

As of January 1, 2020.

Table 1. Labor Force and Employment in the Atlanta-Sandy Springs-Roswell MSA 2000 Through December 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Labor Force	2,373.5	2,418.8	2,448.4	2,467.5	2,501.5	2,584.6	2,662.2	2,740.5	2,777.7	2,722.6	2,720.0	2,760.2	2,791.0	2,789.9	2,800.4	2,839.0	2,941.6	3,035.6	3,071.6	3,083.3
Resident Employment	2,299.0	2,329.9	2,324.9	2,347.2	2,382.2	2,445.7	2,538.1	2,618.8	2,606.8	2,452.1	2,440.0	2,486.9	2,545.5	2,572.6	2,612.0	2,677.1	2,791.5	2,899.0	2,955.6	2,981.4
Unemployment	74.5	88.9	123.5	120.3	119.4	138.9	124.0	121.7	170.9	270.6	280.0	273.3	245.5	217.3	188.4	161.9	150.2	136.6	116.0	101.9
Unemployment Rate (%)	3.1	3.7	5.0	4.9	4.8	5.4	4.7	4.4	6.2	9.9	10.3	9.9	8.8	7.8	6.7	5.7	5.1	4.5	3.8	3.3
Total Nonfarm Payroll Jobs	2,299.5	2,310.4	2,268.2	2,245.2	2,275.4	2,344.9	2,411.1	2,460.2	2,433.4	2,296.9	2,276.0	2,311.7	2,354.2	2,414.3	2,503.2	2,582.2	2,664.8	2,727.5	2,785.6	2,849.4
Goods-Producing Sectors	340.0	330.4	313.9	304.3	307.2	313.9	319.9	318.6	299.0	250.7	237.7	239.2	238.4	244.2	256.4	268.5	281.6	290.8	295.6	303.4
Mining, Logging, & Construction	130.8	131.3	125.9	123.3	127.9	133.9	140.0	141.3	129.4	102.9	93.4	91.5	88.6	93.0	102.4	109.1	116.6	121.6	126.9	131.5
Manufacturing	209.2	199.1	188.0	181.0	179.4	180.0	179.9	177.3	169.6	147.9	144.3	147.7	149.8	151.2	154.0	159.4	165.0	169.2	168.7	171.9
Service-Providing Sectors	1,959.5	1,980.0	1,954.3	1,940.9	1,968.1	2,031.0	2,091.2	2,141.6	2,134.4	2,046.1	2,038.3	2,072.5	2,115.8	2,170.1	2,246.8	2,313.6	2,383.2	2,436.6	2,490.0	2,546.1
Wholesale & Retail Trade	421.1	421.7	409.7	400.7	400.5	414.3	427.6	435.8	426.5	394.8	389.8	395.5	401.3	407.8	418.8	429.9	435.5	440.2	443.7	445.5
Wholesale Trade	156.1	156.5	149.2	147.3	147.6	150.8	153.8	155.5	153.9	142.0	139.2	140.1	141.8	142.1	145.9	148.9	148.7	149.4	152.3	155.1
Retail Trade	265.0	265.2	260.5	253.4	252.9	263.5	273.8	280.3	272.6	252.8	250.6	255.4	259.5	265.7	272.9	281.0	286.8	290.8	291.4	290.4
Transportation & Utilities	127.9	126.5	121.3	118.0	118.8	121.6	125.1	128.2	128.1	122.5	122.8	125.6	126.6	126.9	132.8	138.6	145.0	151.4	148.1	156.8
Information	107.3	106.7	98.6	88.9	85.0	82.7	81.8	82.0	80.1	78.2	76.4	79.1	80.9	84.0	89.3	93.7	97.8	101.6	99.2	101.1
Financial Activities	155.2	157.7	157.5	158.0	159.1	164.5	169.2	169.6	162.6	153.0	148.8	151.3	154.0	156.4	159.0	162.0	166.6	171.0	173.1	177.4
Professional & Business Services	398.6	390.0	372.3	366.3	375.8	393.5	405.0	414.7	411.1	379.8	388.9	405.7	419.4	440.1	466.0	481.8	497.1	510.0	537.2	549.3
Education & Health Services	183.2	191.7	200.3	207.3	215.2	225.0	234.9	244.3	252.1	255.8	263.0	272.7	284.6	296.0	306.9	319.3	333.8	341.5	356.5	371.7
Leisure & Hospitality	196.6	199.5	200.9	205.3	212.1	219.5	227.1	235.6	234.1	223.9	221.5	226.4	234.7	246.2	259.4	269.3	282.5	290.9	297.6	305.4
Other Services	88.7	93.8	91.8	92.5	92.8	95.7	97.1	98.1	98.1	97.3	93.5	92.7	92.9	93.5	94.3	96.0	97.7	99.1	100.8	104.2
Government	281.0	292.4	301.9	304.0	308.8	314.3	323.4	333.3	341.8	340.8	333.6	323.6	321.6	319.3	320.4	323.1	327.3	331.0	333.9	334.7
Federal	46.6	47.8	48.3	47.0	46.1	46.1	45.9	45.4	46.9	48.2	49.8	46.9	45.5	45.1	44.9	45.2	46.5	47.1	46.8	47.4
State	63.7	65.5	67.3	68.5	68.2	69.5	71.3	74.3	75.4	75.3	72.0	71.2	71.4	71.6	72.3	72.4	71.7	72.9	73.9	73.3
Local	170.7	179.2	186.3	188.4	194.5	198.7	206.2	213.7	219.6	217.3	211.8	205.5	204.7	202.6	203.2	205.4	209.1	211.0	213.2	214.0

