

As of July 1, 2023.

**Table 1. Labor Force and Employment in the Atlanta-Sandy Springs-Alpharetta MSA, 2010 Through June 2023**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														June 2022	June 2023
Labor Force	2,727.5	2,754.7	2,781.4	2,786.3	2,804.4	2,814.3	2,941.7	3,064.9	3,084.7	3,112.1	3,070.3	3,136.2	3,184.6	3,163.2	3,209.4
Resident Employment	2,443.1	2,484.3	2,540.4	2,570.8	2,614.1	2,651.0	2,788.9	2,924.5	2,966.6	3,006.0	2,862.6	3,014.8	3,091.8	3,064.0	3,112.5
Unemployment	284.4	270.4	241.0	215.5	190.2	163.3	152.8	140.3	118.0	106.1	207.8	121.3	92.8	99.2	96.9
Unemployment Rate (%)	10.4	9.8	8.7	7.7	6.8	5.8	5.2	4.6	3.8	3.4	6.8	3.9	2.9	3.1	3.0
Total Nonfarm Payroll Jobs	2,276.3	2,312.2	2,355.0	2,415.1	2,503.9	2,584.1	2,669.7	2,735.3	2,796.6	2,864.1	2,719.3	2,841.8	2,987.4	2,924.1	3,031.6
Goods-Producing Sectors	234.1	235.6	234.6	240.5	252.6	264.8	277.7	286.6	295.6	303.8	293.0	300.9	315.5	309.3	319.5
Mining, Logging, & Construction	93.4	91.5	88.6	93.0	102.4	109.1	116.6	121.6	126.9	132.1	129.7	133.1	139.1	136.2	142.5
Manufacturing	140.7	144.1	146.0	147.5	150.1	155.7	161.1	165.0	168.7	171.7	163.3	167.8	176.4	173.1	177.0
Service-Providing Sectors	2,042.2	2,076.6	2,120.3	2,174.6	2,251.3	2,319.3	2,392.0	2,448.7	2,501.0	2,560.4	2,426.3	2,541.0	2,671.9	2,614.8	2,712.1
Wholesale & Retail Trade	389.9	395.6	401.3	407.8	418.9	430.2	436.0	440.7	444.4	446.5	425.2	440.4	461.0	452.7	462.4
Wholesale Trade	139.3	140.2	141.8	142.1	146.0	149.2	149.2	149.9	153.0	155.6	147.7	150.0	159.5	155.2	161.1
Retail Trade	250.6	255.4	259.5	265.7	272.9	281.0	286.8	290.8	291.4	290.9	277.5	290.4	301.5	297.6	301.3
Transportation & Utilities	113.2	115.4	116.2	116.2	121.1	128.5	137.9	146.8	158.1	171.2	173.3	184.6	193.5	191.0	193.5
Information	76.9	79.6	81.5	84.7	90.0	94.5	98.9	102.7	100.2	102.2	97.5	110.9	113.6	112.8	115.4
Financial Activities	148.8	151.3	154.0	156.3	158.6	161.3	165.5	169.6	173.1	177.4	178.9	185.1	198.1	192.0	202.5
Professional & Business Services	401.6	419.0	432.9	453.8	480.7	495.8	510.5	524.0	535.4	548.2	525.1	557.5	589.1	577.7	588.9
Education & Health Services	263.9	273.9	286.1	297.9	309.2	321.9	336.8	344.8	356.5	369.0	355.5	368.9	387.9	377.6	400.5
Leisure & Hospitality	221.5	226.4	234.7	246.2	259.4	269.3	282.5	290.9	297.6	304.7	243.7	265.5	290.5	278.8	302.9
Other Services	93.5	92.7	92.9	93.5	94.3	96.0	97.7	99.1	100.8	104.6	94.6	98.6	102.7	100.5	105.9
Government	333.0	322.8	320.7	318.3	319.2	321.9	326.3	330.2	334.9	336.7	332.6	329.5	335.5	331.7	340.0
Federal	49.8	46.9	45.5	45.1	44.9	45.4	47.0	47.8	47.8	48.6	51.0	51.5	51.9	51.7	52.5
State	71.4	70.4	70.5	70.6	71.2	71.1	70.2	71.4	73.9	73.7	71.8	70.3	71.6	70.7	72.3
Local	211.8	205.5	204.7	202.6	203.2	205.4	209.1	211.0	213.2	214.3	209.8	207.7	211.9	209.2	215.2
Covered Employment - HMA*	727.2	742.3	764.3	786.8	820.3	845.8	873.8	901.0	917.8	944.8	902.1	933.3	974.4	NA	NA
Covered Employment - MSA**	2,136.0	2,174.4	2,210.1	2,269.2	2,343.8	2,419.9	2,497.3	2,567.1	2,622.6	2,693.3	2,549.4	2,641.0	2,774.7	NA	NA

\*Northern Atlanta Suburbs HMA. \*\*Atlanta-Sandy Springs-Alpharetta Metropolitan Statistical Area.

