

As of October 1, 2022.

Table 1. Labor Force and Employment in the Pensacola HMA, 2000 Through September 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							September 2021	September 2022
Labor Force	189.1	188.4	186.4	189.5	193.4	201.5	206.5	209.4	207.1	205.1	209.4	212.1	211.0	211.5	212.1	212.9	217.8	219.4	222.7	226.7	226.5	230.9	229.2	216.3
Resident Employment	181.6	179.4	177.5	181.5	185.9	195.6	201.6	202.7	195.8	186.8	189.6	192.4	193.3	196.1	198.8	201.5	207.2	210.3	214.7	219.4	211.3	221.4	218.3	210.1
Unemployment	7.6	9.0	8.9	8.1	7.5	5.9	4.9	6.6	11.3	18.2	19.9	19.7	17.6	15.3	13.3	11.5	10.6	9.1	8.0	7.3	15.2	9.6	11.0	6.2
Unemployment Rate (%)	4.0	4.8	4.8	4.3	3.9	2.9	2.4	3.2	5.5	8.9	9.5	9.3	8.4	7.3	6.3	5.4	4.8	4.2	3.6	3.2	6.7	4.1	4.8	2.8
Total Nonfarm Payroll Jobs	151.6	153.3	152.7	156.4	160.7	166.3	170.6	170.6	163.0	154.7	156.6	158.2	158.1	159.9	163.0	167.2	172.8	177.0	181.2	185.9	181.8	186.8	184.7	192.4
Goods-Producing Sectors	20.9	20.7	18.5	18.2	19.0	21.5	22.8	21.8	19.2	16.0	15.9	15.3	15.0	15.1	15.6	16.1	17.1	17.6	18.1	19.3	19.0	19.9	19.7	20.3
Mining, Logging, & Construction	12.1	12.8	11.1	10.8	11.7	13.9	15.4	14.8	12.7	10.6	10.6	9.8	9.4	9.2	9.5	10.0	10.8	11.5	11.7	12.2	12.0	12.7	12.6	13.1
Manufacturing	8.8	7.9	7.3	7.4	7.3	7.5	7.4	7.0	6.5	5.4	5.4	5.5	5.6	5.9	6.0	6.1	6.3	6.1	6.5	7.1	6.9	7.2	7.1	7.2
Service-Providing Sectors	130.7	132.6	134.2	138.2	141.7	144.9	147.8	148.8	143.9	138.7	140.7	142.8	143.1	144.8	147.4	151.2	155.7	159.3	163.1	166.6	162.8	166.9	165.0	172.1
Wholesale & Retail Trade	26.2	25.8	25.8	26.1	26.7	28.1	28.0	28.9	27.4	25.6	25.3	25.7	26.0	26.3	27.0	27.7	28.4	29.1	29.5	29.5	29.2	30.1	29.7	31.6
Wholesale Trade	5.2	5.6	5.3	5.3	5.6	6.2	6.2	6.7	6.1	5.4	5.1	4.9	4.9	4.8	5.0	5.1	5.4	5.6	5.7	5.7	5.7	6.0	5.9	6.3
Retail Trade	21.0	20.2	20.5	20.8	21.1	21.9	21.8	22.2	21.3	20.2	20.2	20.8	21.1	21.5	22.0	22.6	23.0	23.5	23.8	23.8	23.5	24.1	23.9	25.3
Transportation & Utilities	4.2	4.2	4.2	4.1	4.5	5.0	5.0	4.9	4.9	4.6	4.1	4.1	4.0	4.1	4.1	4.0	4.1	4.1	4.2	4.3	4.3	4.6	4.6	4.7
Information	4.0	3.5	4.0	3.9	3.7	3.6	3.6	3.4	3.3	3.0	3.1	2.7	2.4	2.3	2.3	2.2	2.1	1.9	1.8	1.7	1.5	1.6	1.5	1.6
Financial Activities	7.0	7.1	6.7	7.0	7.7	8.4	9.1	9.4	9.1	8.8	8.7	8.7	9.0	9.9	10.7	11.7	12.3	13.0	14.0	14.9	15.2	15.3	15.2	16.1
Professional & Business Services	16.1	16.6	17.5	18.4	19.9	21.4	21.5	20.6	19.1	18.4	19.7	21.1	21.3	21.5	21.7	22.4	22.5	22.7	24.3	24.4	24.5	25.9	25.3	27.1
Education & Health Services	21.3	22.0	23.1	24.6	24.5	23.8	25.3	26.5	26.0	25.8	26.7	27.4	27.0	26.6	26.8	27.7	29.3	29.9	30.1	31.0	30.5	30.8	30.7	31.3
Leisure & Hospitality	14.4	16.0	16.0	16.9	17.7	17.5	18.0	18.0	17.9	17.6	17.9	19.0	19.3	20.3	21.0	21.6	22.9	24.1	24.6	25.8	22.8	24.2	23.5	25.5
Other Services	8.6	8.4	8.5	8.6	8.5	8.3	8.1	8.0	7.3	6.6	6.2	5.8	5.7	5.7	6.0	5.8	6.0	6.2	6.3	6.6	6.6	6.9	6.9	7.0
Government	29.0	29.1	28.5	28.5	28.5	28.9	29.2	29.3	28.9	28.4	29.0	28.5	28.4	28.0	27.9	28.1	28.3	28.3	28.4	28.6	28.3	27.5	27.7	27.2
Federal	7.7	7.4	6.9	6.9	6.7	6.7	6.7	6.6	6.5	6.5	7.2	6.9	6.8	6.6	6.5	6.5	6.6	6.6	6.6	6.6	6.8	6.7	6.7	6.7
State	5.7	5.8	5.7	5.7	5.7	5.8	5.9	6.0	6.1	6.2	6.8	7.2	7.1	7.1	7.0	7.0	7.1	7.2	7.1	7.1	6.8	6.6	6.6	6.4
Local	15.6	15.9	15.9	15.8	16.0	16.3	16.5	16.7	16.2	15.7	15.0	14.5	14.4	14.3	14.4	14.5	14.5	14.6	14.7	14.9	14.7	14.2	14.3	14.1

