77,600	9,204	22,918	21,000

Note: The current date is March 1, 2019.

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 Atlanta-Sandy Springs-Roswell MSA, 2000 Through February 2019

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	
																			February 2018	February 2019
Atlanta MSA																				
Total	65,767	67,768	68,887	67,392	74,387	73,630	68,495	45,007	19,455	6,829	7,608	8,668	14,411	24,337	26,683	30,393	36,452	34,101	33,221	38,306
Sales	50,525	52,146	54,187	57,676	62,000	65,512	57,230	32,444	12,185	5,499	6,434	6,258	9,201	14,900	17,068	20,488	23,606	25,121	25,463	25,893
Rental	15,242	15,622	14,700	9,716	12,387	8,118	11,265	12,563	7,270	1,330	1,174	2,410	5,210	9,437	9,615	9,905	12,846	8,980	7,758	12,413
Northern Atlanta Suburbs HMA																				
Total	30,379	27,888	26,580	27,263	28,854	29,440	26,463	15,024	6,583	3,208	4,335	4,508	8,486	10,949	12,950	12,878	15,856	14,285	15,004	15,428
Sales	24,465	23,301	24,030	24,806	27,186	28,776	23,919	13,946	5,407	2,703	3,731	3,645	5,662	9,202	9,877	11,393	12,430	12,338	12,441	11,623
Rental	5,914	4,587	2,550	2,457	1,668	664	2,544	1,078	1,176	505	604	863	2,824	1,747	3,073	1,485	3,426	1,947	2,563	3,805

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



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Table 5. Median Income in the Atlanta-Sandy Springs-Roswell MSA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	59,900	71,700	69,700	1.8	-0.4
Median Household Income	NA	55,464	65,381	NA	2.1

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 Median Household Income—2000 Census; 2009 and 2017 Median Household Income—U.S. Census Bureau, 2009 and 2017 American Community Survey 1-year data, 2009 and 2017