NA = data not available.

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

Source: U.S. Bureau of Labor Statistics



As of July 1, 2023.

**Table 2. Population and Household Trends in the HMA\* and the MSA\*\*, 2010 to Forecast**

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
MSA**	5,286,728	6,089,815	6,301,200	6,543,834	80,300	1.4	65,050	1.1	80,900	1.3
HMA*	2,125,737	2,518,676	2,623,000	2,735,000	39,300	1.7	31,950	1.3	37,350	1.4
Households										
MSA**	1,943,885	2,258,264	2,363,700	2,459,000	31,450	1.5	32,450	1.4	31,900	1.3
HMA*	747,831	884,770	934,400	975,800	13,700	1.7	15,250	1.7	13,800	1.5

\*Northern Atlanta Suburbs HMA. \*\*Atlanta-Sandy Springs-Alpharetta Metropolitan Statistical Area.

Notes: The current date is July 1, 2023. The forecast date is July 1, 2026.

Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of July 1, 2023.

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

	MSA**			HMA*		
	2010	2020	Current	2010	2020	Current
Total Housing Inventory	2,172,967	2,414,292	2,554,272	816,402	929,074	989,750
Occupied Units	1,943,885	2,258,264	2,363,713	747,831	884,770	934,400
Owner-Occupied	1,285,066	1,417,995	1,488,225	538,743	609,065	639,000
%	66.1	62.8	63.0	72.0	68.8	68.4
Renter-Occupied	658,819	840,269	875,489	209,088	275,705	295,400
%	33.9	37.2	37.0	28.0	31.2	31.6
Vacant Units	229,082	156,028	190,559	68,571	44,304	55,350
Available Units	146,001	94,723	41,250	45,653	29,705	41,250
For Sale	50,588	24,271	29,448	18,759	9,227	12,400
Rate (%)	3.8	1.7	1.9	3.4	1.5	1.9
For Rent	95,413	70,452	104,110	26,894	20,478	28,850
Rate (%)	12.7	7.7	10.6	11.4	6.9	8.9
Other Vacant	83,081	61,305	57,000	22,918	14,599	14,100

\*Northern Atlanta Suburbs HMA. \*\*Atlanta-Sandy Springs-Alpharetta Metropolitan Statistical Area.

Notes: The current date is July 1, 2023. 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 Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



As of July 1, 2023.

**Table 4. Residential Building Permit Activity in the HMA\* and the MSA\*\*, 2010 Through June 2023**

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														June 2022	June 2023
MSA**															
Total	8,813	8,870	14,437	24,409	27,492	30,682	37,677	35,387	40,484	34,990	38,016	45,108	52,956	49,054	54,227
Sales	6,435	6,703	9,221	14,905	17,351	20,369	23,130	25,273	27,182	26,664	29,011	31,778	27,448	29,725	23,413
Rental	2,378	2,167	5,216	9,504	10,141	10,313	14,547	10,114	13,302	8,326	9,005	13,330	25,508	19,329	30,814
HMA*															
Total	4,335	4,508	8,486	10,949	13,586	13,088	16,830	15,299	16,571	16,337	16,997	19,201	20,185	19,055	20,910
Sales	3,731	3,645	5,662	9,202	9,877	11,239	12,146	12,338	11,972	11,292	13,557	13,985	11,462	12,530	10,060
Rental	604	863	2,824	1,747	3,709	1,849	4,684	2,961	4,599	5,045	3,440	5,216	8,723	6,525	10,850

\*Northern Atlanta Suburbs HMA. \*\*Atlanta-Sandy Springs-Alpharetta Metropolitan Statistical Area.

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023 preliminary data and estimates by the analyst



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**Table 5. Median Income in the Atlanta-Sandy Springs-Alpharetta MSA, 2009, 2019, and 2022**

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	71,700	86,101	99,962	1.8	5.1
Median Household Income	55,464	71,742	84,876	2.6	5.8

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

