



**Table 2.** Population and Household Trends in the Spartanburg HMA, 1990 to December 1, 2011

|                   | 1990    | 2000    | Current | Forecast | Average Annual Change |          |                 |          |                     |          |
|-------------------|---------|---------|---------|----------|-----------------------|----------|-----------------|----------|---------------------|----------|
|                   |         |         |         |          | 1990 to 2000          |          | 2000 to Current |          | Current to Forecast |          |
|                   |         |         |         |          | Number                | Rate (%) | Number          | Rate (%) | Number              | Rate (%) |
| <b>Population</b> |         |         |         |          |                       |          |                 |          |                     |          |
| Spartanburg HMA   | 226,793 | 253,791 | 281,700 | 292,700  | 2,700                 | 1.1      | 3,225           | 1.2      | 3,675               | 1.3      |
| <b>Households</b> |         |         |         |          |                       |          |                 |          |                     |          |
| Spartanburg HMA   | 84,503  | 97,735  | 109,800 | 114,500  | 1,325                 | 1.5      | 1,400           | 1.4      | 1,575               | 1.4      |

Notes: Numbers may not add to totals due to rounding. Current date: December 1, 2008. Forecast date: December 1, 2011. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

**Table 3. Housing Inventory, Tenure, and Vacancy in the Spartanburg HMA, 1990, 2000, and Current**

|                         | Spartanburg HMA |         |         |
|-------------------------|-----------------|---------|---------|
|                         | 1990            | 2000    | Current |
| Total Housing Inventory | 89,927          | 106,986 | 125,000 |
| Occupied Units          | 84,503          | 97,735  | 109,800 |
| Owners                  | 58,959          | 70,354  | 78,300  |
| %                       | 69.8            | 72.0    | 71.3    |
| Renters                 | 25,544          | 27,381  | 31,500  |
| %                       | 30.2            | 28.0    | 28.7    |
| Vacant Units            | 5,424           | 9,251   | 15,200  |
| Available Units         | 2,904           | 4,804   | 6,500   |
| For Sale                | 686             | 1,641   | 2,000   |
| Rate (%)                | 1.2             | 2.3     | 2.5     |
| For Rent                | 2,218           | 3,163   | 4,500   |
| Rate (%)                | 8.0             | 10.4    | 12.5    |
| Other Vacant            | 2,520           | 4,447   | 8,700   |

*Notes: Numbers may not add to totals due to rounding. Current date: December 1, 2008.*

*Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst*

**Table 4. Residential Building Permit Activity in the Spartanburg HMA, 1990 Through November 2008**

| Type of Building Permit | 1990 | 1991 | 1992  | 1993  | 1994  | 1995  | 1996  | 1997  | 1998  | 1999  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 12 Months Ending |               |
|-------------------------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|---------------|
|                         |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       | November 2007    | November 2008 |
| Spartanburg HMA         |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |                  |               |
| Total                   | 899  | 884  | 1,165 | 1,192 | 1,364 | 1,443 | 1,726 | 1,723 | 1,723 | 1,858 | 1,525 | 1,550 | 1,974 | 2,067 | 2,160 | 2,253 | 2,304 | 2,544 | 2,295            | 1,095         |
| Single-family           | 860  | 860  | 1,088 | 1,164 | 1,362 | 1,264 | 1,388 | 1,389 | 1,529 | 1,652 | 1,473 | 1,374 | 1,520 | 1,775 | 1,888 | 2,215 | 2,049 | 1,823 | 1,575            | 1,025         |
| Multifamily             | 39   | 24   | 77    | 28    | 2     | 179   | 338   | 334   | 194   | 206   | 52    | 176   | 454   | 292   | 272   | 38    | 255   | 721   | 720              | 70            |

Source: U.S. Census Bureau, Building Permits Survey

**Table 5.** Median Income in the Spartanburg HMA, 1989, 1999, and 2008

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1989               | 1999   | 2008   | 1989 to 1999              | 1999 to 2008 |
| Median Family Income    | 31,857             | 45,349 | 54,000 | 3.6                       | 2.0          |
| Median Household Income | 26,941             | 37,579 | NA     | 3.4                       | NA           |

Note: NA = data are not available.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census