

**Table 1. Labor Force and Employment in the Spartanburg HMA, 2000 to Current**

|                                  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008  | 2009  | 2010  | 2011  | 2012  | 2013  | 2014  | 2015  | 12 Months Ending |               |
|----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|---------------|
|                                  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       | December 2016    | December 2017 |
| Labor force                      | 145.4 | 142.3 | 141.2 | 143.2 | 144.5 | 144.4 | 146.1 | 145.9 | 147.4 | 147.7 | 144.2 | 145.5 | 146.7 | 147.5 | 148.5 | 151.5 | 154.1            | 156.8         |
| Resident employment              | 139.8 | 134.1 | 131.5 | 132.0 | 132.9 | 133.2 | 135.9 | 137.3 | 136.9 | 129.3 | 126.4 | 129.0 | 132.4 | 135.7 | 138.9 | 142.6 | 146.9            | 150.5         |
| Unemployment                     | 5.6   | 8.2   | 9.8   | 11.2  | 11.5  | 11.2  | 10.2  | 8.6   | 10.5  | 18.4  | 17.8  | 16.5  | 14.3  | 11.8  | 9.7   | 8.9   | 7.2              | 6.4           |
| Unemployment rate (%)            | 3.8   | 5.8   | 6.9   | 7.8   | 8.0   | 7.8   | 7.0   | 5.9   | 7.2   | 12.5  | 12.3  | 11.3  | 9.8   | 8.0   | 6.5   | 5.9   | 4.7              | 4.1           |
| Total nonfarm payroll jobs       | 143.0 | 139.0 | 135.5 | 135.3 | 135.5 | 135.3 | 135.6 | 138.3 | 136.7 | 127.0 | 126.3 | 128.5 | 131.8 | 135.3 | 138.3 | 142.4 | 147.0            | 150.8         |
| Goods-producing sectors          | 48.8  | 46.3  | 43.5  | 42.2  | 41.5  | 40.1  | 39.0  | 39.1  | 37.5  | 32.3  | 31.0  | 31.8  | 33.0  | 32.9  | 33.5  | 34.5  | 35.8             | 36.7          |
| Mining, logging, & construction  | 8.3   | 7.9   | 7.8   | 7.6   | 8.4   | 8.8   | 9.1   | 9.5   | 9.1   | 7.1   | 6.4   | 6.3   | 6.6   | 6.2   | 6.1   | 6.1   | 6.6              | 6.7           |
| Manufacturing                    | 40.5  | 38.4  | 35.7  | 34.6  | 33.1  | 31.2  | 29.8  | 29.6  | 28.4  | 25.2  | 24.6  | 25.5  | 26.4  | 26.8  | 27.5  | 28.5  | 29.2             | 30.1          |
| Service-providing sectors        | 94.2  | 92.7  | 92.0  | 93.1  | 94.0  | 95.2  | 96.6  | 99.2  | 99.2  | 94.8  | 95.3  | 96.7  | 98.8  | 102.4 | 104.8 | 107.9 | 111.2            | 114.1         |
| Trade                            | 24.4  | 23.1  | 22.2  | 21.8  | 21.4  | 21.3  | 21.6  | 22.2  | 22.3  | 21.0  | 20.8  | 21.1  | 21.6  | 23.2  | 23.8  | 24.5  | 24.5             | 24.5          |
| Wholesale trade                  | 8.0   | 7.5   | 7.1   | 6.9   | 6.8   | 6.8   | 7.0   | 7.4   | 7.4   | 6.9   | 6.8   | 7.0   | 7.3   | 7.7   | 7.7   | 7.8   | 7.9              | 8.0           |
| Retail trade                     | 16.4  | 15.6  | 15.1  | 14.9  | 14.6  | 14.5  | 14.6  | 14.8  | 14.9  | 14.1  | 14.0  | 14.1  | 14.3  | 15.5  | 16.1  | 16.7  | 16.6             | 16.5          |
| Transportation & utilities       | 5.6   | 5.2   | 4.9   | 5.5   | 5.7   | 6.0   | 6.3   | 6.7   | 6.4   | 5.6   | 6.0   | 6.3   | 6.4   | 6.8   | 7.2   | 7.8   | 8.3              | 8.6           |
| Information                      | 1.2   | 1.2   | 1.2   | 1.2   | 1.2   | 1.2   | 1.2   | 1.2   | 1.1   | 1.1   | 1.1   | 1.1   | 1.0   | 1.1   | 1.1   | 1.1   | 1.0              | 1.1           |
| Financial activities             | 3.9   | 4.0   | 4.0   | 4.1   | 4.1   | 4.1   | 4.2   | 4.4   | 4.6   | 4.3   | 4.0   | 4.1   | 4.5   | 4.8   | 4.7   | 4.7   | 4.6              | 4.6           |
| Professional & business services | 14.8  | 14.4  | 14.0  | 14.2  | 15.2  | 15.3  | 15.5  | 15.7  | 14.6  | 13.0  | 13.6  | 14.3  | 14.4  | 14.8  | 15.4  | 15.8  | 17.2             | 18.5          |
| Education & health services      | 9.1   | 9.6   | 10.1  | 10.4  | 10.4  | 10.8  | 11.1  | 11.4  | 11.8  | 11.6  | 11.7  | 11.8  | 12.1  | 12.4  | 12.8  | 13.3  | 13.8             | 14.2          |
| Leisure & hospitality            | 11.0  | 10.6  | 10.9  | 11.1  | 11.2  | 11.4  | 11.4  | 11.8  | 12.2  | 12.0  | 11.7  | 11.6  | 12.0  | 12.2  | 12.4  | 12.9  | 13.1             | 13.2          |
| Other services                   | 4.9   | 4.9   | 4.7   | 4.6   | 4.6   | 4.6   | 4.6   | 4.7   | 4.6   | 4.4   | 4.3   | 4.4   | 4.4   | 4.7   | 4.8   | 4.9   | 5.2              | 5.3           |
| Government                       | 19.3  | 19.8  | 20.1  | 20.2  | 20.3  | 20.6  | 20.7  | 21.1  | 21.6  | 22.0  | 22.3  | 22.0  | 22.3  | 22.6  | 22.5  | 23.0  | 23.5             | 24.2          |
| Federal                          | 0.6   | 0.6   | 0.6   | 0.6   | 0.6   | 0.6   | 0.6   | 0.6   | 0.6   | 0.6   | 0.7   | 0.5   | 0.5   | 0.5   | 0.6   | 0.6   | 0.6              | 0.6           |
| State                            | 4.4   | 4.4   | 4.3   | 4.2   | 4.1   | 4.2   | 4.3   | 4.4   | 4.5   | 4.5   | 4.4   | 4.4   | 4.3   | 4.3   | 3.9   | 3.9   | 3.9              | 3.8           |
| Local                            | 14.3  | 14.8  | 15.2  | 15.4  | 15.6  | 15.8  | 15.8  | 16.1  | 16.5  | 16.8  | 17.2  | 17.1  | 17.5  | 17.9  | 18.0  | 18.5  | 19.1             | 19.9          |

