

As of August 1, 2021.

Table 1. Labor Force and Employment in the Orlando HMA, 2000 Through July 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						July 2020	July 2021
Labor Force	903.1	919.7	913.3	925.7	961.6	1,008.3	1,053.0	1,093.4	1,112.4	1,093.9	1,127.5	1,140.1	1,155.1	1,176.3	1,201.7	1,225.5	1,263.0	1,299.1	1,331.8	1,361.0	1,315.1	1,361.5	1,281.1
Resident Employment	874.5	881.4	866.5	883.5	925.6	980.1	1,027.6	1,058.7	1,050.8	987.5	1,006.3	1,026.0	1,055.0	1,090.7	1,127.6	1,161.7	1,205.9	1,248.1	1,286.7	1,317.9	1,180.7	1,247.8	1,199.9
Unemployment	28.5	38.3	46.8	42.1	36.0	28.1	25.4	34.7	61.5	106.4	121.2	114.2	100.2	85.6	74.1	63.8	57.1	51.0	45.2	43.1	134.5	113.7	81.2
Unemployment Rate (%)	3.2	4.2	5.1	4.6	3.7	2.8	2.4	3.2	5.5	9.7	10.7	10.0	8.7	7.3	6.2	5.2	4.5	3.9	3.4	3.2	10.2	8.4	6.3
Total Nonfarm Payroll Jobs	904.9	904.5	897.9	916.2	958.5	1,013.2	1,056.9	1,083.4	1,064.8	998.0	992.6	1,005.5	1,031.8	1,065.6	1,108.9	1,158.0	1,208.8	1,249.6	1,293.4	1,327.3	1,198.8	1,266.8	1,184.2
Goods-Producing Sectors	112.8	109.9	107.3	109.7	118.9	130.4	136.2	130.1	115.5	93.2	85.7	83.3	84.3	89.4	95.5	102.0	110.8	118.6	128.8	135.5	131.5	134.2	131.6
Mining, Logging, & Construction	60.2	60.3	61.4	66.0	74.3	84.5	91.2	85.5	72.7	54.5	47.7	45.3	46.3	51.2	55.9	61.0	68.3	74.3	82.2	86.2	83.2	85.1	84.1
Manufacturing	52.6	49.6	45.9	43.7	44.7	45.8	45.0	44.6	42.8	38.7	38.0	38.0	38.0	38.2	39.6	41.0	42.5	44.4	46.6	49.3	48.3	49.1	47.5
Service-Providing Sectors	792.1	794.6	790.6	806.5	839.6	882.8	920.7	953.3	949.3	904.8	906.9	922.2	947.6	976.2	1,013.4	1,056.0	1,098.0	1,131.0	1,164.6	1,191.9	1,067.2	1,132.6	1,052.6
Wholesale & Retail Trade	150.1	148.5	144.3	147.3	155.2	164.7	168.4	170.9	167.6	155.8	156.2	161.6	167.0	172.9	180.4	186.0	189.7	192.9	195.7	197.0	184.5	190.1	185.7
Wholesale Trade	40.3	41.6	39.3	39.7	41.6	44.4	45.9	47.0	45.5	40.1	38.1	38.2	38.8	39.9	41.7	43.2	43.7	43.8	44.8	45.9	44.7	45.4	44.6
Retail Trade	109.8	106.9	105.0	107.6	113.6	120.3	122.5	123.9	122.1	115.7	118.1	123.4	128.2	133.0	138.7	142.8	146.0	149.1	150.9	151.1	139.8	144.8	141.0
Transportation & Utilities	29.5	29.6	27.3	25.9	26.2	28.0	30.3	33.0	33.1	30.1	29.7	30.2	30.9	31.3	32.3	35.0	38.0	40.4	43.9	45.8	43.6	44.8	43.6
Information	23.4	22.9	22.4	23.0	23.7	24.6	25.7	26.7	26.2	24.8	23.8	24.0	23.6	23.6	23.9	24.0	24.1	24.4	25.3	25.6	24.4	24.9	24.5
Financial Activities	57.5	57.2	57.8	60.4	62.5	66.7	70.0	70.8	69.5	65.9	65.1	65.9	67.3	69.7	70.4	71.2	73.3	74.2	76.1	78.3	76.8	78.2	76.7
Professional & Business Services	143.1	146.5	144.8	143.7	148.2	160.2	172.4	180.6	176.6	164.3	161.2	161.9	169.4	175.7	183.6	195.0	207.6	220.6	229.8	235.9	217.1	226.5	214.3
Education & Health Services	85.6	87.0	89.4	93.6	97.3	102.2	107.5	112.7	116.4	118.5	120.9	123.5	128.1	131.4	135.8	143.2	148.3	152.2	155.5	160.7	157.0	160.0	158.4
Leisure & Hospitality	177.0	170.6	165.0	169.9	179.3	183.6	186.9	193.6	199.6	190.2	195.6	203.5	210.2	218.6	231.0	240.3	249.6	257.3	266.6	276.2	197.9	238.3	184.2
Other Services	35.0	37.4	39.9	39.8	41.2	43.1	46.2	48.2	43.3	39.5	38.5	36.6	34.8	36.0	38.0	41.0	44.1	43.8	44.3	44.8	39.6	42.1	40.2
Government	91.1	94.9	99.9	103.0	105.9	109.8	113.4	116.9	117.0	115.8	115.7	115.1	116.3	117.0	118.1	120.3	123.3	125.3	127.6	127.6	126.3	127.7	125.1
Federal	10.2	10.3	10.4	11.1	11.3	11.8	11.4	11.5	11.8	12.1	12.8	12.0	12.3	12.4	12.6	12.9	14.0	14.6	14.7	14.7	15.3	14.7	15.5
State	14.8	15.3	15.5	16.1	16.6	17.2	18.0	18.8	19.0	19.6	22.6	24.5	24.5	25.3	25.4	25.9	26.6	26.7	26.9	27.0	25.5	26.4	24.8
Local	66.1	69.3	74.0	75.8	78.1	80.8	84.0	86.7	86.2	84.1	80.3	78.6	79.4	79.3	80.1	81.4	82.7	83.9	85.9	85.9	85.5	86.6	84.8