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

Source: U.S. Bureau of Labor Statistics



As of October 1, 2022.

Table 2. Population and Household Trends in the Pensacola 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										
Pensacola HMA	412,153	448,991	526,000	549,600	3,675	0.9	6,175	1.3	7,850	1.5
Households										
Pensacola HMA	154,842	173,148	204,750	214,500	1,825	1.1	2,525	1.4	3,250	1.6

Notes: The current date is October 1, 2022. The forecast date is October 1, 2025.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of October 1, 2022.

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

	Pensacola HMA		
	2000	2010	Current
Total Housing Inventory	173,766	201,463	227,900
Occupied Units	154,842	173,148	204,750
Owner-Occupied	109,881	118,871	132,300
%	71.0	68.7	64.6
Renter-Occupied	44,961	54,277	72,450
%	29.0	31.3	35.4
Vacant Units	18,924	28,315	23,150
Available Units	9,229	13,903	8,850
For Sale	2,622	3,634	2,550
Rate (%)	2.3	3.0	1.9
For Rent	6,607	10,269	6,300
Rate (%)	12.8	15.9	8.0
Other Vacant	9,695	14,412	14,300

Notes: The current date is October 1, 2022. In this analysis conducted by the U.S. Department of Housing and Urban Development, 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: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



As of October 1, 2022.

Table 4. Residential Building Permit Activity in the Pensacola HMA, 2000 Through September 2022

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	2021	12 Months Ending	
																							September 2021	September 2022
Pensacola HMA																								
Total	3,531	3,573	3,980	5,008	4,764	3,910	2,860	2,619	1,684	1,143	1,787	1,205	1,494	2,131	1,825	2,790	3,037	3,015	2,596	3,222	5,048	4,918	5,075	3,945
Sales	3,320	3,461	3,176	4,328	4,363	3,547	2,322	1,918	1,099	963	1,338	1,203	1,461	1,867	1,639	2,028	2,373	2,588	2,529	2,683	3,871	3,470	3,800	3,425
Rental	211	112	804	680	401	363	538	701	585	180	449	2	33	264	186	762	664	427	67	539	1,177	1,448	1,275	520

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022 preliminary data and estimates by the analyst



As of October 1, 2022.

Table 5. Median Income in the Pensacola HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	43,231	57,100	74,765	2.8	2.3
Median Household Income	36,975	45,534	64,877	2.1	3.0

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