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through December 2017.

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the Spartanburg 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 (%) |
| <b>Population</b> |         |         |         |          |                       |          |                 |          |                     |          |
| Spartanburg HMA   | 283,672 | 313,268 | 335,900 | 348,300  | 2,950                 | 1.0      | 2,925           | 0.9      | 4,125               | 1.2      |
| <b>Households</b> |         |         |         |          |                       |          |                 |          |                     |          |
| Spartanburg HMA   | 109,822 | 121,220 | 131,200 | 136,100  | 1,150                 | 1.0      | 1,300           | 1.0      | 1,625               | 1.2      |

Notes: Rates of change are calculated on a compound basis. The current date is January 1, 2018. The forecast date is January 1, 2021.

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

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

|                         | Spartanburg HMA |         |         |
|-------------------------|-----------------|---------|---------|
|                         | 2000            | 2010    | Current |
| Total housing inventory | 120,337         | 136,781 | 144,900 |
| Occupied units          | 109,822         | 121,220 | 131,200 |
| Owner-occupied          | 79,606          | 84,861  | 87,400  |
| %                       | 72.5            | 70.0    | 66.6    |
| Renter-occupied         | 30,216          | 36,359  | 43,800  |
| %                       | 27.5            | 30.0    | 33.4    |
| Vacant units            | 10,515          | 15,561  | 13,750  |
| Available units         | 5,264           | 7,611   | 4,750   |
| For sale                | 1,804           | 2,429   | 1,825   |
| Rate (%)                | 2.2             | 2.8     | 2.0     |
| For rent                | 3,460           | 5,182   | 2,925   |
| Rate (%)                | 10.3            | 12.5    | 6.2     |
| Other vacant            | 5,251           | 7,950   | 9,000   |

*Notes: Numbers may not add to totals because of rounding. The current date is January 1, 2018.*

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

**Table 4. Residential Building Permit Activity in the Spartanburg HMA, 2000 to Current**

| Type of Building Permit | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008  | 2009  | 2010 | 2011 | 2012 | 2013  | 2014  | 2015  | 12 Months Ending |               |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|------|------|-------|-------|-------|------------------|---------------|
|                         |       |       |       |       |       |       |       |       |       |       |      |      |      |       |       |       | December 2016    | December 2017 |
| Spartanburg HMA         |       |       |       |       |       |       |       |       |       |       |      |      |      |       |       |       |                  |               |
| Total                   | 1,577 | 1,637 | 2,042 | 2,481 | 2,071 | 2,192 | 2,248 | 2,278 | 1,545 | 1,027 | 588  | 558  | 752  | 1,066 | 1,774 | 1,507 | 2,581            | 2,638         |
| Single-family           | 1,571 | 1,445 | 1,583 | 1,845 | 1,999 | 2,173 | 2,200 | 1,687 | 1,115 | 633   | 588  | 558  | 752  | 978   | 1,093 | 1,427 | 1,930            | 2,268         |
| Multifamily             | 6     | 192   | 459   | 636   | 72    | 19    | 48    | 591   | 430   | 394   | 0    | 0    | 0    | 88    | 681   | 80    | 651              | 370           |

Notes: Numbers may not add to totals because of rounding. Current includes data through December 2017.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

**Table 5.** Median Income in the Spartanburg HMA, 2009 and 2016

|                         | Median Income (\$) |        | Average Annual Change (%) |
|-------------------------|--------------------|--------|---------------------------|
|                         | 2009               | 2016   | 2009 to 2016              |
| Median Family Income    | 55,900             | 52,900 | - 0.8                     |
| Median household income | 39,691             | 46,554 | 2.3                       |

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2016 American Community Survey 1-year data