

Table 1. Labor Force and Employment in the Orlando HMA,* 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	December 2016	December 2017
Labor force	894.8	915.2	917.4	934.8	970.2	1,015.8	1,061.0	1,099.1	1,119.4	1,106.4	1,137.4	1,146.9	1,162.6	1,178.8	1,204.2	1,219.2	1,254.8	1,298.7
Resident employment	866.7	875.3	864.1	885.4	925.6	979.2	1,027.5	1,056.2	1,051.0	990.3	1,011.1	1,031.8	1,064.9	1,096.6	1,132.2	1,156.9	1,198.1	1,249.7
Unemployment	28.1	39.9	53.3	49.3	44.6	36.6	33.5	42.8	68.4	116.1	126.2	115.1	97.7	82.2	72.0	62.3	56.8	49.0
Unemployment rate (%)	3.1	4.4	5.8	5.3	4.6	3.6	3.2	3.9	6.1	10.5	11.1	10.0	8.4	7.0	6.0	5.1	4.5	3.8
Total nonfarm payroll jobs	904.9	904.5	897.9	916.2	958.5	1,013.1	1,056.9	1,083.3	1,064.8	998.0	992.6	1,005.5	1,031.8	1,065.6	1,108.9	1,157.8	1,208.9	1,247.1
Goods-producing sectors	112.8	109.9	107.3	109.7	118.9	130.3	136.1	130.0	115.5	93.2	85.7	83.2	84.2	89.4	95.5	102.0	110.8	118.3
Mining, logging, & construction	60.2	60.3	61.4	66.0	74.2	84.4	91.2	85.4	72.7	54.5	47.7	45.2	46.2	51.2	55.9	61.0	68.3	73.8
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	44.5
Service-providing sectors	792.1	794.6	790.6	806.5	839.7	882.8	920.7	953.4	949.3	904.8	906.9	922.3	947.6	976.2	1,013.4	1,055.9	1,098.1	1,128.8
Trade	150.2	148.6	144.4	147.4	155.4	164.8	168.5	171.0	167.7	156.0	156.4	161.7	167.1	173.1	180.5	186.1	190.2	194.1
Wholesale trade	40.6	41.9	39.6	40.0	41.9	44.7	46.2	47.3	45.8	40.4	38.4	38.4	39.0	40.1	41.9	43.4	44.2	44.7
Retail trade	109.6	106.7	104.8	107.4	113.5	120.1	122.3	123.7	121.9	115.6	118.0	123.3	128.1	133.0	138.6	142.7	146.0	149.4
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	34.8	37.8	39.3
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	24.1
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	67.2	69.7	70.4	71.2	73.3	74.7
Professional & business services	143.0	146.4	144.7	143.6	148.1	160.1	172.3	180.5	176.5	164.2	161.1	161.8	169.3	175.6	183.5	194.9	207.5	219.6
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	151.9
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	256.5
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
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	116.9	118.1	120.2	123.3	124.7
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
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	26.9
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	83.2

* Orlando-Kissimmee-Sanford HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through December 2017.

Source: U.S. Bureau of Labor Statistics

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	2,531,000	2,719,000	49,000	2.6	51,150	2.2	62,650	2.4
Orange County submarket	896,344	1,145,956	1,358,000	1,445,000	24,950	2.5	27,350	2.2	29,000	2.1
Seminole County submarket	365,196	422,718	465,900	489,900	5,750	1.5	5,575	1.3	8,000	1.7
Lake and Osceola Counties submarket	383,021	565,737	706,900	784,300	18,250	4.0	18,200	2.9	25,800	3.5
Households										
Orlando HMA*	625,248	798,445	931,700	995,000	17,300	2.5	17,200	2.0	21,100	2.2
Orange County submarket	336,286	421,847	498,400	529,500	8,550	2.3	9,875	2.2	10,350	2.0
Seminole County submarket	139,572	164,706	179,800	189,000	2,525	1.7	1,950	1.1	3,075	1.7
Lake and Osceola Counties submarket	149,390	211,892	253,500	276,400	6,250	3.6	5,375	2.3	7,625	2.9

* Orlando-Kissimmee-Sanford HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is January 1, 2018. The forecast date is January 1, 2021.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Orlando HMA,* 2000, 2010, and Current

