

As of October 1, 2020.

Table 1. Labor Force and Employment in the Savannah HMA, 2000 Through September 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					September 2020	September 2020
Labor Force	142.2	143.2	148.4	151.4	159.5	165.5	171.1	178.8	180.8	176.8	167.6	170.0	173.1	173.0	173.0	175.8	181.1	185.5	188.3	188.8	188.6	185.0
Resident Employment	137.2	138.2	142.2	145.1	152.9	158.1	164.4	172.0	170.9	161.7	151.2	153.2	157.5	159.1	160.8	165.8	171.8	177.5	181.5	182.8	182.3	173.5
Unemployment	5.0	5.0	6.2	6.3	6.6	7.3	6.7	6.8	9.8	15.0	16.4	16.8	15.6	13.9	12.2	10.0	9.3	8.1	6.8	6.0	6.3	11.5
Unemployment Rate (%)	3.5	3.5	4.2	4.2	4.1	4.4	3.9	3.8	5.4	8.5	9.8	9.9	9.0	8.0	7.0	5.7	5.1	4.4	3.6	3.2	3.4	6.2
Total Nonfarm Payroll Jobs	135.6	135.5	137.1	137.1	144.5	150.0	156.0	161.5	159.3	151.1	151.1	152.6	156.2	160.3	165.6	171.8	176.1	179.3	184.2	186.6	186.4	179.3
Goods-Producing Sectors	24.7	24.1	22.6	21.8	22.0	22.8	24.4	24.6	23.7	21.3	19.8	20.2	20.5	20.8	22.2	24.0	24.0	24.7	26.7	27.1	26.9	26.8
Mining, Logging, & Construction	8.4	8.7	8.3	8.5	8.6	9.1	9.9	9.9	8.9	7.3	6.2	5.9	5.6	5.6	5.9	6.4	6.9	7.5	8.4	8.2	8.2	8.3
Manufacturing	16.2	15.4	14.2	13.4	13.4	13.7	14.5	14.7	14.8	14.0	13.6	14.3	14.9	15.2	16.4	17.5	17.1	17.3	18.3	18.9	18.8	18.5
Service-Providing Sectors	111.0	111.4	114.5	115.2	122.5	127.2	131.6	136.9	135.5	129.8	131.3	132.3	135.7	139.5	143.4	147.9	152.1	154.6	157.5	159.5	159.5	152.5
Wholesale & Retail Trade	22.2	21.8	22.1	22.5	23.7	24.9	25.2	25.0	24.9	22.7	23.0	23.5	23.9	24.9	25.9	26.6	27.7	28.2	28.7	28.4	28.6	27.4
Wholesale Trade	4.5	4.5	4.6	5.0	5.5	6.2	6.5	6.7	6.7	5.7	5.7	5.7	5.7	6.1	6.1	6.0	6.2	6.3	6.5	6.6	6.6	6.5
Retail Trade	17.7	17.3	17.5	17.5	18.2	18.7	18.7	18.3	18.2	17.0	17.3	17.8	18.2	18.8	19.8	20.6	21.5	21.9	22.2	21.8	22.0	20.9
Transportation & Utilities	7.5	7.5	7.5	7.4	8.5	9.3	9.2	10.1	10.2	9.3	9.0	9.4	10.0	9.9	11.1	12.2	12.3	12.7	14.0	14.8	14.7	14.8
Information	2.0	2.1	2.0	1.6	1.6	1.6	1.6	1.7	1.6	1.5	1.5	1.5	1.4	1.4	1.8	1.9	1.8	2.2	1.8	2.8	2.6	2.5
Financial Activities	5.3	5.5	5.7	6.2	6.6	6.6	6.5	6.6	6.6	6.2	6.0	5.7	6.1	6.4	6.4	6.5	6.4	6.2	6.2	6.4	6.4	6.2
Professional & Business Services	12.6	12.9	14.6	13.7	16.2	17.3	18.8	20.2	18.5	16.6	17.6	17.6	18.4	19.2	19.3	19.0	19.9	20.9	21.8	21.5	22.0	20.7
Education & Health Services	17.8	17.2	18.0	19.2	20.1	20.4	21.2	22.1	22.0	22.6	23.6	23.9	24.1	24.5	24.5	25.5	26.5	26.7	26.5	26.6	26.3	26.8
Leisure & Hospitality	17.3	16.8	17.3	17.1	17.8	18.6	19.8	20.8	20.5	19.9	20.0	20.6	21.5	22.5	24.0	25.3	26.0	26.1	26.6	27.2	26.9	23.3
Other Services	6.7	7.5	7.4	6.9	7.0	7.3	7.9	8.0	7.8	7.2	6.8	6.8	6.8	7.0	7.1	7.2	7.3	7.3	7.4	7.6	7.5	7.3
Government	19.7	20.0	20.0	20.6	20.9	21.3	21.4	22.3	23.5	23.9	23.7	23.4	23.6	23.6	23.4	23.7	24.2	24.4	24.6	24.3	24.5	23.5
Federal	2.9	2.7	2.6	2.7	2.7	2.9	2.9	2.9	2.9	3.0	3.2	3.2	3.2	3.0	2.8	2.9	2.9	2.9	2.9	2.9	2.9	3.0
State	4.3	4.5	4.3	4.7	4.8	4.9	4.8	5.2	5.8	6.0	5.8	5.9	6.1	6.1	6.1	6.0	5.8	5.8	5.8	5.6	5.7	5.4
Local	12.5	12.8	13.1	13.2	13.4	13.6	13.8	14.2	14.8	14.9	14.7	14.3	14.3	14.5	14.5	14.7	15.5	15.6	15.9	15.8	15.9	15.1

