

As of January 1, 2022.

Table 1. Labor Force and Employment in the Spartanburg HMA, 2000 Through December 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Labor Force	143.4	141.7	141.8	143.3	145.4	144.7	148.9	147.9	148.7	148.7	145.5	146.2	147.0	147.7	148.4	151.3	153.4	157.2	160.3	166.1	170.7	172.0
Resident Employment	138.0	133.4	130.9	131.7	132.8	132.5	137.8	138.6	137.3	129.8	127.3	129.8	132.9	136.2	138.9	142.5	146.1	150.9	155.2	161.9	159.2	164.9
Unemployment	5.4	8.3	10.8	11.6	12.6	12.2	11.1	9.4	11.4	18.8	18.2	16.4	14.1	11.5	9.4	8.8	7.2	6.4	5.0	4.2	11.5	7.1
Unemployment Rate (%)	3.8	5.8	7.6	8.1	8.7	8.4	7.5	6.3	7.6	12.7	12.5	11.2	9.6	7.8	6.3	5.8	4.7	4.0	3.1	2.5	6.7	4.2
Total Nonfarm Payroll Jobs	143.0	139.0	135.5	135.3	135.5	135.3	135.6	138.3	136.8	127.0	126.3	128.4	131.7	135.3	138.3	142.4	147.1	153.5	159.5	165.5	159.4	164.8
Goods-Producing Sectors	48.8	46.4	43.5	42.2	41.5	40.1	39.0	39.1	37.6	32.3	31.0	31.8	33.0	32.9	33.5	34.6	36.0	38.4	42.0	45.0	43.5	45.2
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	6.7	7.3	7.6	7.7	7.5	8.0
Manufacturing	40.5	38.5	35.7	34.6	33.2	31.3	29.9	29.7	28.5	25.2	24.7	25.5	26.4	26.8	27.5	28.5	29.3	31.1	34.5	37.3	36.0	37.2
Service-Providing Sectors	94.2	92.6	92.0	93.1	94.0	95.3	96.6	99.2	99.2	94.7	95.3	96.6	98.8	102.4	104.8	107.8	111.1	115.1	117.5	120.5	116.0	119.6
Wholesale & Retail Trade	24.7	23.5	22.7	22.3	21.9	22.0	22.3	22.9	23.0	21.7	21.6	22.0	22.6	24.2	24.9	25.6	25.7	25.5	25.3	24.4	24.0	24.8
Wholesale Trade	8.3	7.9	7.6	7.4	7.3	7.5	7.7	8.1	8.1	7.6	7.6	7.9	8.3	8.7	8.8	8.9	9.0	8.8	8.7	8.5	8.0	8.2
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	16.7	16.7	16.6	15.9	15.9	16.7
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	8.4	8.8	9.4	10.6	11.0	12.3
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	0.9	0.8	0.7	0.6	0.6
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	4.7	4.8	4.9	4.9	4.8
Professional & Business Services	14.4	14.0	13.5	13.7	14.6	14.7	14.8	15.0	13.9	12.2	12.7	13.4	13.4	13.8	14.4	14.7	16.0	18.2	18.9	19.3	17.4	17.3
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	14.7	15.0	14.7	14.7	15.4
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	13.3	13.4	14.1	14.4	12.9	13.4
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	5.2	5.2	5.4	5.0	5.2
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	23.3	23.7	23.9	26.3	25.4	25.9
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	0.6	0.6	0.7	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	4.0	4.1	4.1	3.7	3.7
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	18.8	19.1	19.2	21.6	21.0	21.7

Note: 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 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 (%)
Population										
Spartanburg HMA	283,672	313,268	368,600	394,200	2,950	1.0	4,700	1.4	8,525	2.3
Households										
Spartanburg HMA	109,822	121,220	142,600	152,500	1,150	1.0	1,825	1.4	3,300	2.3

Notes: The current date is January 1, 2022. The forecast date is January 1, 2025.
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 Spartanburg HMA, 2000, 2010, and Current

	Spartanburg HMA		
	2000	2010	Current
Total Housing Inventory	120,337	136,781	154,800
Occupied Units	109,822	121,220	142,600
Owner-Occupied	79,606	84,861	101,300
%	72.5	70.0	71.0
Renter-Occupied	30,216	36,359	41,300
%	27.5	30.0	29.0
Vacant Units	10,515	15,561	12,200
Available Units	5,264	7,611	3,320
For Sale	1,804	2,429	920
Rate (%)	2.2	2.8	0.9
For Rent	3,460	5,182	2,400
Rate (%)	10.3	12.5	5.5
Other Vacant	5,251	7,950	8,900

Notes: The current date is January 1, 2022. 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 Census Bureau.

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 Spartanburg HMA, 2000 Through December 2021

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Spartanburg HMA																						
Total	1,614	1,612	2,219	2,299	2,302	2,172	2,191	2,882	1,106	1,307	579	549	743	1,213	1,136	1,867	2,089	2,830	2,887	3,138	4,422	5,243
Sales	1,568	1,440	1,594	1,845	1,992	2,166	2,191	1,678	1,106	624	579	549	743	970	1,088	1,418	1,921	2,316	2,685	2,627	2,907	3,424
Rental	46	172	625	454	310	6	0	1,204	0	683	0	0	0	243	48	449	168	514	202	511	1,515	1,819

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021—preliminary data and estimates by the analyst



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Table 5. Median Income in Spartanburg County, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	45,349	60,459	67,229	2.9	1.1
Median Household Income	37,332	47,410	55,339	2.4	1.6

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

