

As of September 1, 2023.

Table 1. Labor Force and Employment in the Savannah HMA, 2010 Through August 2023

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														August 2022	August 2023
Labor Force	168.0	169.7	172.5	172.7	173.3	174.6	181.4	187.7	190.0	193.1	191.3	196.5	198.1	198.2	198.9
Resident Employment	151.3	153.1	157.2	159.0	161.0	164.5	172.0	179.4	183.1	186.7	178.1	188.8	192.3	192.2	193.1
Unemployment	16.7	16.6	15.3	13.8	12.3	10.1	9.5	8.3	6.9	6.4	13.2	7.7	5.8	6.0	5.8
Unemployment Rate (%)	9.9	9.8	8.9	8.0	7.1	5.8	5.2	4.4	3.6	3.3	6.9	3.9	2.9	3.0	2.9
Total Nonfarm Payroll Jobs	151.7	153.3	157.0	161.3	166.8	173.0	177.7	180.8	185.8	189.9	180.3	190.9	199.3	197.7	201.7
Goods-Producing Sectors	19.8	20.2	20.5	20.8	22.2	24.0	24.0	24.7	26.7	26.9	25.7	26.1	28.3	27.7	29.1
Mining, Logging, & Construction	6.2	5.9	5.6	5.6	5.9	6.4	6.9	7.5	8.4	8.2	8.2	8.2	9.1	8.8	9.4
Manufacturing	13.6	14.3	14.9	15.2	16.4	17.5	17.1	17.3	18.3	18.7	17.5	18.0	19.3	18.9	19.7
Service-Providing Sectors	131.9	133.0	136.5	140.5	144.5	149.1	153.7	156.0	159.2	162.9	154.6	164.8	170.9	170.0	172.6
Wholesale & Retail Trade	23.0	23.5	23.9	24.9	25.9	26.6	27.7	28.2	28.7	28.6	27.8	29.2	30.2	30.1	30.2
Wholesale Trade	5.7	5.7	5.7	6.1	6.1	6.0	6.2	6.3	6.5	6.5	6.4	6.8	7.1	7.1	7.1
Retail Trade	17.3	17.8	18.2	18.8	19.8	20.6	21.5	21.9	22.2	22.1	21.4	22.4	23.1	23.0	23.1
Transportation & Utilities	9.0	9.4	10.0	9.9	11.1	12.2	12.3	12.7	14.0	14.8	15.7	18.4	18.7	18.9	18.4
Information	1.5	1.5	1.4	1.4	1.8	1.9	1.8	2.2	1.8	2.8	1.8	2.3	1.7	1.8	1.7
Financial Activities	6.0	5.7	6.1	6.4	6.4	6.5	6.4	6.2	6.2	6.4	6.1	6.5	6.8	6.7	6.9
Professional & Business Services	18.2	18.3	19.2	20.2	20.4	20.2	21.6	22.4	23.4	24.2	23.8	26.6	27.3	27.8	25.9
Education & Health Services	23.6	23.9	24.1	24.5	24.5	25.5	26.5	26.7	26.5	26.7	25.6	25.8	27.5	26.9	28.8
Leisure & Hospitality	20.0	20.6	21.5	22.5	24.0	25.3	26.0	26.1	26.6	27.1	22.5	24.8	27.2	26.3	28.7
Other Services	6.8	6.8	6.8	7.0	7.1	7.2	7.3	7.3	7.4	7.6	7.0	7.4	8.0	7.8	8.2
Government	23.7	23.4	23.6	23.6	23.4	23.7	24.2	24.4	24.6	24.8	24.4	23.8	23.6	23.7	23.8
Federal	3.2	3.2	3.2	3.0	2.8	2.9	2.9	2.9	2.9	2.9	3.0	2.9	2.8	2.8	2.9
State	5.8	5.9	6.1	6.1	6.1	6.0	5.8	5.8	5.8	5.6	5.2	4.9	4.9	5.0	5.0
Local	14.7	14.3	14.3	14.5	14.5	14.7	15.5	15.6	15.9	16.2	16.1	16.0	15.8	15.9	16.0

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands. Nonfarm payrolls do not include military personnel.

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Savannah HMA, 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										
Savannah HMA	347,611	404,798	427,700	452,200	5,725	1.5	6,725	1.6	8,150	1.9
Households										
Savannah HMA	131,868	156,817	166,950	177,800	2,500	1.7	2,975	1.8	3,625	2.1

Notes: The current date is September 1, 2023. The forecast date is September 1, 2026.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



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Table 3. Housing Inventory, Tenure, and Vacancy in the Savannah HMA, 2010, 2020 and Current

	Savannah HMA		
	2010	2020	Current
Total Housing Inventory	151,049	175,166	185,825
Occupied Units	131,868	156,817	166,950
Owner-Occupied	81,490	93,426	99,800
%	61.8	59.6	59.8
Renter-Occupied	50,378	63,391	67,150
%	38.2	40.4	40.2
Vacant Units	19,181	18,349	18,875
Available Units	10,832	8,414	8,475
For Sale	3,104	2,060	1,925
Rate (%)	3.7	2.2	1.9
For Rent	7,728	6,354	6,550
Rate (%)	13.3	9.1	8.9
Other Vacant	8,349	9,935	10,400

Notes: The current date is September 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 U.S. Census Bureau.

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



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Table 4. Residential Building Permit Activity in the Savannah HMA, 2010 Through August 2023

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														August 2022	August 2023
Savannah HMA															
Total	1,301	1,625	1,560	2,150	2,211	3,207	3,211	3,143	4,253	3,141	3,086	4,177	5,664	4,924	5,041
Sales	1,022	1,054	1,265	1,522	1,858	2,357	1,771	1,970	2,389	2,152	2,064	2,701	2,069	2,327	2,345
Rental	279	571	295	628	353	850	1,440	1,173	1,864	989	1,022	1,476	3,595	2,597	2,696

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



Table 5. Median Income in the Savannah HMA, 2009, 2019, and 2022

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	59,020	75,041	86,982	2.4	5.0
Median Household Income	45,021	60,371	72,098	3.0	6.1

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