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

Source: U.S. Bureau of Labor Statistics



As of August 1, 2021.

Table 2. Population and Household Trends in the Orlando 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										
Orlando HMA	1,644,561	2,134,411	2,714,000	2,851,000	49,000	2.6	51,150	2.1	45,550	1.7
Orange County Submarket	896,344	1,145,956	1,448,000	1,508,000	24,950	2.5	26,600	2.1	20,250	1.4
Seminole County Submarket	365,196	422,718	472,900	487,300	5,750	1.5	4,425	1.0	4,800	1.0
Remainder Submarket	383,021	565,737	793,800	855,400	18,250	4.0	20,100	3.0	20,500	2.5
Households										
Orlando HMA	625,248	798,445	1,020,000	1,073,000	17,300	2.5	19,600	2.2	17,500	1.7
Orange County Submarket	336,286	421,847	534,900	557,400	8,550	2.3	9,975	2.1	7,500	1.4
Seminole County Submarket	139,572	164,706	188,800	195,900	2,525	1.7	2,125	1.2	2,375	1.2
Remainder Submarket	149,390	211,892	296,700	319,500	6,250	3.6	7,475	3.0	7,600	2.5

Notes: The current date is August 1, 2021. The forecast date is August 1, 2024.

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 Orlando HMA, 2000, 2010, and Current

	Orlando HMA			Orange County Submarket			Seminole County Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	683,551	942,312	1,116,000	361,349	487,839	576,200	147,079	181,307	199,500	175,123	273,166	340,500
Occupied Units	625,248	798,445	1,020,300	336,286	421,847	534,900	296,716	164,706	188,750	149,390	211,892	296,650
Owner-Occupied	414,496	504,792	620,000	204,195	243,950	299,100	210,147	109,499	110,800	113,352	151,343	210,100
%	66.3	63.2	60.8	60.7	57.8	55.9	70.8	66.5	58.7	75.9	71.4	70.8
Renter-Occupied	210,752	293,653	400,300	132,091	177,897	235,800	86,568	55,207	77,950	36,038	60,549	86,550
%	33.7	36.8	39.2	39.3	42.2	44.1	29.2	33.5	41.3	24.1	28.6	29.2
Vacant Units	58,303	143,867	95,750	25,063	65,992	41,300	43,736	16,601	10,700	25,733	61,274	43,750
Available Units	25,304	66,960	43,150	13,735	37,470	26,525	9,336	10,245	7,325	7,431	19,245	9,350
For Sale	7,782	21,757	12,250	3,619	10,683	7,675	3,417	3,455	1,175	2,844	7,619	3,425
Rate (%)	1.8	4.1	1.9	1.7	4.2	2.5	1.6	3.1	1.0	2.4	4.8	1.6
For Rent	17,522	45,203	30,900	10,116	26,787	18,850	5,919	6,790	6,150	4,587	11,626	5,925
Rate (%)	7.7	13.3	7.2	7.1	13.1	7.4	6.4	11.0	7.3	11.3	16.1	6.4
Other Vacant	32,999	76,907	52,600	11,328	28,522	14,800	34,400	6,356	3,400	18,302	42,029	34,400