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Savannah 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										
Savannah HMA	293,000	347,611	398,100	410,400	5,450	1.7	4,800	1.3	4,075	1.0
Households										
Savannah HMA	111,105	131,868	153,300	158,900	2,075	1.7	2,050	1.4	1,850	1.2

Notes: The current date is October 1, 2020. The forecast date is October 1, 2023.
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 Savannah HMA, 2000, 2010, and Current

	Savannah HMA		
	2000	2010	Current
Total Housing Inventory	122,527	151,049	172,100
Occupied Units	111,105	131,868	153,300
Owner-Occupied	71,466	81,490	92,400
%	64.3	61.8	60.3
Renter-Occupied	39,639	50,378	60,900
%	35.7	38.2	39.7
Vacant Units	11,422	19,181	18,800
Available Units	5,501	10,832	8,275
For Sale	1,294	3,104	1,875
Rate (%)	1.8	3.7	2.0
For Rent	4,207	7,728	6,400
Rate (%)	9.6	13.3	9.5
Other Vacant	5,921	8,349	10,500

Note: The current date is October 1, 2020.

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 Savannah HMA, 2000 Through September 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					September 2019	September 2020
Savannah HMA																						
Total	2,708	2,597	2,691	2,706	3,082	4,276	4,859	4,562	2,103	1,605	1,301	1,625	1,591	2,110	2,211	3,207	3,201	3,198	3,261	2,691	2,964	2,631
Sales	2,020	2,138	1,987	2,307	2,683	3,466	4,202	2,862	1,579	1,246	1,022	1,054	1,265	1,522	1,858	2,357	1,771	1,970	2,083	2,152	2,100	2,200
Rental	688	459	704	399	399	810	657	1,700	524	359	279	571	326	588	353	850	1,430	1,228	1,178	539	864	431

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2019—final data and estimates by the analyst; 2020—preliminary data and estimates by the analyst



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Table 5. Median Income in the Savannah HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	47,323	59,020	75,041	2.2	2.4
Median Household Income	39,655	45,021	60,371	1.3	3.0

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