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2020.

Table 2. Population and Household Trends in the Atlanta-Sandy Springs-Roswell MSA 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										
Atlanta-Sandy Springs-Roswell MSA	4,263,438	5,286,728	6,062,000	6,297,000	102,300	2.2	79,450	1.4	78,600	1.3
Southern Atlanta Suburbs HMA	847,890	1,125,333	1,270,000	1,325,000	27,750	2.9	14,850	1.2	18,500	1.4
Households										
Atlanta-Sandy Springs-Roswell MSA	1,559,712	1,943,885	2,240,000	2,328,000	38,400	2.2	30,350	1.5	29,450	1.3
Southern Atlanta Suburbs HMA	297,021	394,956	445,600	465,200	9,800	2.9	5,200	1.2	6,525	1.4

Notes: The current date is January 1, 2020. The forecast date is January 1, 2023.

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



As of January 1, 2020.

Table 3. Housing Inventory, Tenure, and Vacancy in the Atlanta-Sandy Springs-Roswell MSA 2000, 2010, and Current

	Atlanta-Sandy Springs-Roswell MSA			Southern Atlanta Suburbs HMA		
	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,650,700	2,172,967	2,386,000	312,542	440,095	471,700
Occupied Units	1,559,712	1,943,885	2,239,900	297,021	394,956	445,600
Owner-Occupied	1,041,714	1,285,066	1,426,000	218,739	277,363	299,900
%	66.8	66.1	63.7	73.6	70.2	67.3
Renter-Occupied	517,998	658,819	813,900	78,282	117,593	145,700
%	33.2	33.9	36.3	26.4	29.8	32.7
Vacant Units	90,988	229,082	146,200	15,521	45,139	26,050
Available Units	52,292	146,001	79,400	9,044	28,464	13,950
For Sale	18,473	50,588	26,350	3,687	10,519	4,725
Rate (%)	1.7	3.8	1.8	1.7	3.7	1.6
For Rent	33,819	95,413	53,050	5,357	17,945	9,225
Rate (%)	6.1	12.7	6.1	6.4	13.2	6.0
Other Vacant	38,696	83,081	66,800	6,477	16,675	12,100

Note: The current date is January 1, 2020.

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



As of January 1, 2020.

Table 4. Residential Building Permit Activity in the Atlanta-Sandy Springs-Roswell MSA 2000 Through December 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Atlanta-Sandy Springs-Roswell MSA																				
Total	64,724	68,611	69,026	67,075	74,601	74,606	68,414	45,061	19,763	6,829	7,780	11,018	14,826	21,378	25,349	31,420	38,469	37,567	43,310	39,653
Sales	50,172	51,997	53,727	57,512	61,538	65,421	57,071	32,451	12,226	5,509	6,435	6,260	9,221	14,905	17,071	20,490	23,844	25,448	27,560	24,778
Rental	14,552	16,614	15,299	9,563	13,063	9,185	11,343	12,610	7,537	1,320	1,345	4,758	5,605	6,473	8,278	10,930	14,625	12,119	15,750	14,875
Southern Atlanta Suburbs HMA																				
Total	15,135	16,344	18,856	17,007	16,164	15,691	14,547	8,707	3,346	1,067	1,276	1,125	1,197	2,958	3,095	4,058	4,604	5,206	6,529	7,576
Sales	12,434	13,649	15,608	15,807	14,763	15,244	13,659	7,478	2,426	1,048	1,110	930	1,167	2,353	3,078	3,603	4,353	4,892	5,908	5,583
Rental	2,701	2,695	3,248	1,200	1,401	447	888	1,229	920	19	166	195	30	605	17	455	251	314	621	1,993

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017 final data and estimates by the analyst; 2018 and 2019 preliminary data and estimates by the analyst



As of January 1, 2020.

Table 5. Median Income in the Atlanta-Sandy Springs-Roswell MSA 1999, 2009, and 2018

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	59,900	71,700	74,800	1.8	0.5
Median Household Income	NA	55,464	69,464	NA	2.5

NA = data not available.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2018 median household income—U.S. Census Bureau, 2009 and 2018 American Community Survey 1-year data