Notes: The current date is August 1, 2021. 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: 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 Orlando HMA, 2000 Through July 2021

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						July 2020	July 2021
Orlando HMA																							
Total	34,149	26,700	27,315	30,539	37,964	35,906	34,699	21,490	11,166	6,128	6,736	7,431	12,191	17,273	18,423	21,849	26,086	24,132	31,423	27,427	30,311	30,988	30,386
Sales	16,314	17,489	19,053	23,989	30,202	30,773	29,014	14,298	5,399	4,113	4,236	4,666	7,594	9,369	10,285	12,141	14,708	15,483	16,883	16,029	16,248	15,377	16,658
Rental	17,835	9,211	8,262	6,550	7,762	5,133	5,685	7,192	5,767	2,015	2,500	2,765	4,597	7,904	8,138	9,708	11,378	8,649	14,540	11,398	14,063	15,611	13,729
Orange County Submarket																							
Total	16,468	14,615	14,554	16,174	16,685	16,591	17,083	9,723	6,209	3,456	4,116	4,359	7,136	9,828	10,480	10,934	13,225	11,432	15,073	12,952	14,500	15,427	14,218
Sales	6,592	7,652	9,365	10,478	13,963	13,832	13,496	5,319	2,588	2,047	2,200	2,401	4,181	4,455	4,499	5,069	6,523	6,588	7,384	5,825	5,991	5,489	5,563
Rental	9,876	6,963	5,189	5,696	2,722	2,759	3,587	4,404	3,621	1,409	1,916	1,958	2,955	5,373	5,981	5,865	6,702	4,844	7,689	7,127	8,509	9,938	8,655
Seminole County Submarket																							
Total	6,437	3,463	3,035	3,687	5,996	4,296	3,115	3,238	1,112	779	900	1,224	1,849	2,132	1,546	2,102	3,650	2,784	2,156	2,443	3,951	3,442	3,372
Sales	2,473	2,342	1,989	3,243	3,912	3,872	3,110	2,313	914	765	780	859	1,044	915	667	964	881	1,193	1,538	1,211	1,548	1,165	1,580
Rental	3,964	1,121	1,046	444	2,084	424	5	925	198	14	120	365	805	1,217	879	1,138	2,769	1,591	618	1,232	2,403	2,277	1,793
Remainder Submarket																							
Total	11,244	8,622	9,726	10,678	15,283	15,019	14,501	8,529	3,845	1,893	1,720	1,848	3,206	5,313	6,397	8,813	9,211	9,916	14,194	12,032	11,860	12,119	12,796
Sales	7,249	7,495	7,699	10,268	12,327	13,069	12,408	6,666	1,897	1,301	1,256	1,406	2,369	3,999	5,119	6,108	7,304	7,702	7,961	8,993	8,709	8,722	9,515
Rental	3,995	1,127	2,027	410	2,956	1,950	2,093	1,863	1,948	592	464	442	837	1,314	1,278	2,705	1,907	2,214	6,233	3,039	3,151	3,397	3,281

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 preliminary data and estimates by the analyst



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Table 5. Median Income in the Orlando HMA, 1999, 2010, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2010	2019	1999 to 2010	2010 to 2019
Median Family Income	NA	55,038	72,046	NA	3.0
Median Household Income	NA	46,478	61,876	NA	3.2

NA = data not available.
Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2010 and 2019 median household income—U.S. Census Bureau, 2010 and 2019 American Community Survey 1-year data