	Orlando HMA*			Orange County Submarket			Seminole County Submarket			Lake and Osceola Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	683,551	942,312	1,042,000	361,349	487,839	543,200	147,079	181,307	191,200	175,123	273,166	307,700
Occupied units	625,248	798,445	931,700	336,286	421,847	498,400	139,572	164,706	179,800	149,390	211,892	253,500
Owner-occupied	414,496	504,792	542,200	204,195	243,950	264,000	96,949	109,499	106,800	113,352	151,343	171,400
%	66.3	63.2	58.2	60.7	57.8	53.0	69.5	66.5	59.4	75.9	71.4	67.6
Renter-occupied	210,752	293,653	389,500	132,091	177,897	234,400	42,623	55,207	73,000	36,038	60,549	82,100
%	33.7	36.8	41.8	39.3	42.2	47.0	30.5	33.5	40.6	24.1	28.6	32.4
Vacant units	58,303	143,867	110,400	25,063	65,992	44,850	7,507	16,601	11,450	25,733	61,274	54,150
Available units	25,304	66,960	42,350	13,735	37,470	25,800	4,138	10,245	8,725	7,431	19,245	7,825
For sale	7,782	21,757	13,600	3,619	10,683	7,325	1,319	3,455	3,225	2,844	7,619	3,050
Rate (%)	1.8	4.1	2.4	1.7	4.2	2.7	1.3	3.1	2.9	2.4	4.8	1.7
For rent	17,522	45,203	28,750	10,116	26,787	18,450	2,819	6,790	5,500	4,587	11,626	4,775
Rate (%)	7.7	13.3	6.9	7.1	13.1	7.3	6.2	11.0	7.0	11.3	16.1	5.5
Other vacant	32,999	76,907	68,100	11,328	28,522	19,050	3,369	6,356	2,700	18,302	42,029	46,350

* Orlando-Kissimmee-Sanford HMA.

Notes: Numbers may not add to totals because of rounding. The current date is January 1, 2018.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Orlando HMA,* 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	December 2016	December 2017
Orlando HMA*																		
Total	26,343	23,446	26,208	28,999	34,846	36,137	31,006	18,739	10,890	4,865	5,921	6,733	12,203	15,660	16,546	20,474	23,254	20,130
Single-family	15,400	16,700	17,306	22,345	27,493	26,753	23,646	11,805	5,280	3,707	4,221	4,533	7,322	9,222	9,806	12,038	14,227	14,766
Multifamily	10,943	6,746	8,902	6,654	7,353	9,384	7,360	6,934	5,610	1,158	1,700	2,200	4,881	6,438	6,740	8,436	9,027	5,364
Orange County submarket																		
Total	11,400	10,865	13,667	14,652	15,330	17,220	14,146	8,163	5,366	2,231	3,547	4,083	7,232	9,033	9,246	9,606	11,948	9,654
Single-family	6,174	7,393	8,091	9,956	11,681	10,863	9,527	4,053	2,473	1,811	2,186	2,389	3,909	4,364	4,483	4,986	6,154	6,438
Multifamily	5,226	3,472	5,576	4,696	3,649	6,357	4,619	4,110	2,893	420	1,361	1,694	3,323	4,669	4,763	4,620	5,794	3,216
Seminole County submarket																		
Total	4,419	4,095	2,815	3,669	4,233	4,152	2,745	2,188	1,726	665	930	1,120	1,534	2,069	1,398	1,330	3,032	2,353
Single-family	2,467	2,225	1,983	2,948	3,854	3,814	2,710	1,826	913	643	779	858	1,044	909	667	952	859	1,121
Multifamily	1,952	1,870	832	721	379	338	35	362	813	22	151	262	490	1,160	731	378	2,173	1,232
Lake and Osceola Counties submarket																		
Total	10,524	8,486	9,726	10,678	15,283	14,765	14,115	8,388	3,798	1,969	1,444	1,530	3,437	4,558	5,902	9,538	8,498	8,123
Single-family	6,759	7,082	7,232	9,441	11,958	12,076	11,409	5,926	1,894	1,253	1,256	1,286	2,369	3,949	4,656	6,100	7,195	7,207
Multifamily	3,765	1,404	2,494	1,237	3,325	2,689	2,706	2,462	1,904	716	188	244	1,068	609	1,246	3,438	1,303	916

* Orlando-Kissimmee-Sanford HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through December 2017.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Orlando HMA,* 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	48,100	60,700	58,400	2.4	- 0.5
Median household income	41,439	46,949	52,385	1.3	1.4

* Orlando-Kissimmee-Sanford HMA.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999, 2009, and 2017 median household income—2000 Census; 2009 and 2017 median household income—U.S. Census Bureau, 2009 and 2016 American Community Survey 1-year data